VILLAGE OF BURR RIDGE

MAYOR & BOARD OF TRUSTEES
REGULAR MEETING

Village Hall – Board Room
Monday, December 09, 2024 – 6:30 PM

AGENDA

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. PRESENTATIONS AND PUBLIC HEARINGS

Swearing In Ceremony

Sergeant Michael Cervenka

A. Community Partners Recognition

B. Public Hearing - Amendment to Fallingwater First Addition Annexation Agreement

4. CONSENT AGENDA

An item shall be removed from the Consent Agenda at the request of any one Trustee or anyone present at the meeting (those items marked with an *asterisk are considered to be on the Consent Agenda). A roll call shall be taken on the approval of the Consent Agenda and recorded in the minutes as an Omnibus Vote. If an item is removed from the consent agenda, it will be discussed by the Board, opened for public comment, and voted upon during the meeting.

5. MINUTES

A. * Approval of Regular Board Meeting of November 25, 2024

B. * Receive and File Water Committee Meeting of November 25, 2024

C. * Receive and File Plan Commission Meeting of December 2, 2024

6. ORDINANCES

A. Consideration of an Ordinance Approving a Revised Building Ordinance for the Purpose of Adopting the 2021 Model Codes and Revised Local Amendments

B. Consideration of an Ordinance Amending Chapter 39 of the Village of Burr Ridge Municipal Code to Adopt the 2021 International Property Maintenance Code

C. * Approval of an Ordinance Amending Chapter 38 of the Village of Burr Ridge Municipal Code to Include Permitted Parking Surface Materials

D. * Approval of an Ordinance Authorizing the Sale by Online Auction of Personal Property Owned by the Village of Burr Ridge (Police and Public Works Vehicles)

E. * Approval of an Ordinance Authorizing a Fourth Amendment to Annexation Agreement and a Third Amendment of Subdivision Improvement Completion Agreement (Fallingwater First Addition)

7. RESOLUTIONS

A. * Approval of a Resolution Granting a Third Extension for Completion of Subdivision Improvements for Fallingwater First Addition Subdivision

B. * Approval of a Resolution Approving the Extension of a Legal Services Agreement for Administrative Hearing Officer Denise Filan for the Village Of Burr Ridge

C. * Approval of a Resolution Approving an Amended Lease Agreement Between the Village of Burr Ridge and the Willowbrook/Burr Ridge Chamber of Commerce and Industry

D. * Approval of a Resolution Regarding the Need for Confidentiality of Closed Session Minutes

8. CONSIDERATIONS

A. Consideration of a Plan Commission Recommendation Approving Text Amendments to Section X and XIV of the Zoning Ordinance Related to Uses and Definitions within the Manufacturing Districts (Z-08-2024)

B. * Approval of Q2 FY2025 Budget Adjustments

C. * Approval of Award of Contract Extension for Audit Services to Lauterbach and Amen of Naperville, Illinois

D. * Approval to Remand a Petition for Special Uses to the Plan Commission (Z-05-2024: 340 Shore Drive – Factor75)

E. * Approval of a Plan Commission Recommendation to Approve a Text Amendment (Z-19-2024)

F. * Approval of a Plan Commission Recommendation to Approve a Sign Variation (800 Burr Ridge Parkway)

G. * Approval of Appointment of Commissioner Irwin to Serve as Plan Commission Vice Chairperson for a Term Expiring December 31, 2025

H. * Approval of Vendor List Dated December 9, 2024, for Fiscal Year 2025 in the Amount of $393,760.92 for all Funds, plus $228,378.38 for Payroll Period Ending November 23, 2024, for a Grand Total of $622,139.30

9. PUBLIC COMMENTS

Public comments will be accepted in written or statement form prior to or during the meeting. Written public comments shall identify whether the comment is intended to address a specific agenda item or is intended for general public comment under Section 9 – Public Comment. Written public comments that are submitted prior to the meeting will not be read at the meeting. Public comments may also be made during the meeting when discussing specific items on the agenda. Any person seeking to address the Board on topics not on the agenda may do so during Section 9 – Public Comment. The Board has set a public comment limit of 30 minutes per agenda item which may be extended by the presiding officer.

10. CLOSED SESSION

A. Discussion of Minutes of Meetings Lawfully Closed Under this Act for Purposes of Approval by the Body of the Minutes (5 ILCS 120/2(c)(21))

B. Collective Negotiating Matters Between the Public Body and its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees (5 ILCS 120/2(c)(2))

C. Purchase or Lease of Real Property for the Use of the Public Body (5 ILCS 120/2(5))

D. Setting of a Price For Sale or Lease of Property Owned by the Public Body (5 ILCS 120/2(6))

11. REPORTS AND COMMUNICATIONS

12. ADJOURNMENT

NEXT MEETING – JANUARY 13, 2025 – 6:30 PM

December 9, 2024 Board Summary

6A – Building Ordinance Code Adoption and Regulatory Update
6B – Property Maintenance Code Adoption and Regulatory Update

In 2012, the Village adopted the 2012 model codes for incorporation into the Building Ordinance (Ordinance 1124). Illinois State law now requires municipalities adopt newer versions of the model codes if older than 9 years. In accordance with State law and to reflect current building construction standards and practices, staff recommends the Village adopt the 2021 model codes with local amendments. The revised Building Ordinance also includes revisions to Village procedures and regulations for permit durations, bond requirements, and other administrative items detailed in an attached memo.

With the adoption of the 2021 model codes for the Building Ordinance, the Village also plans to adopt the 2021 International Property Maintenance Code (IPMC). The IPMC is adopted in Chapter 39 of the Municipal Code and is related to property maintenance standards such as tall grass, peeling paint, and sanitation.

Recommendation: The ordinances be approved.

6C – Parking on Grass

The Village requires residential and non-residential parking surfaces to be paved with hard materials like asphalt, concrete, or brick pavers. Currently regulated in the Zoning Ordinance, staff recommends reinforcing this rule in Chapter 38 (Nuisances) of the Municipal Code to further prohibit gravel or grass parking.

Recommendation: The ordinance be approved.

6D – Sale of Surplus Property

The Village plans to sell surplus equipment from Police and Public Works departments via GovDeals.com, an online auction platform for government agencies. This method allows selling vehicles not suitable for the Enterprise Fleet Leasing Program, with no cost to the Village as buyers pay all auction fees. The following are recommended for sale on the on-line auction:

I.D./SERIAL NUMBER	YEAR/ MAKE/ MODEL	MIN.VALUE
1HTWDAAR1EH790714	2014 International 7400	$17,000
1FM5K8AR8JGC42857	2018 Ford Police Interceptor	$6,400
1FM5K8AB1LGA55417	2020 Ford Police Interceptor	$8,400

Recommendation: The ordinance be approved.

6E – Extension of Annexation Agreement (Falling Water First Addition)
7A – Subdivision Completion Agreement (Falling Water First Addition)

The Falling Water First Addition Subdivision is the addition of five lots on the north side of Cascade Circle in the Falling Water Subdivision. The final plat for this subdivision was approved on July 23, 2018, and included the standard two-year completion deadline. The deadlines for the improvements, the subdivision agreement, and annexation agreement were last extended in 2022, expiring December 31, 2024. At this time, the subdivision improvement construction has not yet begun, and additional two-year extensions are being requested. The owner of the property, Route 83 Burr Ridge LLC, is attempting to find a developer to proceed with the proposed subdivision and is requesting an extension through to December 31, 2026. Items 6E and 7A accomplish the same extension for separate legal needs.

Recommendation: The ordinance be approved and resolution be adopted.

7B – Administrative Hearing Officer (AHO) Denise Filan Agreement Extension

At the direction of Mayor Grasso, staff prepared a resolution approving a one-year contract extension for current AHO Denise Filan expiring December 31, 2025.

Recommendation: The resolution be adopted.

7C – Chamber Lease Extension

Attached is a two-year contract office lease extension with the Willowbrook/Burr Ridge Chamber of Commerce and Industry. The Chamber has been a tenant in Village Hall since 2022 and will commence paying the Village $300/year in rent after paying zero initial rent. The Chamber has already internally approved the extension.

Recommendation: The resolution be adopted.

7D – Closed Session Minutes

State law mandates periodic reviews of closed session minutes. The Board has determined that confidentiality remains necessary for all previously unreleased closed session minutes, which will continue to be kept confidential.

Recommendation: The resolution be adopted.

8A – Manufacturing District Uses & Definitions (Z-08-2024)

On June 10, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to review the entirety of Section X: Manufacturing Districts and Section XIV: Rules and Definitions, to evaluate, reclassify, and define uses as necessary. The Plan Commission held public hearings on July 15, September 16, October 7, October 21, November 18, and December 2, 2024. Public comments were received in writing and at the meetings. The Plan Commission consolidated, renamed, and reclassified uses, identified and defined new uses, and clarified existing uses. Additionally, the Commissioners reviewed the conflicts and redundancies within the cannabis regulations and performance standards language and examined and amended the parking and loading regulations for loading docks. The full text

of the proposed text amendment is attached.

Recommendation: The Board direct staff to prepare an ordinance.

8B – Q2 FY2025 Budget Adjustments

The attached Q2 FY2025 budget amendments address changes in revenue sources and expenditures not reflected or significantly differing from the adopted budget, as follows:

- Increased the interfund transfer from the Business District Fund to the General Fund by $150,000 (Flock camera system and Lincolnshire improvements)
- Increased expenditures in the General Fund for Other Professional Services in relation to the CNH development project by $100,000 (as previously approved by the Board)
- Increased the interfund transfer from the Business District Fund to the Capital Improvement Fund by $50,000 (Lincolnshire improvements)
- Increased expenditures in the Water Fund for Professional Services in the amount of $55,605 (62nd Street Cove Creek Water Main Improvement Project – as per the Water Committee's direction on November 25, 2024)

Recommendation: The budget amendments be approved.

8C – Lauterbach and Amen Audit Services Contract Extension

In 2024, the Village led a joint Request for Proposal (RFP) with the Villages of Berkeley, Willowbrook and Western Springs and the Cities of Oakbrook Terrace and Warrenville. Proposals were received from four firms: Clifton Larson Allen, Crowe, Lauterbach & Amen, and Sikich. Each community analyzed the proposals and applicable fee schedules received and made independent decisions related to the award of a contract.

Based upon the submitted proposals and experience with the firm, staff recommends Lauterbach & Amen to provide audit services for Fiscal Years 2025 – 2027, with the option to renew for FY2028 and 2029. Audit fees ranged from $28,000 for FY2025 to $32,800 in FY2029. If a Single Audit is required in any given year, the fee for this service will range from $5,000 in FY2025 to $5,800 in FY2029. These fees represent about a 10% decrease from the previous three years' average costs. This action complies with the Village's established Auditor Rotation Policy.

Recommendation: The contract be awarded.

8D – Special Use Remand (Z-05-2024 – 340 Shore Drive: Factor75)

On May 20 and August 19, 2024, the Plan Commission held public hearings for a request by Factor75 for special uses from sections IV.J & X.F of the Burr Ridge Zoning Ordinance to permit (1) outside storage in accordance with Zoning Ordinance Section X.F. and (2) a fence in a non-residential district in accordance with Zoning Ordinance Section IV.J. No public comments were received. The Plan Commission recommended approval of the requests with conditions and directed staff to further evaluate two items prior to the Board's consideration: (1) the dumpster enclosure could meet Zoning Ordinance screening regulations with the changes in the plans and (2) Factor75 would provide parking agreements with neighboring businesses and the Commission directed staff to ensure that the parking needs for the businesses operating at those locations

have been met. If these conditions were not met in a timely manner, the Plan Commission requested the Board remand the petition for further consideration. As of December 4, 2024, the dumpster enclosure was found to not comply with the Zoning Ordinance and shared parking agreements have not been received; therefore, this agenda item remands the petition to the Plan Commission as per their recommendation.

Recommendation: The petition be remanded to the Plan Commission.

8E – Overhead Garage Door Height Text Amendment (Z-19-2024)

On July 22, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on a potential Zoning Ordinance text amendment to increase the height of an overhead door for from 9' to 10' on detached accessory structures in residential districts. This was part of the annual zoning review from 2023. The Plan Commission held a public hearing on October 21, 2024. During the public hearing, one public comment was made in opposition to the proposed text amendment request. The Plan Commission recommended unanimous approval of permitting one overhead door up to 10 feet in height through special use approval. The Commissioners also discussed amending the Zoning Ordinance regulations for the height of an attached overhead garage door to maintain consistency with the height of detached garage doors. The Plan Commission requested that the Board of Trustees direct the Plan Commission to hold a public hearing on a potential Zoning Ordinance text amendment to require a special use for overhead doors measuring 10 feet in height for attached garages in residential districts.

Recommendation: The Board direct staff to prepare an ordinance.

8F – Sign Variation (S-02-2024 – 800 Burr Ridge Pkwy: 800 Burr Ridge Parkway LLC)

On December 2, 2024, the Plan Commission held a public hearing to review a request by Christina Koliopoulos for variations from Section 55 of the Sign Ordinance to permit (1) a wall sign mounted higher than 20 feet and (2) a combined area of the wall sign and ground sign to exceed 100 square feet. The proposed wall sign is to be mounted approximately 56 feet above grade. The combined area of the two proposed signs is 245 square feet. No public comments were received. The Plan Commission recommended unanimous approval of the wall sign mounted higher than 20 feet and found that the unique circumstance of the height of the building which posed a hardship to meet the 20-foot regulation. The Plan Commission did not support the wall and ground signs measuring 245 square feet, finding that it was out of character with signs on surrounding buildings and not in line with prior approvals at the site. The Plan Commission recommended unanimous approval of the combined area of wall and ground signs to exceed 100 square feet, consistent with the previously approved total square footage for the property: 127 square feet.

Recommendation: The Board direct staff to prepare an ordinance.

8G – Plan Commission Vice Chair

The Plan Commission unanimously recommended Commissioner Irwin to serve as Vice-Chair for a one-year term starting January 1, 2025.

Recommendation: The appointment be approved.

REGULAR MEETING
MAYOR AND BOARD OF TRUSTEES
VILLAGE OF BURR RIDGE

November 25, 2024

CALL TO ORDER

The Regular Meeting of the Mayor and Board of Trustees of November 25, 2024, was held in the Meeting Room of the Village Hall, 7660 County Line Road, Burr Ridge, Illinois and called to order at 6:30 p.m. by Mayor Grasso.

PLEDGE OF ALLEGIANCE

Mayor Grasso asked Brooklyn Garcia to lead the Pledge of Allegiance.

ROLL CALL

Roll call was taken by the Village Clerk. Trustees Franzese, Schiappa, Paveza, Snyder, Smith and Mayor Grasso were in attendance. Trustee Mital was not in attendance. Also attending the meeting were Village Administrator Evan Walter, Police Chief Marc Loftus, Deputy Police Chief David Allen, Special Projects Manager Hannah Breakey, Community Development Director Janine Farrell, Public Works Director Dave Preissig, and Village Attorney Mike Durkin.

PRESENTATIONS AND PUBLIC HEARINGS

Police Chief Marc Loftus introduced Kristopher Garcia and gave an overview of his accomplishments before he was sworn in as the Deputy Chief of Police.

CONSENT AGENDA – OMNIBUS VOTE

Mayor Grasso asked the Board and public if any agenda item needed to be removed. There were no requests.

APPROVAL OF REGULAR BOARD MEETING MINUTES OF OCTOBER 14, 2024 was approved for publication under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE PLAN COMMISSION MEETING MINUTES OF OCTOBER 21, 2024 was noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE PLAN COMMISSION MEETING MINUTES OF NOVEMBER 18, 2024 was noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE CNH AD HOC COMMITTEE MEETING MINUTES OF OCTOBER 23, 2024 was noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES OF NOVEMBER 6, 2024 was noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE STORMWATER MANAGEMENT COMMITTEE MEETING MINUTES OF NOVEMBER 12, 2024 was noted as received and filed under the Consent Agenda by Omnibus Vote.

APPROVAL OF AN ORDINANCE AMENDING SECTION 35-11-602-1 AND SECTION 35-11-602-02 OF CHAPTER 35 (MOTOR VEHICLES) OF THE BURR RIDGE MUNICIPAL CODE (SPEED LIMITS ON CHASEMOOR DRIVE, LINCOLNSHIRE DRIVE, AND MCCLINTOCK DRIVE) the Board, under the Consent Agenda, by Omnibus Vote, Approved the Ordinance.

APPROVAL OF AN ORDINANCE AMENDING SECTION 35-11-1204-2-(C) OF CHAPTER 35 (MOTOR VEHICLES) OF THE BURR RIDGE MUNICIPAL CODE (STOP SIGNS AT LINCOLNSHIRE DRIVE AND MCCLINTOCK DRIVE) the Board, under the Consent Agenda, by Omnibus Vote, Approved the Ordinance.

APPROVAL OF AN ORDINANCE GRANTING SPECIAL USE AS PER SECTION VI.F.2.C OF THE BURR RIDGE ZONING ORDINANCE AND AN AMENDMENT TO ORDINANCES A-454-10-85, A-834-24-98, A-834-14-03, A-834-11-05, A-834-21-06, AND A-834-24-12 TO PERMIT TWO ACCESSORY BUILDINGS AT THE SUBJECT PROPERTY (Z-13-2024: 15W431 59TH STREET – HANSON CENTER) the Board, under the Consent Agenda, by Omnibus Vote, Approved the Ordinance.

APPROVAL OF AN ORDINANCE GRANTING A SPECIAL USE FROM ZONING ORDINANCE SECTION VIII.A.AD TO PERMIT A MEDICAL SPA/OFFICE USE IN A B-2 BUSINESS DISTRICT (Z-16-2024: 16W559 FRONTAGE ROAD – YOUSELF) the Board, under the Consent Agenda, by Omnibus Vote, Approved the Ordinance.

APPROVAL OF AN ORDINANCE APPROVING A CONDITIONAL SIGN FOR A SUBDIVISION ENTRYWAY SIGN FOR COUNTY LINE ESTATES SUBDIVISION (S-02-2024: INTERSECTION OF COUNTY LINE ROAD AND HIDDEN LAKE DRIVE/ 2 HIDDEN LAKE DRIVE – COUNTY LINE ESTATES) the Board, under the Consent Agenda, by Omnibus Vote, Approved the Ordinance.

APPROVAL OF AN ORDINANCE GRANTING A MINOR CHANGE TO PUD ORDINANCE #A-834-07-20 (Z-01-2020) TO ELIMINATE THE REQUIREMENT OF A FENCE ALONG THE EASTERN BOUNDARY OF ITS PROPERTY (PC-14-2024: 6101 COUNTY LINE ROAD - KING BRUWAERT HOUSE) the Board, under the Consent Agenda, by Omnibus Vote, Approved the Ordinance.

APPROVAL OF AN ORDINANCE APPROVING A SECOND EXTENSION OF A VARIATION FROM SECTION XI.C.11.A OF THE BURR RIDGE ZONING ORDINANCE TO ELIMINATE THE REQUIREMENT FOR A PERIMETER LANDSCAPE AREA ON THE REAR LOT LINE OF A PROPERTY AND FOR AN EXTENSION OF A VARIATION FROM SECTION IV.I.2 TO PERMIT PARKING SPACES WITHIN A REQUIRED 8-FOOT YARD SETBACK (V-04-2018: 150 SHORE DRIVE – PETROV) the Board, under the Consent Agenda, by Omnibus Vote, Approved the Ordinance.

APPROVAL OF AWARD OF CONTRACT FOR PARKWAY TREE TRIMMINING TO WINKLER TREE & LAWNCARE OF LA GRANGE, ILLINOIS the Board, under the Consent Agenda, by Omnibus Vote, Approved the Award.

APPROVAL OF THE 2025 BOARD OF TRUSTEES MEETING SCHEDULE the Board, under the Consent Agenda, by Omnibus Vote, Approved the Schedule.

APPROVAL OF VENDOR LIST DATED OCTOBER 14, 2024, FOR FISCAL YEAR 2025 IN THE AMOUNT OF $487,796.91 FOR ALL FUNDS, PLUS $228,875.20 FOR PAYROLL PERIOD ENDING SEPTEMBER 28, 2024 FOR A GRAND TOTAL OF $716,672.11 the Board, under the Consent Agenda, by Omnibus Vote, Approved the Vendor List.

APPROVAL OF VENDOR LIST DATED NOVEMBER 11, 2024, FOR FISCAL YEAR 2025 IN THE AMOUNT OF $2,339,481.41 FOR ALL FUNDS, PLUS $225,510.77 FOR PAYROLL PERIOD ENDING OCTOBER 26, 2024 FOR A GRAND TOTAL OF $2,564,992.18 the Board, under the Consent Agenda, by Omnibus Vote, Approved the Vendor List.

APPROVAL OF VENDOR LIST DATED NOVEMBER 25, 2024, FOR FISCAL YEAR 2025 IN THE AMOUNT OF $664,352.02 FOR ALL FUNDS, PLUS $222,790.40 FOR PAYROLL PERIOD ENDING NOVEMBER 9, 2024 FOR A GRAND TOTAL OF $887,142.42 the Board, under the Consent Agenda, by Omnibus Vote, Approved the Vendor List.

Mayor Grasso asked for a motion to approve.

Motion was made by Trustee Franzese, seconded by Trustee Snyder to approve the Consent Agenda – Omnibus Vote (attached as Exhibit A), and the recommendations indicated for each respective item be hereby approved.

Mayor Grasso asked for any discussion from the Board and/or public. There was none.

On Roll Call, Vote Was:
AYES: 5 - Trustees Franzese, Snyder, Smith, Schiappa, Paveza
NAYS : 0 - None
ABSENT: 1 - Trustee Mital
There being five affirmative votes the motion carried.

CONSIDERATION OF AN ORDINANCE LEVYING TAXES FOR ALL CORPORATE PURPOSES FOR THE VILLAGE OF BURR RIDGE, DUPAGE, AND COOK COUNTIES, ILLINOIS, FOR THE FISCAL YEAR COMMENCING ON MAY 1, 2024 AND ENDING APRIL 30, 2025

Village Administrator Evan Walter stated that this Ordinance authorized the Village's 2024 property tax levy. The total 2024 tax levy request is $1,370,450. The Village's 2024 tax levy has two components: Police Protection and Police Pension. The amount of the Police Pension levy is based on the employer's actuarially recommended contribution to the Police Pension Fund. The proposed total Village levy represents about 1.7% of the average resident's total tax bill.

Mayor Grasso asked for a motion to approve.

Motion was made by Trustee Smith, seconded by Trustee Paveza to approve the Ordinance.

Mayor Grasso asked for any discussion from the Board and/or public. There was none.

On Roll Call, Vote Was:
AYES: 5 - Trustees Smith, Paveza, Snyder, Franzese, Schiappa
NAYS : 0 - None
ABSENT: 1 - Trustee Mital
There being five affirmative votes the motion carried.

CONSIDERATION OF AN ORDINANCE AMENDING SECTION 35, ENTITLED "MOTOR VEHICLES," OF THE BURR RIDGE MUNICIPAL CODE

Village Administrator Evan Walter said that the popularity of electric-powered bikes ("e-bikes") and electric-powered scooters ("e-scooters") has risen in recent years, with many residents using both options to travel recreationally in the Village. The Board recently directed staff to prepare a draft revision to the Municipal Code which addresses their legal status to ensure safe and responsible use of these devices.

Mr. Walters continued, stating that this was a first draft for framework only. He noted that the term "pathway" would represent any Village-owned sidewalk, pathway, walking path, or the like. All bikes are currently prohibited from using public pathways in the Village. The proposed ordinance would continue to permit all bikes, including e-bikes, to be ridden on public roads as well as permit bikes and e-bikes to be ridden on public pathways, limit their maximum speed to 10mph, and require they yield to pedestrian traffic on public pathways, such as walkers.

State law prohibits any person under the age of 18 from riding an e-scooter, and any person riding an e-scooter must keep the unit under 10mph. The proposed ordinance would adopt the state law prohibiting the use of e-scooters on public roads while permitting their use on public pathways, limiting their maximum speed to 10mph, and require they yield to any pedestrian traffic on public pathways, such as walkers, and creates a class of device called "motorized play vehicle". Devices powered "by any means other than human power," such as electricity, gas, etc., and generally would include items such as go-karts, motorized skateboards, mini-bikes, and the like. The proposal would restrict the operations of motorized play vehicles to public pathways, limit their maximum speed to 10mph, but establish no minimum age requirement for their operation. Violation of any of the aforementioned regulations would allow for, but not require, the impoundment of the device used in the act of committing said violation as well as may result in the issuance of a $50 citation. It addresses parental liability to any minor found liable for violating these regulations, including paying any fines levied by the Village or criminal or misdemeanor damage caused by a minor in use of any aforementioned device, with the Village having the authority to prosecute any violation through the Village's administrative adjudication program.

Mayor Grasso asked if there was legal authority to make the parents liable, Village Attorney Mike Durkin said yes. The Board discussed the safety issue, and that with the increasing number of electric powered bikes and scooters, that some regulations must be in place before accidents happen with traffic and pedestrians. They also noted that most e-bikes and e-scooters do not have speedometers for riders to manage the speed. Trustee Smith asked about limiting e-bike and e-scooter use in the village. Trustee Franzese asked about installing "no motorized vehicle" signs where needed.

Mr. Walter said that this draft was a work in progress and was in response to the Board's concern for public safety, not only to educate the riders of e-bikes and e-scooters, but also including parent understanding and responsibility. There was consensus from the Board that the Village needs to address this issue as these bikes and scooters are increasing.

Trustee Franzese recommended adding any age restrictions on these devices to be added to the Village website. Mr. Durkin noted that it might be worth considering that any device that is powered other than your legs should require a helmet to be worn.

Mayor Grasso asked for a motion to approve moving forward with the development of this Ordinance.

Motion was made by Trustee Snyder, seconded by Trustee Smith to approve.

Mayor Grasso asked for any discussion from the Board and/or public. There was none.

On Roll Call, Vote Was:
AYES: 5 - Trustees Snyder, Smith, Franzese, Schiappa, Paveza
NAYS : 0 - None
ABSENT: 1 - Trustee Mital
There being five affirmative votes the motion carried.

CONSIDERATION OF 2024 COMMUNITY SURVEY RESULTS

Special Projects Manager Hannah Breakey presented the summary results of the 2024 Community Survey. In total, 473 households participated in the survey, a twofold increase from the previous survey in 2022. Overall, there was a high satisfaction level on services and safety from Village residents. Mayor Grasso asked if the survey could be broken down by county, and Ms. Breakey said that could be done.

CONSIDERATION OF AN ECONOMIC DEVELOPMENT COMMITTEE RECOMMENDATION TO APPROVE THE USE AND EXPENDITURE OF BUSINESS DISTRICT FUNDS TO INSTALL ADDITIONAL PUBLIC SAFETY CAMERAS AND TO AUTHORIZE THE VILLAGE ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH FLOCK SAFETY OF ATLANTA, GEORGIA

Special Projects Manager Hannah Breakey said that on November 6, the Economic Development Committee considered a request by the Village to obtain $450,000 over the next five years from the Business District Fund to install a Flock camera 7 system in downtown Burr Ridge, primarily at the Village Center, with the intent of increasing public safety for patrons, property owners, and tenants in this area. The Village has already installed several Flock cameras in its rights of way, specifically at or near entrances to the Village and at major intersections, and the Board has directed staff to identify additional opportunities to use this technology elsewhere in the Village. The technology is unique in that it can automatically alert the Police Department if stolen vehicles pass by a camera, as well as act as a direct feed into all Department squad vehicles in the event of a call for service, giving each officer the ability to analyze in-progress matters ahead of their arrival on scene. While Flock cameras can read license plates listed as stolen, the Village does not have the legal authority to use this technology to issue automatic speeding tickets, red light, or stop sign violations, and does not use the technology to surveil the general public. The technology is intended to provide the Police Department with a passive but proactive resource that augments the capable skills and talents of our patrol officers and is not intended to provide a substitute for human judgment. The $450,000, five-year project budget would permit $85,000 per year for Flock cameras and $25,000 in one-time investments in non-Flock technology, such as the installation of non-Flock cameras in specific areas where such technology may not be useful, such as in indoor public areas such as

escalators or stairwells. The initial rollout would include 19 total cameras in downtown Burr Ridge (17 new and recalibration of two existing cameras), covering 100% of the Village Center's property along with covering large portions of the Lifetime fitness parking lot as well as covering Lincolnshire Drive traffic flow. Staff believe that this first tranche of cameras will provide the necessary coverage to ensure that the Village Center and its nearby public entryways are 100% in view of a Flock camera, but the proposed budget allows staff to install up to three additional Flock cameras without needing to re-apply for additional funds. This would permit the Village Administrator to enter into an agreement with Flock Safety to provide these cameras in the not-to-exceed amounts previously described. In partnership with the Village, Village Center ownership has agreed to contribute $50,000 to support the project.

Mayor Grasso asked for a motion to approve.

Motion was made by Trustee Snyder, seconded by Trustee Franzese to approve the use and expenditure of Business District Funds.

Mayor Grasso asked for any discussion from the Board and/or public. There was none.

On Roll Call, Vote Was:
AYES: 5 - Trustees Snyder, Franzese, Schiappa, Paveza, Smith
NAYS : 0 - None
ABSENT: 1 - Trustee Mital
There being five affirmative votes the motion carried.

CONSIDERATION OF AN ECONOMIC DEVELOPMENT COMMITTEE RECOMMENDATION TO APPROVE THE USE AND EXPENDITURE OF BUSINESS DISTRICT FUNDS TO REPLACE THE LINCOLNSHIRE DRIVE PATHWAY AND INSTALL A CROSSWALK AT THE INTERSECTION OF BURR RIDGE PARKWAY AND LINCOLNSHIRE DRIVE

Special Projects Manager Hannah Breakey said that on November 6, the Economic Development Committee considered a request by the Village to obtain $350,000 from the Business District Fund to replace the existing pathway on the south side of Lincolnshire Drive as well as install a new crosswalk at the intersection of Lincolnshire Drive and Burr Ridge Parkway. The existing pathway is in poor condition and requires replacement, while there is no current nearby pedestrian access across Burr Ridge Parkway other than the crosswalks at Bridewell Drive. The replacement pathway would upgrade the existing surface to concrete to increase lifespan and decrease maintenance while the new crosswalk would potentially include additional lighting, pedestrian flashers, a refuge island, and ADA ramps in a marked zone. Staff have already installed a temporary crosswalk with all work completed by end of Q2 2025. Once completed, high-quality, safe pathways and street crossings will have been installed from the south side of 79th Street to Lifetime Fitness, greatly expanding and upgrading

pedestrian access to downtown Burr Ridge. The project would require a competitive bidding process and thus return to the Board for final contract approval at a later date.

Trustees Smith and Franzese expressed concern about residents crossing the street to the Village Center from Lincolnshire Drive, as there have been some "near miss" incidents. They noted that landscaping at the corner may need to be adjusted for better visibility as well as noting that the speed limit is 25mph on Burr Ridge Parkway.

Mayor Grasso asked for a motion to approve.

Motion was made by Trustee Snyder, seconded by Trustee Franzese to approve the use and expenditure of Business District Funds.

Mayor Grasso asked for any discussion from the Board and/or public. There was none.

On Roll Call, Vote Was:
AYES: 5 - Trustees Snyder, Franzese, Schiappa, Paveza, Smith
NAYS : 0 - None
ABSENT: 1 - Trustee Mital
There being five affirmative votes the motion carried.

CONSIDERATION OF A PLAN COMMISSION RECOMMENDATION APPROVING TEXT AMENDMENTS TO THE ZONING ORDINANCE RELATED TO OUTDOOR DINING (Z-03-2024)

Village Administrator Evan Walter said that on February 12, 2024, the Board directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to permit outdoor dining year-round in the Business Districts. This was in response to the recent special use requests for year-round outdoor dining enclosures at Jonny Cab's and Capri Express. Under current Zoning Ordinance regulations, outdoor dining is permitted from March 1-November 1. Outside of these dates (the "offseason"), all furniture had to be stored out of public view or off-site of the subject property. If a restaurant desires to enclose their outdoor dining area in the offseason, the Zoning Ordinance currently allows any business to request such an enclosure via a special use. The Plan Commission recommended ten total amendments to the Zoning Ordinance to quantify the "special use." At the July 22, 2024 Board meeting, the Board continued the case after several restaurants expressed concern about the financial investment that would be required to design, permit, and construct a structure which complied with the recommended amendments. The Board also expressed concern about the economic factors related to the suggested amendments and requested staff perform additional research on the recommendation. Since that meeting, both Jonny Cab's and Capri Express withdrew their petitions for outdoor dining enclosures, it is recommended that the Board take no further action on this matter and the Village's petition be withdrawn. The Zoning Ordinance already permits petitioners to apply for a special use to enclose an outdoor dining area without standardization

of material, permanence, etc., all of which can be considered during individual petitions at specific locations.

Trustee Franzese added that outdoor furniture is still in place outside at several restaurants, pushed up against the wall. He requested staff contact restaurants to make sure they comply with this Ordinance.

Mayor Grasso asked for a motion to withdraw the petition to amend the Zoning Ordinance.

Motion was made by Trustee Schiappa, seconded by Trustee Smith to withdraw the Village petition to amend approving text amendments.

Mayor Grasso asked for any discussion from the Board and/or public. There was none.

On Roll Call, Vote Was:
AYES: 5 - Trustees Schiappa, Paveza, Snyder, Smith, Franzese
NAYS : 0 - None
ABSENT: 1 - Trustee Mital
There being five affirmative votes the motion carried.

PUBLIC COMMENT

There was none.

REPORTS AND COMMUNICATIONS

Mayor Grasso presided over the Deck the Green event, and it was highly successful. He thanked the village staff for their hard work. He also mentioned that there was no contest for the Board members and Village Clerk running for re-election in April.

He wished everyone a happy Thanksgiving, noting that there is a lot to be thankful for, and that it is important to take time this week to appreciate this country.

ADJOURNMENT

Mayor Grasso asked for a motion to adjourn the General Board Meeting to go into the Closed Session Board Meeting at 7:34 p.m. to discuss the following:

PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY (5 ILCS 120/2(5))

SETTING A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY (5

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
November 24, 2024

ILCS 120/2(6))

Motion was made by Trustee Franzese, seconded by Trustee Snyder to adjourn the General Board Meeting. The Board unanimously approved. There being five affirmative votes the motion carried.

PLEASE NOTE: Where there is no summary or discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

_____

Susan Schaus
Village Clerk
Burr Ridge, Illinois

APPROVED BY the Mayor and Board of Trustees this _____ day of _____, 2024.

MINUTES
WATER COMMITTEE MEETING
Monday, November 25, 2024

1. CALL TO ORDER

The meeting was called to order by Chairman Trustee Al Paveza at 5:31 p.m.

2. ROLL CALL

Present: Trustees Al Paveza (Chair), Guy Franzese, and Joe Snyder

Absent: None

Also Present: Village Administrator Evan Walter, Public Works Director David Preissig

3. APPROVAL OF DECEMBER 14, 2022 MINUTES

A **motion** was made by Trustee Joe Snyder to approve the minutes. The motion was **seconded** by Trustee Guy Franzese and **approved** by a voice vote 3-0.

4. CONSIDERATION OF DRAFT FY2026 WATER AND SEWER CAPITAL PROJECT SCHEDULE

Mr. Preissig preceded the future projects discussion with a status of FY2025 projects including the South Elevated Storage Tank Rehabilitation, Woodview Estates Water Main Replacement, and the Well Abandonment. These three projects, in total, are projected to finish $125,000 under budget.

Mr. Preissig introduced the FY2026 Water and Sewer Capital Project Schedule with a map of water main breaks over the past 3 years showing concentrations in the Carriage Way subdivision, the neighborhood of 62nd Street and Cove Creek Court, as well as the Pleasantdale neighborhood (73rd Place to 75th Street, and Forest Hill Road). The Carriage Way Subdivision Water Main Replacement Project is proposed for Summer 2025 construction, while the 62nd Street project will be proposed for Spring 2026 construction. Also, several projects at the Village's pump center are proposed for Spring 2026 construction, which improvements are necessary before the Village's North Elevated Storage Tank will be rehabilitated in FY2028.

Trustee Paveza asked about the cost estimate for the Carriage Way Subdivision Water Main Replacement shown in FY2026. Mr. Preissig responded that this is the current estimate; however, design engineering to update these plans and bid documents will begin next month so that this project can be competitively bid in time to show true project costs in the FY2026 budget document.

5. CONSIDERATION OF DRAFT FY2026 WATER AND SEWER BUDGETS

Mr. Walter presented the table for the Five-Year Capital Investment Plan in the Water Fund and Sewer Fund. Water main replacement projects that may become necessary in future

years, and with an approximately $1M value, could be accommodated in the Water Fund without incurring any debt in these funds as a result of this Committee's proactive work to establish sustainable water and sewer rates.

Mr. Walter continued with a detailed summary of the FY2026 Water Fund and Sewer Fund budgets showing net positions near the fund balance minimums as a result of significant capital outlays.

Mr. Walter highlighted the current water and sewer rate structure that shows the rate adjustments recommended by the Committee that always includes the net Bedford Park rate adjustments, and which structure was approved in an ordinance by the Village Board. Mr. Walter explained the changes to Tier 1 and Tier 2 thresholds and stated that the Village has existing rates in alignment with its cohorts, at roughly 10th place out of 35 communities.

Trustee Snyder inquired about supplemental rate increases to bolster the existing Water Fund balances. Mr. Walter explained that the existing ordinance and rate structure is a 5% increase in FY2026 and 3% in FY2027, not including the pass-through increases of Bedford Park water rates. Mr. Walter calculated that a small increase of 2-cents per 1,000 gallons would generate approximately $20,000 annually. Mr. Walter also explained that the Village will commence a new rate study in 2 years and assess the current fund status.

A **motion** was made by Trustee Snyder to amend the FY2027 rate and increase it 5% in order to be consistent with past rate increases and augment the Water Fund balance, then reassess the rate and fund balance in 2 years. The motion was **seconded** by Trustee Guy Franzese and **approved** by a voice vote 3-0.

6. OTHER CONSIDERATIONS

Trustee Franzese asked for a comparison of water usage from last year to this year. Mr. Walter stated that revenues are ahead of projections, indicated that water consumption in the Village has increased more than expected.

Trustee Franzese inquired about our relationship and ability to provide water to Indian Head Park. Mr. Walter explained that Indian Head Park has not actively pursued an upgraded interconnect or making the Village its water provider, even though this would be beneficial for both Villages and a sustainable revenue source for the Village.

ADJOURNMENT

There being no other discussion or public comment, a **motion** was made by Trustee Snyder to adjourn the meeting. The motion was **seconded** by Trustee Franzese and **approved** by a voice vote of 3-0. The meeting was adjourned at 5:57 p.m.

Respectively submitted,

David Preissig, P.E.
Director of Public Works

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS

MINUTES FOR REGULAR MEETING OF DECEMBER 2, 2024

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 Board Room, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 7 – McCollian, Parrella, Petrich, Broline, Stratis, Morton, and Trzupek
ABSENT: 1 – Irwin

Planner Ella Stern was also present.

II. APPROVAL OF PRIOR MEETING MINUTES – OCTOBER 21, 2024

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Morton to approve the minutes of the October 21, 2024 meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Petrich, Morton, McCollian, Parrella, Broline, Stratis, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0

III. APPROVAL OF PRIOR MEETING MINUTES – NOVEMBER 18, 2024

A **MOTION** was made by Commissioner Parrella and **SECONDED** by Commissioner McCollian to approve the minutes of the November 18, 2024 meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Parrella, McCollian, Petrich, Broline, Stratis, Morton, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0

IV. PUBLIC HEARINGS

Chairman Trzupek introduced the public hearings on the agenda. Chairman Trzupek requested to swear in all those wishing to speak on such matters on the meeting agenda and a swearing in of such individuals was conducted.

A. S-03-2024: 800 Burr Ridge Parkway (JD Real Estate); Sign Variations and

Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Stern stated that the petitioner requested variations from Section 55 of the Sign Ordinance to permit a wall sign mounted higher than twenty feet and a combined area of the wall sign and ground sign to exceed 100 square feet. Stern stated that the combined area of the two proposed signs is 244.67 square feet, exceeding the 100-square-foot regulation by 144.76 square feet. Stern noted that the proposed wall sign would be mounted approximately 56 feet above grade. Stern stated that the proposed wall sign was 168 square feet, and the proposed ground sign was 76.67 square feet. Stern noted that staff published a legal notice that included variations for the lighting intensity and a ground sign with less than five feet of open space between the baseline of the sign and ground level since only preliminary materials had been received by the petitioner. Stern noted that upon review of the full submittal documents, staff determined that a variation was not required for a ground sign with less than five feet of open space between the baseline and the ground. Stern stated that the petitioner had provided updated information indicating that the lighting would not exceed the limit of 70 foot-candles. Stern showed illustrations of the proposed ground and wall signs. Stern presented a chart outlining the differences between approved signs and the proposed sign at 800 Burr Ridge Parkway.

Chairman Trzupek confirmed that, under the current regulations, signs were permitted to have a total combined area of 100 square feet. Chairman Trzupek confirmed that the regulations in 1993 allowed a maximum combined square footage of 75 square feet. Chairman Trzupek discussed the previous wall sign and ground sign at the property, noting that the proposed sign was substantially larger.

Tom Holland, the sign contractor, and Eugene Grzynkowicz, a representative for the petitioner, introduced themselves. Holland stated that the blue background on the wall sign was going to be painted on the building and that the dimensions of the letters would be 10 feet by 12 feet, totaling 120 square feet. Commissioner Stratis noted he believed that the painted blue background would be calculated into the total square footage for the sign. Stern stated that she would verify whether the painted blue background would be calculated into the total square footage for the sign. Chairman Trzupek questioned painting the metal panels, noting that it seemed temporary. Chairman Trzupek agreed with Commissioner Stratis. Grzynkowicz discussed the proposed wall sign and the painted design, noting that the size of the proposed sign was modeled after the TCF sign. Grzynkowicz stated that the proposed wall sign size was proportionate to the size of the building and aesthetically appropriate.

Chairman Trzupek noted that in the Findings of Fact, it stated that the primary concern was the tenants and questioned why the tenant spaces were relatively small while the JD Real Estate space was significantly larger. Grzynkowicz noted that JD Real Estate was prominent, and they were relocating to the building. Grzynkowicz noted that smaller tenants might not be included on the monument sign, but tenants that occupied more space would have the option to display the business on the ground sign. Grzynkowicz noted that JD Real Estate was occupying the 4th and 5th floors of the building and that

they wished to have a prominent namesake and a proportional sign.

Commissioner Morton noted he struggled to understand the benefit of the proposal, particularly in light of the TCF signage package, which was believed to provided adequate visibility and direction for the public. Commissioner Morton questioned the necessity of a substantially larger sign on the wall of the building. Holland noted that the larger sign was intended to improve the aesthetics and to have a sign that appropriately fit the size of the wall. Holland discussed different signs throughout Burr Ridge. Commissioner Morton stated that should the Commission recommend approval; they would be prioritizing the sign's compatibility with the size of the wall over compliance with the Sign Ordinance. Commissioner Morton inquired about the allowable size for the tenants' businesses on the ground sign. Holland provided an overview of the building's layout, highlighting the various areas that are being leased to both small and large tenants.

Commissioner Stratis noted that he was unable to find supporting findings in the petitioner's Finding of Fact to justify a larger sign. Commissioner Stratis stated that other businesses and buildings, like the Marriott, may request a larger sign if the proposed sign was approved. Commissioner Stratis noted that the proposed sign was almost double the square footage of the previously approved sign at the subject property. Commissioner Stratis inquired whether the sign would be visible from County Line Road. Holland noted that the sign would be visible from the bridge coming down from Route 55, turning eastward. Chairman Trzupek confirmed with the petitioner that the sign would be visible when traveling southbound on County Line Road over the expressway. Chairman Trzupek and Commissioner Stratis noted that they could not see the sign. Holland discussed the proposed lighting. Commissioner Stratis stated that approving the sign would set a precedent and expressed that he did not see any overarching benefit for the petitioner. Commissioner Stratis noted that he would be more sympathetic to a large ground sign but questioned whether JD Real Estate should occupy at least 40% of the ground sign. Holland noted that the owner had an office in Chicago and was relocating most of the business from the corporate office to the Burr Ridge location.

Commissioner Broline observed that the sign location appeared to be on the tower. Holland confirmed that the tower held utilities and units. Commissioner Broline noted that the point of view on the elevation was not accurate. Commissioner Broline stated that the signs on McClintock Drive appeared to be compliant and appropriately sized. Commissioner Petrich agreed with the previous Commissioner's comments.

Commissioner Petrich noted that the sign was too large and should not exceed the size of the existing sign. Commissioner Petrich questioned whether the wall sign would aid in navigation and if the address would be displayed on the buildings. Commissioner Petrich noted that real estate is a destination business, meaning people would already be going there intentionally rather than being drawn in by passing traffic. Commissioner Petrich noted that he was unaware of how the proposed lighting compared to the TCF signage. Stern confirmed that the TCF sign was reverse channel backlit letters. Holland

confirmed that the proposed sign was backlit and front-lit LED channel letters, and the front letters were acrylic. Holland discussed the proposed lighting.

Commissioner Parrella agreed with the previous Commissioner's comments. Commissioner Parrella noted that she preferred the blue background to be incorporated with the sign instead of painted on the metal building. Commissioner Parrella stated that the paint would look temporary and wear differently. Holland noted that the paint finish would be applied to the metal panels and outlive the sign. Commissioner Parrella noted that the background should be more substantial to give the sign more dimension. Holland discussed the dimensions and materials of the proposed wall sign. Commissioner Parrella acknowledged that the owner holds signage rights and that tenants were included on the ground sign. Commissioner Parrella expressed concerns regarding the disproportionate size of the JD Real Estate ground sign, which could overshadow the smaller tenant names, making them barely noticeable.

Commissioner McCollian agreed with the previous Commissioner's comments.

Chairman Trzupek expressed concern that painting the background to make the sign appear smaller would defeat the purpose of creating an attractive sign. Chairman Trzupek noted that regardless of the actual measurements, the size of the sign would remain large, and painting the background would not make the sign appear smaller. Chairman Trzupek questioned the durability of the painted background and discussed the proposed lighting and wall sign. Holland discussed the proposed sign. Holland noted that JD Real Estates was Jimmy Demos, who is a part of Pete's Fresh Market Grocery Store. Holland stated that the proposed lighting was similar to the signs and lighting at the Pete's Fresh Market Grocery Store. Chairman Trzupek noted that the colors were different. Chairman Trzupek, Commissioner Parrella, and Holland discussed the proposed lighting. Chairman Trzupek stated it was difficult to support such a large sign. Chairman Trzupek supported reducing the size of the JD Real Estate portion or increasing it to accommodate tenants. Chairman Trzupek stated that the variation mounting the sign above 20 feet seemed reasonable due to the height of the building and surrounding trees.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Morton to close the public hearing for zoning case S-03-2024.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Morton, McCollian, Parrella, Petrich, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0

Stern noted that she would verify whether the painted blue background would be included in the calculation of the sign's square footage.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Morton to approve a variation request from case S-03-2024 to permit a wall sign mounted

higher than twenty feet, to deny a variation request from case S-03-2024 to permit a combined area of the wall sign and ground sign to exceed 100 square feet, and to approve a variation request from case S-03-2024, to permit to permit the combined area of wall and ground signage to exceed 100 square feet, consistent with the previously approved total square footage for TCF, approximately 127 square feet.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Morton, McCollian, Parrella, Petrich, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0

Stern confirmed that the recommendations would be presented at the December 9, 2024, Village Board meeting. Holland stated that they had proposed an aluminum background instead of having it painted with the aluminum angle iron and mounting it to the clad system on the tower. Holland remarked that the option appeared to be somewhat excessive for the size of the structure and the amount that needed to be buried, and, due to the high cost, they believed there might be a more efficient way to achieve the same appearance. Holland noted that they could propose a panel mounted on the façade, noting that they would be putting an aluminum panel on top of an aluminum panel.

B. Z-08-2024: Zoning Ordinance Amendment for Manufacturing District (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM JULY 15, SEPTEMBER 16, OCTOBER 7, OCTOBER 21, & NOVEMBER 18, 2024]

Chairman Trzupek introduced the case and asked for a summary. Stern stated that case Z-08-2024 was a continuation of the text amendment discussion for the Manufacturing District. Stern discussed the Commission's progress, noting that they had addressed various elements, including the reclassification and identification of new uses, draft definitions, prohibited uses, and the performance standards section. Stern discussed staff's research regarding PFAS and 3-D printing. Stern noted that a clean version of the amendments was included in the staff report and that the redlines were included as an attachment in the staff report packet. Stern noted that the Commission had reviewed steps one through eight, and if they were satisfied with the language, they may wish to make a recommendation to the Board.

Chairman Trzupek asked Stern to summarize the changes made since the beginning of the process, specifically in terms of what a business in the RA or LI districts can and cannot do with the proposed language compared to before. Stern explained that some uses have been moved to a special use category. Stern noted that existing businesses would not be required to cease operations, but new tenants or businesses may need to apply for a special use permit, whereas these uses were previously permitted by right. Chairman Trzupek noted that many uses have been better defined.

Chairman Trzupek inquired about the definition of warehousing, specifically the language pertaining to the term accessory. Chairman Trzupek stated he struggled to find

a clear difference between a manufacturing establishment and a warehousing establishment with a manufacturing accessory use. Stern noted that the manufacturing use limited the warehousing and storing aspect to 40%, whereas the warehouse did not limit a specific percentage.

Chairman Trzupek asked for public comment.

Mary Bradley, 121 Surrey Lane, acknowledged the work that had been done but expressed confusion regarding the definitions related to warehouses. Bradley noted that a warehouse did not include a manufacturing establishment, motor freight terminal, wholesale establishment, or distribution facility and stated that the definition of a warehouse excluded manufacturing, fabricating, processing, and assembly. Bradley inquired if a warehouse was intended for a single tenant and where logistics developments fit within these definitions. Bradley referenced a Tribune article from the Wednesday before Thanksgiving regarding a large, multi-tenant logistics center at the Allstate site, which included significant truck terminal space. Bradley questioned whether such a facility would be classified as a distribution center. Bradley noted that she was concerned about any development that could increase truck traffic on County Line Road. Bradley urged the need for consideration of these other possibilities, pointing out that logistics development could be a different type of use than what had been previously discussed.

Steve Patterson, 134 Surrey Lane, referenced the article Bradley had shown him, which he believed was relevant to the ongoing Plan Commission agenda and the efforts to change the Zoning Ordinance. Patterson expressed concern regarding the unintended consequences of changing the language, which might inadvertently allow certain types of development, such as large logistics centers. Patterson stated concern about a project on Joliet Road near the old Vulcan Materials plant, which had been vacant for months and had been planned as a 3.2 million-square-foot logistics center but was built out to only 1.1 million square feet with five massive warehouses. Patterson emphasized that he did not believe Burr Ridge should be on the cutting edge of speculative warehouse development. Patterson expressed concern that the proposed changes to the Zoning Ordinance could unintentionally allow more warehousing in Burr Ridge. Patterson noted that the language seemed to permit any use within the manufacturing district to be included in a planned development without distinguishing between the Manufacturing districts. Patterson questioned whether this was the intended interpretation and urged clarification. Patterson discussed Planned Unit Developments and the proposed language in the text amendment, noting that the language should be more restricted.

Chairman Trzupek noted that a planned development would begin by allowing uses permitted within the underlying zoning but may also permit additional uses beyond that, depending on how the Ordinance was written. Patterson noted that the Burr Ridge zoning code could either allow a free-for-all, as previously described, or it could require a more reasoned approach. Patterson and Chairman Trzupek discussed the rezoning of CNH and the planned development, logistic centers, and uses within High Grove. Chairman Trzupek inquired about the proposed uses and buildings for the upcoming

public hearing and how they would fit the proposed definition. Stern stated she could not answer at this time, as a review of the submittal was still being conducted. Chairman Trzupek discussed the proposed permitted and special uses within the Manufacturing District and PUDs. Commissioner Petrich noted he interpreted that the PUD could include any use that meets the standards for a special use and was not prohibited in Section X.B.2. Commissioner Stratis stated that a PUD could be denied for any reason or without a specific reason. Commissioner Petrich suggested that for R-A zoning, the PUD provisions could be expanded to explicitly exclude certain uses, such as distribution centers or other uses that might be classified as special uses in the G-I district. Commissioner Stratis expressed concern about basing zoning decisions on fears of future potential developments, emphasizing the need for a more objective approach. Chairman Trzupek noted that despite the effort to redefine zoning categories, a logistics center might not fit within any of the existing definitions. Chairman Trzupek stated that this could lead to attempts to fit such development into an existing category and inquired whether a distinct definition for a logistics center should be established. Commissioner Stratis noted that, while not an industrial broker, he believed logistics and distribution centers were essentially the same.

Commissioner Morton asked for clarification regarding the traffic metrics and the time period of concern regarding not exceeding the density - before Fieldstone and High Grove growth or the 2024 densities.

Patterson noted that the situation was not analogous to a chicken and egg issue, explaining that, unlike Wrigley Field, which can claim long-standing precedence, the Harvester facility has seen significant changes over the last 20 years. Patterson emphasized that the density and intensity of the facility's use had increased, and the surrounding land had been redeveloped. Patterson noted that this shift has made it increasingly unlikely for intense industrial uses to integrate well with nearby residential areas. Patterson expressed concern about traffic impacts.

Commissioner Stratis noted that the petitioners would address the traffic and that the data would be reviewed. Patterson discussed the approved improvement around the intersection of County Line and Veterans Park and traffic.

There was a discussion regarding the CNH zoning and petition, trucks, and traffic.

Chairman Trzupek stated that the focus of the current petition was to review the updated language for the manufacturing districts.

Commissioner Petrich inquired whether the Planned Unit Development use was added as a special use in the RA district. Stern clarified that the use was previously listed as a special use in the RA districts but had since been amended to clarify and include additional language.

Commissioner Petrich noted the omission of terms such as 'disassembly' and 'shipping' within the permitted uses for the Light Industrial (LI) district and questioned whether

this exclusion was intentional or an oversight. Chairman Trzupek questioned whether or not 'shipping' needed to be explicitly included in the language. Commissioner McCollian suggested defining what was principal versus accessory within the warehouse definition. Commissioner McCollian inquired about the intended interpretation of floor area percentages in manufacturing establishments, specifically whether warehousing and storing used in connection with the principal use were to be combined or considered separately. Commissioner McCollian sought clarification on whether the Ordinance intends for the combined total of warehousing and storing to not exceed 40% of the gross floor area or if warehousing and storing could each occupy up to 40%, resulting in a total of 80% of the gross floor area. Stern noted that the warehousing and storing aspects were combined and not to exceed 40% of the gross floor area.

Commissioner McCollian inquired whether public utility, transportation, and governmental service uses are still classified as special uses and requested clarification on the definition of transportation. Stern confirmed that the use was a special use under all manufacturing districts and that there was no language for the transportation aspect. Commissioner McCollian noted transportation could encompass facilities like a school bus depot with significant daily traffic, a Greyhound station, or similar operations. Commissioner McCollian suggested clarifying the term transportation.

Stern noted that the Commission wished to clarify the language in the manufacturing definition to specify that warehousing and storing combined should not exceed 40% of the gross floor area, to clarify and/or define transportation within the public utility use, and review whether disassembly and shipping were included previously in the L-I permitted uses.

Chairman Trzupek confirmed that a logistic center would fall under a distribution facility.

Stern noted that the Plan Commission may either make a recommendation to the Board and have staff incorporate the additional amendments discussed tonight, or the Plan Commission may choose to review the final draft one more time. Chairman Trzupek inquired about the date of the Board Meeting at which the recommendation would be presented. Stern stated the recommendation would likely be presented at the December 9, 2024, Board meeting or the January 13, 2025, Board meeting.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner McCollian to close the public hearing for zoning case Z-08-2024.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, McCollian, Parrella, Petrich, Broline, Morton, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Morton to approve zoning case Z-08-2024, amending Sections X and XIV of the Burr Ridge Zoning Ordinance with three additional minor amendments to be made by staff incorporating the discussion from the December 2, 2024 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Morton, McCollian, Parrella, Petrich, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0

V. CORRESPONDENCE

Commissioner Parrella asked for clarification regarding an item on the building report. Stern explained a permit for a driveway in the right-of-way.

Chairman Trzupek inquired about the outdoor dining text amendment, noting that the case had been withdrawn. Stern stated that the Board did not adopt any new language.

Commissioner Petrich confirmed that the Board opted to leave the language as is, and if someone wanted an outdoor dining enclosure, it would still require a special use application. Chairman Trzupek confirmed that no outdoor dining enclosures should currently be up.

VI. OTHER CONSIDERATIONS

A. PC-15-2024: Annual Appointment of Plan Commission Vice Chairperson - One Year Term Beginning January 1, 2025

Commissioner McCollian noted that she could not be the Vice Chairperson as the alternate member of the Plan Commission.

The Commission agreed to appoint Commissioner Irwin.

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Parrella to appoint Commissioner Irwin as the Vice Chairperson for 2025.

ROLL CALL VOTE was as follows:

AYES: 7 – McCollian, Parrella, Petrich, Broline, Stratis, Morton, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0

VII. PUBLIC COMMENT

There were no public comments.

VIII. FUTURE MEETINGS

Stern noted the Plan Commission items for the December 9, 2024, Village Board meeting. Stern noted that the December 16, 2024, Plan Commission meeting was canceled.

VIIII. ADJOURNMENT

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Parrella to adjourn the meeting at 8:37 p.m.

ROLL CALL VOTE was as follows:

AYES: 7 – McCollian, Parrella, Petrich, Broline, Stratis, Morton, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Respectfully Submitted: _____

Ella Stern
Planner

ORDINANCE NO. A-1225-01-24

AN ORDINANCE APPROVING A REVISED BUILDING ORDINANCE FOR THE PURPOSE OF ADOPTING THE 2021 MODEL CODES AND REVISED LOCAL AMENDMENTS

WHEREAS, the update to the Burr Ridge Building Ordinance referenced herein has been proposed by the Building Commissioner and filed with the Village Clerk of this Village; and

WHEREAS, the Building Commissioner recommends that said Building Ordinance be updated from time to time to reflect changes in the construction industry and current Village policies; and

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Burr Ridge, DuPage and Cook Counties, Illinois, as follows:

Section 1: That attached hereto as Exhibit A and expressly incorporated herein is the comprehensive Burr Ridge Building Ordinance update and said Burr Ridge Building Ordinance is hereby adopted and codified as the Burr Ridge Building Ordinance.

Section 2: Said Building Ordinance shall become effective for all building permit applications received on or after January 1, 2025.

Section 3: That Ordinance No. 1124 is hereby repealed and all other Ordinances or parts thereof passed prior to the passage of this Ordinance which are inconsistent with this Ordinance and the Burr Ridge Building Ordinance attached hereto and adopted hereby, are hereby repealed to the extent of such inconsistency.

Section 4: The Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED this 9th day of December, 2024, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the Mayor of the Village of Burr Ridge on this 9th day of December, 2024.

_____
Mayor

ATTEST:

_____
Village Clerk

VILLAGE OF BURR RIDGE

MEMORANDUM

TO: Mayor Gary Grasso and Village of Burr Ridge Board of Trustees

FROM: Janine Farrell, AICP, Community Development Director

DATE: December 9, 2024

RE: Building Ordinance Update

The following is a summary of all major changes proposed to the Village of Burr Ridge Building Ordinance #1124, adopted by the Board of Trustees on November 26, 2012 and last amended March 25, 2024. Please note, all section numbers listed below are the new section numbers except where noted as (old). The revised, redlined Village of Burr Ridge Building Ordinance is included as an attachment.

Title Page

- Only minor editorial or clarifying changes, or reorganization of information.

Article I – Enactment

- Only minor editorial or clarifying changes, or reorganization of information.

Article II – Administration and Supervision

- Section 222
  - 222.2 – Created a new provision for situations where permits are submitted but never approved or issued.
  - 222.7 – Created a new provision which sets the expiration date at 12-months for all permits except for new single-family residences, single-family residential additions, and new non-single-family structures.
  - 222.8 – Modified the permit duration for new single-family residences and additions to allow additional time to complete exterior site work (i.e. driveway paving, grading, and landscaping).
  - 222.9 – Created a new provision which sets an expiration for new non-single family residential structures of two years.
  - 222.10.3 – Eliminated the different extension fee percentages for exterior façade and exterior site work for clarity.
- Section 247 – Created a new section to cross reference Contractor Registration or Licensing requirements which are slated for adoption in 2025.
- Section 248 – Created a new section to cross reference Municipal Code section 1.15 which prohibits anyone from obtaining a permit if a debt is owed to the Village.
- Section 249 – Created a new section stipulating that new permits will not be issued for properties if there exists open or expired permits which need to be closed out.
- Section 250

  - 250.2 – Increased the fees for landscape plan reviews since building lots greater than 3.5 acres were charged less than lots less than 3.5 acres.
  - 250.3 – Added Plan Review Revision fees for single-family residential ($100) and non-single-family residential permits ($300).
  - 250.7.3 – Created a cross reference to Section 276 regarding increased permit fee for work started without a permit. The fee will be 50% of the cost of the permit or $750, whichever is greater.
  - 250.7.4 – Increased the Temporary Building Certificate of Occupancy fee from $100 to $1,000.
- Section 272 – The bond requirement for a conditional or temporary Certificate of Occupancy was increased from $2,500 to $5,000.
- Section 275 – The Performance Bond requirement was increased from $5,000 to $10,000 except for new single-family residences where it was increased to $10,000 or the cost of the permit, whichever is greater.

Article III – Miscellaneous

- Section 306 – The Performance Bond requirement for demolition permits increased from $5,000 to $10,000 and other demolition permit process language was updated to reflect current processes and procedures.
- Section 307 – The elevator inspection fee was increased to match the building permit inspection fees, increasing from $90 to $100 for the initial inspection fee and $90 to $200 for each re-inspection fee.
- Section 315 – Removed required pool inspections since they were inaccurate and Section 269.2 covers necessary inspections.

Article IV – Compliance and Enforcement

- Section 405 – The penalty language was modified to ensure no conflict when Contractor Registration or Licensing is implemented.

Article V – General Penalty

- Only minor editorial or clarifying changes, or reorganization of information.

Article VI – Construction of Ordinance

- Only minor editorial or clarifying changes, or reorganization of information.

Article VII – Adoption of Regulations

- Section 701
  - The Village is currently operating under the following codes and these are unchanged:
    - Illinois State Plumbing Code (ISPC), Latest Edition as mandated by the State of Illinois
    - Illinois Accessibility Code (IAC), Latest Edition as mandated by the State of Illinois
  - The Village is currently operating under these codes and will be adopting newer versions as follows:
    - International Residential Code for One- and Two-Family Dwellings (IRC) – 2012 to 2021 Edition
    - NFPA 70, National Electric Code (NEC) – 2011 to 2020 Edition
    - International Mechanical Code (IMC) – 2012 to 2021 Edition
    - International Fuel Gas Code (IFGC) – 2012 to 2021 Edition

        - International Building Code (IBC) – 2012 to 2021 Edition
        - International Fire Code (IFC) – 2012 to 2021 Edition
        - International Existing Building Code (IEBC) – 2012 to 2021 Edition
        - International Swimming Pool and Spa Code (ISPSC) – 2012 to 2021 Edition
    - The Village will be adopting the following new code:
        - Illinois Energy Code (IEC), Latest Edition as adopted by the Illinois Capitol Development Board
    - The Village will no longer be adopting the following codes:
        - International Plumbing Code (IPC), 2012 Edition – The Village will follow the Illinois State Plumbing Code.
        - International Energy Conservation Code (IECC), 2012 Edition – The Village will follow the Illinois Energy Code.
        - International Wildland-Urban Interface Code (IWUIC), 2012 Edition – Adoption of this code was determined to not be necessary due to minimal risk of wildfire.
        - NFPA 101, Life Safety Code (NFPA 101), 2012 – The regulations set forth within this code are included within the adopted building (IRC, IBC, etc.) and fire (IFC) codes.
- Section 702 International Residential Code for One- and Two- Family Dwellings (IRC)
    - 702.7 – The table was updated to a new format with the relevant data.
    - 702.15 – ICF foundation systems will be permitted.
    - 702.19-702.23 (old) – Removed the restriction on steel and insulated concrete construction methods.
    - 702.21 – Revised to reference the State Energy Code.
    - 702.22 – Revised to reference the State Plumbing Code.
    - 702.23 – Removed for clarity and referencing the National Electric Code.
    - 702.27 and 702.28 – Appendix G of the IRC is not needed with adoption of the Swimming Pool and Spa Code. Barrier requirements have been added to Section 712.6.
- Section 703 Illinois State Plumbing Code (ISPC)
    - 703.2 (old) – Some plumbing restrictions were removed as they are no longer relevant to today's construction methods.
- Section 704 (old) – The International Plumbing Code (IPC) is not being adopted.
- Section 704 NFPA 70, National Electrical Code (NEC)
    - 705.1 (old) – Article 80 is now an annex and not needed.
    - 704.1 – This was added to provide clarity on who can interpret the code.
    - 704.2 – This was added to provide the safety of AFCI without impacting large equipment more likely to have a false trip.
    - 704.3 – This was amended to reflect the 2023 NEC which is more flexible for compliance than the 2020 version.
    - 704.4 – This was amended to remove some specialized cables that would only be used in very specific applications and MC and AC cables were added.
- Section 705 International Mechanical Code (IMC)
    - 705.7 – Added to lower the cost of having a range in low risk, low usage settings.
    - 705.7 (old) – Appendix A is not needed.
- Section 706 International Fuel Gas Code (IFGC)

  - 707.7 (old) – Section 403.5.4 does not need to be altered and Appendices A, B, C do not need to be adopted.
- Section 709 International Building Code (IBC)
  - 709.7 – Added clarity on backflow requirements which are a blend from Illinois Plumbing Code and NFPA 13.
  - 709.8 – Moved the diagram and added the code section.
  - 709.9 – This was rewritten to remove some loop holes.
  - 709.10 – This was rewritten to preserve the original code language for better design clarity and the new language is easier to implement.
  - 709.12 – This was rewritten to provide complete design requirements since the original version had missing direction. The scope and requirements of the fire alarm systems are in line with the original intent.
  - 710.26 (old) – The electrical section was added and does not conflict with the NEC. This section provides direction on use of NEC in relation the IBC.
  - 709.23 – Appendix G was added for State requirements and Appendix I for direction on awnings.
- Section 711 (old) – The Life Safety Code is not being adopted.
- Section 710 International Fire Code (IFC)
  - 710.5 – Added lithium-ion battery requirements from the 2024 IFC.
  - 710.9 – The definitions were reorganized and battery information was taken from 2024 IFC.
  - 710.10 – Clarified how decorative fire features like glass fire pits can be utilized.
  - 710.13 – New section was added about lithium-ion batteries from the 2024 IFC.
  - 710.15 – New section was added about lithium-ion batteries from the 2024 IFC.
  - 710.17 – This was added to provide an alternative for small sites.
  - 710.20 – This was added to codify current policy.
  - 710.21 – This was reorganized for clarity.
  - 710.24 – This was added to allow designers and owners to better anticipate project scope prior to construction. No new life safety systems are required by this section but this helps limit revisions to plans.
  - 710.26 – This was written to match the IBC.
  - 710.35 – This was added to match the 2024 IFC.
- Section 711 International Existing Building Code (IEBC)
  - 711.5 – This was rewritten to catch all references to the Illinois Plumbing Code.
- Section 714 (old) – The International Wildland Urban Interface Code is not being adopted.
- Section 712 International Swimming Pool and Spa Code (ISPS)
  - 712.6 – Removed the provision permitting powered safety covers and referred to fence requirements in the Zoning Ordinance.

VILLAGE OF BURR RIDGE
BUILDING ORDINANCE

ORDINANCE #12251~~1124~~

ADOPTED BY THE BOARD OF TRUSTEES ON

~~NOVEMBER 26, 2012~~December 9, 2024 AND

EFFECTIVE AS OF JANUARY 1, 2025~~13~~

~~AMENDED AS OF MARCH 25, 2024~~

VILLAGE OF BURR RIDGE
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Article V - General Penalty

501. General Penalty

Article VI - Construction of Ordinance

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Article VII - Adoption of Regulations

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BURR RIDGE BUILDING ORDINANCE

ARTICLE I
ENACTMENT

BE IT ORDAINED BY THE ~~PRESIDENT~~ MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE AS FOLLOWS:

101. **Name of Ordinance**
The name of this ordinance shall be "Building Ordinance." It may be cited as such for all purposes, without reference to the respective Articles.

102. **Purpose of Ordinance**
The purpose of this Ordinance is to establish rules and regulations for constructing, erecting, enlarging, remodeling, altering, repairing, raising, lowering, underpinning, moving or wrecking, change of use as defined in the building code, of buildings, structures, or portions thereof. The ordinance serves to regulate the location, equipment, use and occupancy thereof, in order to promote public health and safety and to do substantial justice.

103. **Nature of Ordinance**
This Ordinance is intended to be remedial and to be construed liberally and justly to secure the beneficial aim and purpose thereof.

104. **Application of Ordinance**
This Ordinance shall apply to all buildings, structures, or portions thereof in the said Village of Burr Ridge, federal and state buildings, and possessions being excepted.

105. **Provisions and Requirements of Ordinance**
The following articles and their several sections contain and shall constitute the provisions and requirements of the Building Ordinance.

BURR RIDGE BUILDING ORDINANCE

ARTICLE II
ADMINISTRATION AND SUPERVISION

201. **Building Commissioner** There is hereby created and established the Office of Building Commissioner. The official shall be appointed by the ~~President~~ Mayor by and with the advice and consent of the Board of Trustees in the same manner and for the same term as other Village Officials are appointed. The official shall receive such compensation as the ~~President~~ Mayor and Board of Trustees shall from time to time approve. The official may be removed from office at any time either (a) by the ~~President~~ Mayor with the consent of the Board of Trustees, or (b) by the affirmative vote of two-thirds of the Board of Trustees in favor of such removal.

202. **Duties of Building Commissioner** The duties of the Building Commissioner shall be (a) to have general charge and supervision of the erection, construction, alteration, repair, removal, and inspection of all buildings, walls, structures, or portions thereof, and accessories thereto within the Village and to enforce all ordinances relating thereto. (b) The Building Commissioner shall examine and approve/disapprove all plans for building permit purposes. The official shall have charge of building inspections on all buildings, structures, or portions thereof in connection with work that has been authorized by a permit. (c) The Building Commissioner shall perform such further duties, as the Building Ordinance requires.

203. **Deputy Building Commissioners** The Building Commissioner may appoint one or more Deputy Building Commissioners with the consent and approval of the ~~President~~Mayor. They shall hold office for such periods as may be designated in their appointment but not to exceed the term of the Building Commissioner. They shall receive such compensation as may be approved by the ~~President~~ Mayor by and with the consent of the Board of Trustees. They shall assist the Building Commissioner in the performance of the official's duties.

204. **Short Title for Building Commissioner and Deputy Building Commissioners** The title or phrase "Building Officers" when used in the Building Ordinances shall mean and include the Building Commissioner and the Deputy Building Commissioners as fully and effectively as if each and all of said officers were specifically designated and named in lieu of the title or phrase.

205. **Building Officers May Enter Premises** Building Officers are hereby empowered to lawfully enter upon any premises or into any building or structure or portion thereof (upon showing their badge of office or other identification) when necessary to do so in the performance of any duty imposed upon them by the Building Ordinance. It is hereby made unlawful for any person or persons to hinder or prevent or to attempt to hinder or prevent Building Officers from so doing.

Any person or persons hindering or attempting to hinder, resisting or attempting to resist any Building Officer in the performance of duty shall be charged with resisting

an Officer. The person or persons convicted of such offense shall be subject to the general penalty provided for violations of the Building Ordinance.

206. **Personal Liability of Building Officers** In all cases where any action is taken by the Building Officers, or any other officers of the said Village, to enforce the provisions of any of the sections in the Building Ordinance, or to enforce the Provisions of any of the laws of said Village (whether such action is taken in pursuance of the express provisions of such sections or laws, or in a case where discretionary power is given by the Building Ordinance, or said laws), such acts shall be done in the name of, and on behalf of, the said Village of Burr Ridge and the said officers, in so acting for said Village, do not thereby render themselves liable personally, and they are hereby relieved from all personal liability, for any damage that may accrue to persons or property as a result of such act committed or permitted (in good faith) in the discharge of their duty, and any suit brought against the said officers by reason thereof shall be defended by the Law Department of the said Village until final termination of the proceedings therein.

219. **Public Improvement Required Prior to Permit** All building permits shall carry with them the condition that no occupancy of the building subject to the permit will be permitted until such time as all land improvements required under the Subdivision Ordinance of this Village, as amended have been substantially completed as required by said Subdivision Ordinance.

If the property for which a permit is being sought is not subject to the Subdivision Ordinance of this Village, the building permit shall carry with it a condition that no occupancy of the building subject to the permit will be permitted until such time as the water main, public sewer and any other required land improvement, has been completed as required by the Ordinances of the Village and as approved by the Village Engineer.

All building permits issued prior to completion of said land improvements shall include a statement signed by the owners of the property involved or an authorized representative of the owner as follows:

> "As owners of the property described in the building permit, the undersigned hereby acknowledge and accept the condition that no occupancy of the building to be constructed thereon will be permitted, no Certificate of Occupancy issued, until such time as all land improvements required under the Subdivision Ordinance of this Village, as amended, and/or any other Ordinances of the Village of Burr Ridge have been installed, except street and alley improvements as therein required may be in the process of installation, provided that roadway pavement base course has been installed and is suitable for vehicular traffic."

220. **Building Permit Required** It is hereby declared unlawful for any person, firm or corporation to commence or to perform or engage in any work in connection with the construction, erection, enlargement, remodeling, altering, repairing, raising, lowering,

underpinning, change of use, moving or wrecking of any building, structure, or portion thereof without having first made application to and secured the necessary permit therefore. Any person, firm or corporation so doing shall be subject to the general penalty for violation of the Building Ordinance. The building permit shall carry with it the right to install any crane, derrick, material elevator, heating or lighting apparatus, inside the lot line which may be required for temporary use during the progress of the work.

There is miscellaneous type work such as ~~concrete patios,~~ landscaping without grade changes and ordinary repairs (see Section 221) which will not require a building permit. The Building Commissioner shall inspect any such projects and make the final decision as to the applicability of this section. It is the obligation of the property owner or their agent to consult with the Building Commissioner to determine the application of this section.

221. **Permit Waived for Ordinary Repairs** A permit will not be demanded for ordinary repair work incidental to the upkeep of a building or structure, provided there is not contemplated or involved any change in the classification or any increase in the fire hazard thereof. The Building Commissioner shall make the final determination as to the meaning of "ordinary repair work." Nothing in this section contained shall be interpreted or construed to allow any work included in the permit exemptions thereof to be done in any manner contrary to the requirements of the Building Ordinance and other laws or ordinances. Violations of said Ordinance in any work not required to be done under a permit shall be subject to the general penalty of said Ordinance the same as if a permit has been required.

222. **Duration of Building Permits**

222.1 Any building permit applied pursuant to this Ordinance under which the building permit has not been approved within three (3) months from the date of application or date of most recent resubmittal, whichever is later, shall expire automatically and the fees paid therefore, if any, shall be forfeited to the Village.

222.2 Any building permit approved pursuant to this Ordinance under which the building permit fee has not been paid in full within three (3) months from the date of approval, shall expire automatically by date of approval of the Building Commissioner; and the fees paid therefore, if any, shall be forfeited to the Village.

222.3~~2~~ Any building permit issued pursuant to this ordinance under which no substantial progress shall have been made within six (6) months from the date of issuance thereof shall expire automatically by limitation and may not be extended or renewed without the written approval of the Building Commissioner.~~; and unless such permit is surrendered to the Village Clerk within two (2) months after its expiration for such cause the fees paid therefore shall be forfeited to the Village. However, under any circumstances the Plan Exam fee will not be returned.~~

222.~~3~~4 Any building permit issued hereunder shall expire automatically upon cessation of work for more than two (2) months. A cessation of work shall be deemed to have occurred in any case where for any such period no substantial progress has been made in the work for which a permit has been issued and all fees paid shall be forfeited to the Village.

222.~~5~~4 A building project shall be considered abandoned if no significant progress has been made for a period of six (6) months or more. A building, structure, or part thereof so abandoned shall be declared a public nuisance by the Building Commissioner and the Board of Trustees and shall be dealt with accordingly.

222.~~5~~6 Substantial progress for purposes of this ordinance shall be defined as the amount of work a journey tradesperson can perform in one week.

222.7 Any building permit issued pursuant to this ordinance shall expire automatically by limitation within twelve (12) months from the date of issuance thereof unless provided for herein as per Sections 222.8 and 222.9 and may not be extended or renewed.

222.~~8~~6 A building permit for a new single-family residence or~~,~~ single-family residential ~~room~~ addition~~, or a building or structure accessory to a single-family residence~~ shall expire automatically if all exterior facade work is not completed within one (1) year from the date of the first scheduled footing inspection as per Section 269.2 herein or within one (1) year from the issuance of a permit if there is no footing inspection. A building permit for a new single-family residence or single-family residential addition shall expire automatically if all exterior site work is not completed within two (2) years from the date of the first scheduled footing inspection as per Section 269.2 herein or within two (2) years from the issuance of a permit if there is no footing inspection. ~~-~~A stop-work order shall be issued for all interior work if the exterior work is not completed within two (2) years from the date of the first scheduled footing inspection as per Section 269.2 herein or within two (2) years from the issuance of a permit if there is no footing inspection. Completion of exterior work shall include, ~~Exterior work shall include~~, but not be limited to the following:

222.~~6~~8.1 ~~——~~Completion of the exterior façade~~,~~ includes~~ing~~ but is not limited to doors, windows, ~~and~~ siding, and the roof of the building. ~~, paving of driveway(s), final grading, and required landscaping; (Amended by Ord. A-250-01-17)~~

~~222.6.2~~ 222.8.2 Completion of the exterior site includes but is not limited to paving of driveway(s), final grading, required landscaping, and ~~R~~removal from the exterior of the property of all construction fencing and unneeded appurtenances including

building materials, construction trailers and equipment, and construction fencing. Dumpsters and portable sanitation facilities may remain on the site as may be needed but shall be moved to a hardsurfaced area or inside a garage whenever possible. ~~(Added by Ord. A-860-1-02)~~

222.9 A building permit for a new non-single family residential structure shall expire automatically if all exterior facade and site work is not completed within two (2) years from the date of the first scheduled footing inspection or within two (2) years from the issuance of a permit if there is no footing inspection. A stop-work order shall be issued for all interior work if the exterior work is not completed within three (3) years from the date of the first scheduled footing inspection or within three (3) years from the issuance of a permit if there is no footing inspection. Completion of exterior work shall include, but not be limited to the following: Completion of the exterior façade including doors, windows, siding, and the roof of the building; and completion of the exterior site including but not limited to paving of driveway(s), walkways, and parking lots, installation of outdoor lighting, final grading, required landscaping, and removal from the exterior of the property of all construction fencing and unneeded appurtenances including building materials, construction trailers and equipment, and construction fencing. Dumpsters and portable sanitation facilities may remain on the site as may be needed but shall be moved to a hardsurfaced area or inside whenever possible.

~~222.7~~ 222.10 A building permit that has or will expire as per Section 222.8 and 222.9~~6~~ above, may be extended as follows:

222.10~~7~~.1 Completion of exterior site work ~~landscaping and driveways~~ may be extended without further action when the deadline for completion falls between October 16 and March 31 as per Sections 272 and 273~~.8~~ herein.

~~222.7.2~~ 222.10.2 The Building Commissioner may grant an unlimited number of 90-day extensions upon written request by the permit applicant and payment of an extension fee as per Section 222.10~~7~~.~~.~~3 below for permits that are in good standing, continue to make substantial progress, and do not have open code violations. Permits that must remain valid beyond one year from the footing inspection or from the issuance date to complete work must be renewed via 90-day extensions.

222.10.3 For each extension granted as per Section 222.10~~7~~.2 above, an extension fee shall be paid as follows. The extension fee shall be a percentage of the original building permit fee. ~~:~~

First 90-day Extension	25%

	Second 90-day Extension	50%
	Third 90-day Extension	50%
	Fourth 90-day Extension	50%
~~222.7.3~~	Each Additional 90-day Extension	100%

	~~***Fee****~~
~~***First 90-day Extension***~~	~~*25%*~~
~~***First 90-day Extension***~~	~~*50%*~~
~~***Second 90-day Extension***~~	~~*25%*~~
~~***Second 90-day Extension***~~	~~*50%*~~
~~***Third 90-day Extension***~~	~~*50%*~~
~~***Fourth 90-day Extension***~~	~~*50%*~~
~~***Each Additional 90-day Extension***~~	~~*100%*~~

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~~(Amended by Ord. A-250-01-17)~~

224. **Issuance of Permits** Permits authorized to be issued and required to be obtained under the Building Ordinance shall be issued by the Building Commissioner when the application therefore and the plans submitted therewith shall have been approved by the Building Commissioner and all fees have been paid.

225. **Application for Permits** When any person, firm, or corporation shall be desirous of constructing, erecting, enlarging, remodeling, altering, repairing, raising, lowering, underpinning, moving, changing the use as defined by the building code, or wrecking any building structure, or portion thereof, within the Village, shall make a written application therefore in the form and method as stipulated by the Village. ~~upon the blank forms furnished for such purpose~~. This application shall be filed with the Building Commissioner and shall set forth the following:

225.1 ~~———~~The name, telephone number, email address, ~~fax number,~~ and address of the applicant.

225.2 The name, telephone number, ~~fax number~~email address, and address of the architect, structural engineer, or other licensed design professional permitted by the laws of the State to make plans who has prepared the plans and specifications accompanying the application.

225.3 The name, telephone number, ~~fax number~~email address, and address of the owner of the real estate upon which the proposed work is to be performed.

225.4 The name, telephone number, ~~fax number~~email address, and addresses of the general contractor.

225.5 The location of the proposed work, that is, the street address assigned by the Village, the subdivision, lot number, and township of the subject property.

225.6 The type of work the applicant is seeking permission for.

225.7 The permanent index number of the real estate upon which the proposed work is to be performed.

225.8 The application shall be accompanied by ~~duplicate~~ plans, specifications, and plats as specified in Section 240, drawn to scale, of the lot or lots composing the site, showing the exact location of the proposed building and any buildings and also septic systems and wells already located on the lot or lots involved. ~~—~~The application shall also be accompanied by plans and specifications signed and sealed in the manner hereinafter required by Section 242 of this Ordinance, and by an exact legal description of the property involved.

225.9 An agreement signed by the owner, his duly authorized agent, architect, or structural engineer that he will, if granted the permit applied for, construct the work in accordance with the description set forth in the applications and plans and specifications accompanying such applications; and that the general and detailed work connected with such construction, erection, enlargement, remodeling, altering, repairing, raising, lowering, underpinning, moving, changing of use as defined by the building code, or wrecking or any such building structure or portion thereof, as the case may be, shall be done in strict compliance with the ordinance of the Village and the provisions of the permit.

225.10 The purpose of this regulation is to protect existing property, to enhance the general appearance of the community, to protect the individual from making construction errors, and to aid in general drainage of all properties in the area.

225.10.1 ~~——~~Grade Line. The grade line noted on the architectural elevation drawings shall be a line where the ground line intersects the foundation.

225.10.2 Approval by Village Engineer. The grade line is at a point, which is established by the Village Engineer in accordance with the approved master grading plan.

225.11 Whenever an application for a permit is made to the Building Commissioner for property served by ~~the Hinsdale Sanitary District~~a Sanitary District or Water Service other than the Village of Burr Ridge, such application shall be accompanied by approval ~~a receipt~~ issued by the ~~Hinsdale~~ Sanitary District or Water Service. ~~showing that all payments required by the Hinsdale Sanitary District for connection of said property to the sanitary sewers of the Hinsdale Sanitary District have been paid in full.~~

225.12 When applicable, ~~ever an application is made to the Village Clerk for property in the Du Page portion of the Village, such~~the application shall be accompanied by proof of compliance with the applicable provisions set forth in Chapter 8 of the Burr Ridge Municipal Code.

226. **Landscaping Plans** For any building to be constructed in a Business District, Transitional District, Office District, or Manufacturing District, the application for permit shall be accompanied by a ~~duplicate~~ set~~s~~ of detailed landscaping plans to indicate conformance with the requirements of any approved site plan and the requirements of the Burr Ridge Zoning Ordinance, as amended, pertaining to the landscaping of all required yards or other required open spaces and to buffer landscaping. Landscaping plans shall indicate location, number, size, and species of all proposed landscaping materials. ~~The Village Forester must approve landscaping plans.~~

Once installed, approved landscaping shall be maintained in such manner as to retain at a minimum the intended standards of the initial landscaping plan and to conform to the landscaping requirements of the Village.

240. **Plans and Specifications to be Filed in Duplicate** When required by the Building Commissioner, t~~T~~he number of drawings to be submitted for residential permits shall be four (4) sets, maximum size of 24" x 36". The number of drawings to be submitted for industrial, commercial, and multi-family shall be four~~ive~~ (~~5~~4) sets, maximum size of 30" x 48". Each set of drawings shall consist of a site plan showing dimensions to all property lines, foundation and footing plan, basement or cellar plan, the plans of all floors and roofs, transverse and longitudinal sections necessary to show all details to verify building, zoning, and floor area ratio requirements, elevations, and the necessary framing plans to show the complete framing of the building or structure. Such other plans shall be filed as may be required in the opinion of the Building Commissioner to illustrate the features of construction and equipment of the building structure referred to.

241. **Plans and Specifications – Essential Requirements** All plans and drawings shall be drawn to a legible scale. All distances and dimensions shall be accurately figured and drawings made explicit and complete showing the front and side lot lines and the entire sewage and drain pipes and the location of all plumbing fixtures within such building. The dimensions of the structural members shall be given on the drawings whether shown in the specifications or not. The specifications shall describe all the

materials to be used in the proposed building. The Building Commissioner shall approve each set of plans presented before a permit will be granted.

242. **Architect, Structural Engineer, or Licensed Design Professional Must Certify that Plans and Specifications Comply with the Building Ordinance By Signing and Sealing** It shall be unlawful for any architect, structural engineer, or any other licensed design professional to prepare or submit to the Building Commissioner for his approval any final plans for any building or structure which do not comply with all of the provisions of this Building Ordinance and all other applicable laws and ordinances specifically including but not limited to the Burr Ridge Zoning Ordinance. Any plans submitted under this Ordinance shall bear the signature and seal of the architect, structural engineer, or other licensed design professional who prepared the plans and specifications. A seal will not be required where the Building Commissioner determines the work to be non-structural or minor in nature.

Every licensed architect or structural engineer shall have a reproducible seal, or facsimile, the print of which shall contain the name of the architect or structural engineer, the license number, and the words "Licensed Architect," or "Structural Engineer," "State of Illinois." The licensed architect or structural engineer shall affix the signature, current date, date of license expiration, and seal to the first sheet of any bound set or loose sheets of technical submissions utilized as contract documents between the parties to the contract or prepared for the review and approval of any governmental or public authority having jurisdiction by that licensed architect or structural engineer or under that licensed architect's or structural engineer's responsible control. The sheet of technical submissions in which the seal is affixed shall indicate those documents or parts thereof for which the seal shall apply. The seal and dates may be electronically affixed. ~~The s~~Signatures must be in the original handwriting of the licensee or digitally signed. ~~Signatures generated by computer shall not be permitted.~~ All technical submissions issued by any corporation, partnership, professional service corporation, or professional design firm as registered under this Act shall contain the corporate or assumed business name and design firm registration number, in addition to any other seal requirements as set forth by the Illinois Department of Professional Regulation.

Anyone falsely making any such certification shall be subject to the penalty provided in Section 501 (Article V) of this Ordinance and to such further penalties as may be provided or allowed by law.

243. **Alterations Upon Stamped Plans Not Permitted** It shall be unlawful to erase, alter, or modify any lines, figures, or coloring contained upon such drawings so stamped by the Building Commissioner or filed with him for reference. If, during the progress of the work authorized, it is desired to deviate in any manner affecting the construction or other essentials of the building from the terms of the application or drawings, notice of such intention to later on deviate shall be given to the Building Commissioner, and written consent of the Building Commissioner shall first be obtained before such alteration or deviation may be made.

244. **Permit, Plans, and Specifications Must be Kept on the Job** The permit issued for any work to which the Building Ordinance is applicable, together with a set of the approved plans and specifications, if any, must be kept on the job while the work is in progress, and must be shown for inspection on request of any Building Officers. Inability or refusal to comply with the provisions of this section shall constitute sufficient cause for stopping either all or such portion of the work as may be involved in the violation.

245. **Plans and Specifications to Remain on File** One or more copies, as may be required by the Building Commissioner, of the plans and specifications as finally stamped and approved shall be left on file in the office of said Commissioner. Complete plans and specifications of buildings of a public character for which permits are granted shall remain on file permanently in said Commissioner's office. ~~It shall not be obligatory upon said Commissioner to retain plans and specifications for buildings or structures except those of a public character for more than six months after the completion or occupation of any such building or structure.~~All other copies of permits shall be maintained on file in accordance with State and local records retention policies and regulations.

246. **Code of Conduct and Permit Sign** All job sites on which exterior construction work is being conducted, such as new residential or non-residential buildings or building additions, shall maintain a Code of Conduct and Permit sign to be provided by the Building Officer and in a location designated by the Building Officer. Said sign shall comply with the following:

246.1 Visibility of the sign shall be maintained at all times. At no time shall materials, dumpsters, equipment, vehicles, or other appurtenances be placed so as to block the view of the sign from the public way.

246.2 If the sign becomes lost or damaged at any time, the permit applicant shall immediately contact the Building Officer and request a replacement sign. The original fee for the sign shall be kept by the Village, and a new sign fee paid by the permit applicant.

247. **Contractor Licensing or Registration** No person shall act or perform any services as a general building contractor or sub-contractor (except for plumbing contractors) without first obtaining a valid license, as provided in Chapter 22 of the Municipal Code. Plumbing contractors shall be required to register with the Village Clerk, pursuant to Section 22.04 of the Municipal Code.

248. Effect of Debt Owed to the Village In accordance with Municipal Code, if any person or entity that has any debt owed to the Village in excess of One Hundred Dollars ($100.00) shall be ineligible to obtain any type of permit or license issued by the Village or from obtaining any repayment or refund of any bond or deposit from the Village, until such debt has been satisfied.

249. **Open or Expired Building Permits** No person or entity shall be issued a building permit if there exists an open or expired building permit for the subject property which has not passed final inspections. Said open or expired building permits must be inspected and closed prior to approval of new building permits for the property. Exceptions shall be for those projects which are being undertaken simultaneously, subject to Building Commissioner approval.

250. **Fees for Building Permits** All work subject to a building permit as defined in Section 220 herein shall be subject to building permit fees. Applications for building permits shall be accompanied by an application fee as described herein. There shall be no application fee required for permits unless said fee is specifically listed below. The Building Commissioner shall not issue a building permit until such time that all required building permit fees have been paid in full. ~~(All of Section 250 amended by Ordinance A-1124-01-17)~~

250.1 **Application Deposit Fee for New Construction, Additions, and Alterations** The following application fee, which will be credited to the final building permit fee, but which will in all cases be the minimum fee, shall be paid at the time plans for the following types of construction are submitted for review:

250.1.1	New single-family residence	$1,000
250.1.2	Single-family residential addition	$600
250.1.3	Single family residential alteration	$300
250.1.4	New non-single-family residential building	$2,000
250.1.5	New non-single-family residential building addition	$1,000
250.1.6	New non-single-family residential building alteration	$700
250.1.7	If for whatever reason a permit is not issued, a permit applicant shall be responsible for any plan review costs incurred by the Village beyond the amount of the application fee.	

~~(Amended by Ordinance A-1002-02-07)~~

250.2 **Landscaping Plan Review Fee**

250.2.1 **Non-Single-Family Residential**

In addition to all other fees herein, the following plan review fees shall be required in connection with the construction of any building in a Business District, Transitional District, Office District, or Manufacturing District.

250.2.1.1	Building lots of 3.5 acres or less	$300
250.2.1.~~1~~ 2	Building lots greater than 3.5 acres through 6 acres	$~~250~~500

250.2.1.3	Building lots exceeding 6 acres	$~~500~~1,000
250.2.1.4	Any direct expenses incurred by the Building Commissioner that exceed the landscaping plan review fee shall be paid in full by the permit applicant.	

~~(Ord. A-1002-01-06)~~

250.2.2 **Single-Family Residential**

In addition to all other fees herein, the following plan review fees shall be required in connection with the construction of any single-family residence on a wooded lot. The Building Commissioner shall determine whether a lot is wooded.

~~250.2.2.1~~	~~Partially Wooded Lot~~	~~$335~~
250.2.2.1	Heavily Wooded Lot	$600
~~250.2.2.3~~	~~The Building Commissioner shall determine whether a lot is partially wooded or heavily wooded.~~	

~~(Amended by Ordinance No.A-1002-01-06)~~

250.3 **Single-Family Residential Building Permit Fees** No building permit for the construction of a new single-family residence or for an addition or alteration to a single-family residence shall be issued until a building permit fee is paid in accordance with the fee schedule attached hereto as Table 250.3 and as described below. The plan review fee for a new single-family residential building, addition, or alteration is included in the permit fee as detailed in Table 250.3. Re-submitted plans will not be accepted or reviewed until the resubmittal plan review fee is paid.

Table 250.3

250.3.1	New Single Family Residence	$2.00 per square foot
250.3.2	Single Family Residential Addition	$2.00 per square foot
250.3.3	Single Family Residential Alteration	$2.00 per square foot
250.3.4	Resubmittal Fee (starts with third plan review and applicable for each subsequent review)	$100
250.3.5	Plan Review Revision Fee (applicable for review of a revision to approved plans)	$100

250.4 **Non-Single-Family Residential Building Permit Fees** No building permit for the construction of a new non-single-family residential building or for an addition or alteration to a non-single-family residential building shall be

issued until a building permit fee is paid in accordance with the fee schedule attached hereto as Table 250.4 and as described below.

250.4.1 **Non-Single-Family Residential Plan Review Fee**

The plan review fee for a new non-single-family residential building, building addition, or building alteration is included in the permit fee as detailed in -Table 250.4.1. Re-submitted plans will not be accepted or reviewed until the resubmittal plan review fee is paid. Revisions to approved plans will not be reviewed until the plan review revision fee is paid.

250.4.2 **Non-Single-Family Residential Inspection Fee**

The inspection fees for a new non-single-family residential building, building addition, or building alteration shall be paid prior to issuance of the permit as detailed in Table 250.4.2.

Table 250.4.1 Plan Review Fee for Non-Residential Permits

Cubic Feet	Building Plan Review	Plumbing Plan Review	Mechanical Plan Review	Electrical Plan Review	Energy Plan Review
1 to 60,000	$1,000	Building Plan Review x 0.3	Building Plan Review x 0.3	Building Plan Review x 0.6	Building Plan Review x 0.6
60,001 to 80,000	$1,500	Building Plan Review x 0.3	Building Plan Review x 0.3	Building Plan Review x 0.6	Building Plan Review x 0.6
80,001 to 100,000	$2,000	Building Plan Review x 0.3	Building Plan Review x 0.3	Building Plan Review x 0.6	Building Plan Review x 0.6
100,001 to 150,000	$2,500	Building Plan Review x 0.3	Building Plan Review x 0.3	Building Plan Review x 0.6	Building Plan Review x 0.6
150,001 to 200,000	$3,000	Building Plan Review x 0.3	Building Plan Review x 0.3	Building Plan Review x 0.6	Building Plan Review x 0.6
200,001 plus	$3,500	Building Plan Review x 0.3	Building Plan Review x 0.3	Building Plan Review x 0.6	Building Plan Review x 0.6
Resubmittal Fee (starts with third plan review and applicable for each subsequent review)~~Plan Review Revision Fee (applicable for review of a revision to approved plans)~~					$300
Plan Review Revision Fee (applicable for review of a revision to approved plans)					$300
Plan review fees are cumulative.					

Table 250.4.2 Inspection Fee for Non-Residential Permits

Building	**Plumbing**	**Mechanical**	**Electrical**	**Energy**	
$0.40 per square foot	$0.15 per square foot	$0.15 per square foot	$0.15 per square foot	$0.15 per square foot	
Inspection fees are cumulative.					

250.4.3 **Non-Single-Family Residential Permit Fee**

The permit fee for a new non-single-family residential building, building addition, or building alteration shall be equal to the combined plan review and inspection fees (minus the application deposit fee) and shall be paid in full prior to issuance of the permit.

250.5 **Engineering Permit Fees** No building permit for any of the following work shall be issued until an engineering permit fee is paid in accordance with the following fee schedule.

250.5.1	New Single-Family Residence	$500
250.5.2	Non-Residential Parking Lot New or Expansion	$700
250.5.3	Non-Residential Parking Lot Maintenance or Repaving/Restriping	$625~~500~~
250.5.3	New Non-Residential Building on lot less than 1 acre	$1,000
250.5.4	New Non-Residential Building on lot of 1 to 4.9 acres	$1,250
250.5.5	New Non-Residential Building on lot of 5 to 9.9 acres	$1,500
250.5.6	New Non-Residential Building on lot of 10 acres or more	$1,750
250.5.7	Any ***grading*** of property related or unrelated to work on a building as per Section 220 herein determined by the Village Engineer to have a significant impact on drainage as per Section 308	$200
250.5.8	Additional Stormwater Permit Fee As Set Forth in Section 8, Article III, Schedule A of the Burr Ridge Municipal Code.	

250.6 **Building Permit Fees for Other Permits** No building permit for the construction of any building, structure, or for the performance of any work described in Section 220 herein shall be issued until a building permit fee is paid in accordance with the following fee schedule. Re-submitted plans will not be accepted or reviewed until the resubmittal plan review fee is paid.

Single Family Residential Permits		
250.6.1	Single-Family Residential Building Demolition	$500
250.6.2	Single-Family Residential Electrical Service Upgrade	$125
250.6.3	Single-Family Residential Electrical Work	$125
250.6.4	Single-Family Residential Plumbing Work	$125
250.6.5	Single-Family Residential Mechanical Work	$125
250.6.6	Single-Family Residential Detached Accessory Building (includes detached pergolas and gazebos)	$125 + fees for electrical, plumbing, & mechanical (see sections 250.6.3-5 above)
250.6.6b	Single-Family Residential Attached Pergolas, Covered Porches, and Sunrooms	Same as Additions as per Table 250.3
250.6.7	Single-Family Residential Decks and Patios (with or without seat walls)	$125
250.6.7a	Single-Family Residential Retaining Walls, Driveway Monuments, and Brick Piers	$125
250.6.7b	Single-Family Residential Sports Courts	$125 + fee for grading permit (see section 250.5) as determined necessary
250.6.8	Single-Family Residential Fences and Gates	$125
250.6.8a	Single-Family Residential Stand By Generator	$125
250.6.8b	Single-Family Residential Outdoor Kitchen and Fireplace	$125
250.6.8c	Single-Family Residential Solar Panels	$125
250.6.8d	Miscellaneous Single-Family Permits not specified above	$125 + fees for electrical, plumbing, & mechanical (see sections 250.6.3-5 above)
250.6.9	Single-Family Residential Elevator or Escalator Installation	$300
250.6.10	Single-Family Residential Pools	$400

250.6.10a	Single-Family Residential Hot Tubs and Spas	$125
250.6.11	Single-Family Residential Driveway Replacement, New, or Expansion	See Section 12, Article III of the Burr Ridge Municipal Code
250.6.12	Single-Family Residential Resubmittal Fee (starts with third plan review and applicable for each subsequent review)	$100
250.6.13	Single-Family Residential Plan Review Revision Fee (applicable for review of a revision to approved plans)	$100
Non-Single-Family Residential Permits		
250.6.11	Non-Single-Family Residential Electrical Service Upgrade	$625
250.6.12	Non-Single-Family Residential Electrical Work	$625
250.6.13	Non-Single-Family Residential Plumbing Work	$625
250.6.14	Non-Single-Family Residential Mechanical Work	$625
250.6.15	Non-Single-Family Residential Elevator or Escalator Installation (Ord. A-1002-01-06)	$625
250.6.15a	Non-Single-Family Residential Elevator or Escalator Maintenance	$250
250.6.16	Non-Single-Family Residential Storage Tank Installation	$625
250.6.17	Non-Single-Family Residential Building Demolition	$1,000
250.6.18	Non-Single-Family Residential Parking Lot New or Expansion	$700
250.6.19	Non-Single-Family Residential Parking Lot Maintenance or Repaving/Restriping	$500
250.6.20	Right-of-Way Work	See Section 12, Article III of the Burr Ridge Municipal Code
250.6.21	Signs	See Section 55 of the Burr Ridge Municipal Code
250.6.22	Non-Single-Family Residential Resubmittal Fee (starts with third plan review and applicable for each subsequent review)	$300

250.6.23	Non-Single-Family Residential Plan Review Revision Fee (applicable for review of a revision to approved plans)	$300
250.6.243	Based on established fees for comparable work, the Building Commissioner shall determine the appropriate permit fee for any work to be permitted which is not specifically listed herein. Under any circumstance, the minimum fee for single-family residential permits shall be $125, and for non-single-family residential permits the minimum fee shall be $625.	
250.6.254	The fees set forth above are not charged when such work is in connection with construction of a new building, building addition, or building alteration.	
250.6.265	The fees set forth above shall be charged individually and cumulatively as applicable, for example, a swimming pool with a fence shall be assessed as two separate fees.	

250.7 **Other Fees** In addition to the application and permit fees described in Sections 250 herein, any building, building addition, building alteration, or work performed under the authority of a building permit issued by the Village of Burr Ridge shall be subject to the following fees.

250.7.1	Re-inspection as per Section 269.19.1 (fee for initial inspection is covered in permit fee; fees for re-inspection (second inspection) are charged per inspection)	$100 for second inspection; $200 for third and subsequent
250.7.23	Removal of Stop Work Order as per Section 404 herein	$750
250.7.3	Increased Fee for Work Started Without a Permit as per Section 276	Increased by an amount equal to 50% of the customary fee or $750, whichever is greater
250.7.4.5	Temporary Building Certificate of Occupancy as per Sections 273 and 274 herein	$1,000
250.7.56	Water System - Meter, Connection/Disconnection, and Recapture Fees	See Section 58 of the Burr Ridge Municipal Code and

		other applicable Ordinances
250.7.6~~7~~	Sanitary Sewer System - Connection/Disconnection and Recapture Fees	See Section 59 of the Burr Ridge Municipal Code and other applicable Ordinances
250.7.7~~8~~	Reimbursement of all expenses incurred by the Building Commissioner as a result of any additional reviews, inspections, or studies required beyond the typical plan reviews and inspections outlined herein.	

~~(Amended by Ord. A-860-01-03 and A-1124-01-24)~~

250.8 The fees set forth as above may be administratively lowered for reasons as determined appropriate by the Building Commissioner.

251. **When a Permit is Valid** No permit for constructing, erecting, enlarging, remodeling, altering, repairing, raising, lowering, underpinning, moving, or wrecking buildings, structures, or portions thereof, or any permit for which a fee is prescribed by Ordinance ~~the Village Treasurer or his designated agent~~ shall be valid unless the plans are stamped approved by the Village and all required fees have been paid.

260. **Constructing Buildings Contrary to Approved Plans - Permit Made Void by Deviation from Plans - Power to Stop Work**

260.1 It shall be unlawful for any owner, agent, or architect or for any contractor or builder engaged in constructing, erecting, enlarging, remodeling, altering, repairing, raising, lowering underpinning, moving, or wrecking of any building, structure, or portion thereof, to make any departure from the plans as approved by the Building Commissioner without first obtaining the written consent of the Building Commissioner for any such change.

Any departure from the approved plans involving a violation of the requirements of any law or ordinance or any such change in the plans or construction without the consent of the Village Board shall operate to annul the permit which has been issued for such work and shall render the same void, and all fees paid shall be forfeited.

260.2 In any case where work is done under a permit authorizing the erection, alteration, or repair of a building or structure, which work is contrary to the approved plans, or any law or ordinance, the Building Officer shall have power to at once stop such work and to order all persons engaged therein to

stop and desist therefrom. Such work shall not be resumed until satisfactory assurance has been given to the Building Commissioner that it will be done properly and lawfully and according to the approved plans or until said Building Commissioner has consented, in writing, to the changes made in such approved plans. The Building Commissioner may request that a new permit must be issued before work proceeds. The usual fee for the permit shall be paid by the contractor doing such work.

260.3 No contractor or builder shall begin any work on any building or structure for which a permit is required until such permit shall have been issued. In case any work is begun on the erection, alteration, repair, or removal of any building or structure without a permit authorizing the same being issued therefore, the Building Commissioner or his deputy shall have power to at once stop such work and to order any and all persons engaged therein to stop and desist therefrom until the proper permit is issued.

261. **Revocation of Permit** If the work in, upon, or about any building or structure shall be conducted in violation of any law or ordinance, it shall be the duty of the Building Commissioner to revoke the permit for the building or wrecking operations in connection with which such violation shall have taken place. It shall be unlawful, after the revocation of such permit, to proceed with such building or wrecking operations unless such permit shall first have been reinstated or reissued by the Building Commissioner. Before a permit so revoked may be lawfully reissued, the entire building and building site shall first be put into condition corresponding with the requirements of all laws and ordinances, and any work or material applied to the same in violation of any of the provisions of any law or ordinance shall first be removed from such building and for such permit as reissued the fee required shall be paid.

269. **Inspection** The permit applicant, owner, or contractor shall give ~~24 hours~~ advance notice as determined necessary by the Building Official ~~to the Building Official~~ to request each of the following required inspections:

269.1 Inspections for New Single-Family Residen~~tial Inspections~~:

269.1.1 Site Preparation - An inspection to ensure the ~~adequate~~ installation of ~~provision of all~~ required soil erosion control (silt fence), ~~and~~ tree protection (if applicable), temporary construction (gravel) access, construction fence, dumpster, Construction Code of Conduct sign, and port-o-let ~~–~~prior to grading, footing excavation, or any other work on the property.

269.1.2 Footing Excavation - An inspection is required before concrete is poured and after excavation and forming have been completed.

269.1.3 Foundation Forms - An inspection is required after the foundation wall forms are set and before concrete is poured. It is required that

two (2) copies of a spot survey be submitted for review and approval after the foundation form inspection has been passed, but before the foundation wall inspection can be scheduled.

269.1.4 Foundation Wall - An inspection is required before backfilling and after footing draintile has been placed and dampproofing completed.

~~269.5 Tree Protection, Erosion Control and Gravel Access Drive – An inspection is required to ensure that all erosion control and tree protection measures are properly maintained and in place and temporary construction (gravel) access is in place prior to any other work on the property and prior to decking and rough framing. The street shall be cleaned of mud.~~

269.~~6~~1.5 Driveway - After placing of forms or otherwise establishing the border of a driveway and prior to installation of asphalt, concrete pavers, or other hard-surface material, ~~the Engineering Department will inspect~~an inspection is required to ensure that the driveway complies with the approved site plan, maximum and minimum width requirements, and setback requirements. Placement of driveway forms and the driveway inspection can be conducted at any time during the construction process.

269.1.6~~7~~ Electric Service - An inspection is required after electric panel, meter enclosure, and temporary grounds have been installed.

269.1.~~8~~7 Underground Plumbing - An inspection is required before concrete is poured in a basement or floor slab and after underground plumbing work has been completed.

269.1.~~9~~8 Rough Framing - An inspection is required before any insulation and vapor barrier are installed and after the rough framing, rough plumbing, and rough electrical work are completed.

269.1.~~10~~9 Fireplace Inspections – An inspection is required for all masonry and pre-fab fireplaces. This inspection shall be scheduled at the same time as the rought framing inspection.

269.1.1~~1~~0 Rough Plumbing - An inspection is required before any insulation and vapor barrier are installed and after the rough plumbing work is complete.

269.1.11 Public Works Initial Water Meter – Installation of the water meter is required in conjunction with the rough plumbing inspection. Public Works will perform an inspection to ensure that the water meter is properly installed.

269.1.12 Rough Electric - An inspection is required before any insulation is installed and after the rough electrical work is complete.

269.1.13 Insulation - An inspection is required before any interior wall finish is applied and after the insulation is installed.

269.1.14 ~~—~~Septic System - If a private sanitary sewer system has been approved by the Village of Burr Ridge Board of Trustees as required by the Zoning Ordinance, an inspection is required before any backfilling and after the septic tank and seepage system has been installed.

269.1.15 ~~—~~Final - ~~—~~Final inspection is required before issuance of a Building Certificate of Occupancy for a structure. ~~—~~A final inspection must be scheduled a minimum of two days before the C~~c~~ertificate of O~~o~~ccupancy will be issued. The final inspection shall ensure that the building and site comply with all Village codes and regulations including but not limited to the building codes, Zoning Ordinance, and engineering requirements. ~~-~~The final inspection shall include inspections for the following: building, mechanical, electrical, plumbing, water meter, site engineering, landscaping, forestry, and fire protection. Submission of the as-built drawing(s) shall be required. The local fire protection district shall approve all fire protection systems after inspection by the respective district or by its authorized inspection agency, if required.

~~269.16 Other - Demolition and swimming pool - Refer to Sections 306 and 315.~~

269.16~~17~~ Bond Release - An inspection is required prior to the release of any outstanding bonds to ensure compliance with all required local codes, ordinances, and standards including landscaping improvement.

269.2~~18~~ All Inspections Other Than New Single-Family Residences – All ~~new~~ construction other than new single-family residences as detailed in Section 269.1 shall be inspected to verify compliance with all building codes, fire codes, Zoning Ordinance regulations, mechanical codes, electrical codes, plumbing codes, engineering codes, Stormwater regulations, and all other mandated ~~States~~ codes as applicable. Inspections are required as determined necessary by Building Officers, Plan Reviewers, and Building Commissioner.

269.3~~19~~ General Inspection Requirements

269.~~1~~93.1 All re-inspections required, as a result of builder error, shall be performed at an additional prepaid fee per inspection per Section 250.

269.3~~1~~9.2 Proper and safe ladders for access to basements and attic are the responsibility of the contractors. There will be no inspections performed if adequate ladders are not provided.

269.~~1~~93.3 All materials required for testing are the responsibility of the contractor.

270. **Foundation Location and Elevation Spot Survey** Immediately after the foundation has been poured and prior to scheduling a backfill inspection, the owner or contractor shall submit to the Building Commissioner ~~three~~ two (~~3~~2) copies of an on-site (spot survey) location of the structure showing the top of foundation elevations in USGS Datum, prepared by a registered land surveyor. Construction shall not proceed until the Building Commissioner and Village Engineer have approved the spot survey.

271. **Engineering Fees** Changes to grading, drainage, top of foundation elevation, etc., approved by the Village, that would require engineering services, shall be approved by the Village Engineer. Costs for such services shall be paid by Permittee at the fees in effect.

272. **Certificate of Occupancy - Single Family Residential** The request for a "Certificate of Occupancy" shall be made at least two (2) business days before occupancy is requested. This will allow for time for a final inspection and to process all paperwork. Minimum requirements for occupancy shall be as follows:

Connection to public water and sewer complete or, in the alternative, well and septic systems complete. In the case of connection to the Village of Burr Ridge public water supply, connection shall not be considered complete until both the water meter and remote meter are installed and connected in accordance with the requirements of Section 311 of this Ordinance and Section 58.13 of Chapter 58 (Water Works System) of the Burr Ridge Municipal Code.

27~~1~~2.~~2~~1 All plumbing shown on the approved plans unless otherwise approved by the Building Official. All fixtures added or installed after this inspection will require a separate permit.

27~~1~~2.2~~3~~ Electrical wiring shall be completed in compliance with applicable codes.

27~~2~~1.3~~4~~ Heating system shall be completed in compliance with applicable codes.

272~~1~~.~~45~~ Basement floor, draintile, and sump pump (if used) shall be installed in compliance with applicable codes.

272.~~56~~ Any concrete floors in the habitable area of the house must be poured.

272.~~67~~ Completion of any applicable water main extensions and other land improvements as required under Section 220 hereof, Chapter 58 of the General Municipal Code of the Village of Burr Ridge of 1974, and/or the Subdivision Ordinance of this Village.

272.~~87~~ Further, no Certificate of Occupancy shall be issued until final grading, all required landscaping, and driveway hardsurfacing have been installed and as-built drawings approved. ~~–~~However, if weather or other conditions do not permit the completion of final grading, required landscaping, or driveway hardsurfacing, the owner may request issuance of a conditional Certificate of Occupancy subject to completion of the outstanding work. The recipient of a conditional Certificate of Occupancy shall provide a ~~Twenty-Five Hundred Dollars~~ five-thousand-dollar ($5~~2~~,~~50~~00.00) cash deposit to guarantee completion of the outstanding work. If the work to be completed exceeds five-thousand-dollars~~Twenty-Five Hundred Dollars~~ ($~~25~~,~~50~~00.00), the Building Commissioner may increase the amount of the cash deposit based on estimates prepared by the Village Engineer and Village Forester. If a Certificate of Occupancy under these terms is issued between April 1~~5~~ and October 15, the final grading, landscaping, and hardsurfacing shall be completed within 45 days. If a conditional Certificate of Occupancy under these terms is issued between October 16 and March 31 of each year, the final grading, landscaping, and hardsurfacing shall be completed prior to the forthcoming May 15.

272.~~98~~ No Certificate of Occupancy shall be issued until all construction recapture costs and all sewer and water connection fees required by Village ordinances have been paid.

273. **Certificate of Occupancy - Other Than Single-Family Residential** The request for a "Certificate of Occupancy" for any portion of the building shall be made at least two (2) business days before occupancy is requested. This will allow for time for a final inspection and to process all paperwork. Minimum requirements for occupancy shall to be as follows: Minimum requirements for occupancy shall be those set forth in detail in the building regulations adopted by reference in Section 701 of Article VII of this ordinance and the following:

273.1 The structure shall be substantially complete, the exterior enclosure shall be complete, and the structure shall comply with all general, special, and structural requirements of the code.

273.2 All means of egress and all fire protection features shall be in place and continually maintained.

273.3 Sanitary and water facilities shall be complete. Water facilities shall not be considered complete until both the water and remote meter are installed and connected in accordance with the requirements of Section 312 of this Ordinance and Section 58.13 of Chapter 58 (Water Works System) of the Burr Ridge Municipal Code.

273.4 Heating system shall be complete in compliance with applicable codes.

273.5 Electrical system shall be complete in compliance with applicable codes.

273.6 No Certificate of Occupancy shall be issued until all construction recapture costs and all sewer and water connection fees required by Village ordinances have been paid.

273.7 Further, no Certificate of Occupancy shall be issued until all landscaping required and indicated on the approved landscaping plans has been installed. However, if weather conditions do not permit the completion of required landscaping, the owner may request Village approval of a cash deposit to guarantee completion of landscaping as soon as weather permits. Such request shall be accompanied by an estimate of cost to complete all required landscaping. Upon Village approval of the request for a cash deposit and the cost estimate, cash deposit equal to 125 percent (125%) of the cost of all required landscaping shall be deposited with the Village in escrow. If a Certificate of Occupancy under these terms is issued between April 1~~5~~ and October 15, the final grading, landscaping, and hardsurfacing shall be completed within 45 days. If a conditional Certificate of Occupancy under these terms is issued between October 16 and March 31 of each year, the final grading, landscaping, and hardsurfacing shall be completed prior to the forthcoming May 15.

273.8 In addition, the owner shall be required to execute such agreements as may from time to time be required by the Village to delineate the conditional status of the Certificate of Occupancy, including, but not limited to, notice to be given to any subsequent purchasers.

274. **Temporary Certificate of Occupancy - Other Than Single-Family Residential**
A temporary certificate of occupancy can be issued when a building owner, tenant, or agent wants to occupy the building for purposes of stocking, preparing the space for all occupants, training of new employees, or similar circumstances subject to the following terms:

274.1 The building shall be substantially complete.

274.2 All means of egress shall be completed and unobstructed.

274.3 All fire protection, alarm and detection system shall be approved by the local Fire District and able to transmit an alarm.

274.4 All hazards to occupants shall be removed.

274.5 Full occupancy for all future occupants shall not take place until all code related items are in compliance.

274.6 An inspection is completed by the building and fire inspector with a list of outstanding items.

274.7 The temporary occupancy fee is paid.

274.8 The maximum length of a temporary occupancy is 30 days.

274.9 A request for a temporary occupancy shall be in writing. ~~–~~The person requesting the temporary occupancy shall provide a description of the type of work being performed, indicate the number of occupants, and state that the building or space will not be open to the general public.

275. **Cash Performance Bond Requirements**
~~(Added by Ordinance A-1002-02-07)~~

275.1 Prior to issuance of a building permit for a new single-family residence, the applicant shall deposit with the Village a performance guarantee in the form of a cash bond in the amount of Ten Thousand Dollars ($10,000 USD) or the amount of the building permit fee, whichever is greater. Prior to issuance of a building permit for a new non-single-family residential building, a building addition or exterior alteration, an in ground pool, or any other work that requires significant exterior construction activity or heavy construction equipment as determined by the Building Commissioner, the applicant shall deposit with the Village, a performance guarantee in the form of a cash bond in the amount of ~~Five~~ Ten Thousand Dollars ($~~5~~10,000.00 USD).

275.2 Purpose of Bond: Such Case performance bond shall be for the purpose of insuring against damage to public property by the general contractor or any subcontractor or employee that he may engage to perform work under the building permit; to ensure compliance with the terms and conditions of this Ordinance and the Village's Zoning Ordinance; and to ensure that the property is maintained in a condition that does not endanger the public health or safety.

275.3 Damage to public property shall include, but is not limited ~~—~~to: accumulation of dirt, gravel, sand, building material, etc., on street pavement; damage to street surface, curb and gutter, water mains, fire

hydrants, sewer lines, street lights, street trees, etc., resulting from construction equipment and vehicles; and damage to the parkway, landscaping and vegetation resulting from construction activity.

275.4 If and when the Building Commissioner determines that there is damage to public property, that any situation exists that endangers the public health or safety, or that the general contractor has abandoned the job site without completing final grading, landscaping and securing of the building; the authorized agent of the contractor or responsible party shall be notified in writing.

275.5 Written notification to the authorized agent shall request that the necessary improvements, repairs, replacements, restorations and/or removal shall be made. This written notice shall be waived if the Building Commissioner determines that there is an emergency situation that presents an immediate danger to the public health and safety. In such circumstances, the Building Commissioner will proceed with the minimum work necessary to resolve the danger.

275.6 If such improvement, repair, replacement, restoration or removal has not been completed within five (5) working days following the receipt of written notification, the Building Commissioner shall cause said work to be done and shall reimburse the Village for all cost incurred from the cash performance bond.

275.7 If the cash performance bond is reduced as a result of reimbursement to the Village for costs incurred in improving, repairing, replacing or removing such damage, or restoring public property; the cash performance bond shall be replenished to the full amount ~~($5,000.00)~~ within five (5) working days following such improvement, repair, replacement, restoration, or removal, and if not, then construction shall be halted.

275.8 The cash performance bond will not be refunded until all work is completed in compliance with all local codes, ordinances, and standards.

275.9 Refunding of Bond: Upon certification by the Building Commissioner and the Village Engineer that all construction, grading and fee requirements have been met and completed, the cash performance bond shall be released without interest to the permit applicant. In addition, an "As-Built" topographical survey shall be filed with the Village and approved by the Village Engineer prior to the release of the cash performance bond. Provided, however, that if the structure meets all other requirements of this Ordinance, but as a result of inclement weather or other seasonal restrictions, final grading, submission of an approved "as-built" survey, and landscaping cannot be performed, an additional ~~Twenty-Five Hundred Dollars~~ five-thousand-dollars ($~~2~~5,0~~5~~00.00) will be required prior to issuance of a conditional ~~c~~Certificate of ~~o~~Occupancy.

275.10 It is the responsibility of the permit applicant to ensure that all construction, grading, and fee requirements are completed and certified by the Building Commissioner and the Village Engineer and to submit a

request for release of the performance bond. Failure by the permit applicant to complete the work and to submit a request for release of the bond within one year after issuance of a Certificate of Occupancy or one year after issuance of the permit when the permit does not require issuance of a Certificate of Occupancy will constitute a forfeiture of the bond to the Village for reimbursement of its costs, including any purpose already provided for the use of such bond, for those costs related to the requirements, implementation and oversight of the permitting process and, as a liquidated amount, to address any future cost to the Village of the failure to complete the required improvements. ~~(Amended by Ordinance A-1002-01-11).~~

276. **Increased Fee for Work Started Without a Permit** If any work for which a permit is required hereunder is commenced without first applying for and receiving the permit, then the fee for issuance of such permit shall be increased by an amount equal to 50% of the customary fee or $750, whichever is greater, in order to defray the cost of extra inspections and work involved. ~~(Added by Ordinance A-1002-02-07)~~

BURR RIDGE BUILDING ORDINANCE

ARTICLE III
MISCELLANEOUS

301. **Occupancy of Street**
It shall not be lawful to occupy with building material, construction equipment, or construction related accessories, any street, right-of-way, or any part thereof.

302. **Driveways**
A gravel construction entrance and driveway shall be installed prior to any other work on the property. The contractor is responsible for maintaining the gravel access drive and keeping the street clean at all times. ~~(Amended by Ord. A-860-1-02)~~

303. **Right to Complete Buildings Under Outstanding Permits**
Authority is hereby affirmed to complete any building, structure, or portion thereof either in the process of being constructed, erected, enlarged, remodeled, altered, repaired, raised, lowered, underpinned, or moved at or prior to the date of adoption of this Building Ordinance; provided a valid and prior permit outstands therefore, the work accords with the Building regulations in force at issuance of such permit, and the building, structure and various portions thereof will be safe and sanitary upon completion and will fully accord with the building and other laws of said Village in force at the time the permit was issued.

304. **Building Changed or Repaired Must Comply with Ordinance**
Any building, structure, or major portion thereof that is enlarged, remodeled, or repaired or has a change of use in said Village shall be made to comply throughout with the provisions of the Building Ordinance as if applied to new or original work, provided the cost of the work proposed to be done exceeds one-third of the assessed value of the building, as determined by the county assessor, proposed to be changed or repaired. All new work of any type shall comply with the current Building Code Ordinance. The same materials and type of construction as were employed originally may be used for such changes and repairs when the cost of the work to be done is less than the said one-third estimated value, provided such work when completed will be consistent with the provisions of the Building Ordinance pertaining to the district and to public health and safety. The value and cost referred to in this section shall be as of the date when the permit is sought and shall be determined or approved by the Building Commissioner.

305. **Construction Materials and Methods**
These rules and regulations specify minimum acceptable construction materials and methods. However, the provisions of these rules and regulations are not intended to prevent consideration of the use of types or methods of construction or material required by those rules and regulations. Any person desiring to use types or methods

of construction or materials not specifically mentioned in these rules and regulations shall file with the Building Commissioner authentic proof in support of claims that may be made regarding the sufficiency of such types or methods of construction or materials. Such proof may include adequate reports and test data from a recognized testing laboratory, or proven and authentic methods or types of construction or materials are at least the equivalent of the types and methods of construction and materials now required under these rules and regulations, then shall recommend to the Board of Trustees an amendment to these rules and regulations in order to make permissible the use of the same. If, in the opinion of the Building Commissioner, such proof is not sufficient to justify such amendment to these rules and regulations, the applicant may refer the entire matter to the Board of Trustees, as provided by ordinance. The applicant desiring to use alternate materials or methods or types of construction shall guarantee payment of all expenses for necessary tests made by or on behalf of the Village. No such alternate types or methods or construction or materials shall be used unless authorized by the Board of Trustees by amendment to these rules and regulations.

306. Moving or Wrecking Buildings

306.1 Permit. It shall not be lawful for any person to move or wreck any building within the Village of Burr Ridge without having first obtained a permit as hereinbefore described.

306.2 Bond. Any person so moving or wrecking any building within the Village of Burr Ridge shall first submit ~~to the Village Clerk~~ a performance bond in the amount of ~~Five~~ Ten Thousand Dollars ($10~~5~~,000.00) for the protection of any streets or other public or private property that may be involved in such moving or wrecking and to ensure that the property is maintained in a condition that does not endanger the public health or safety.~~.~~

306.3 Restoration. That any person moving or wrecking any such building shall be required to backfill the remaining foundation hole level to the existing landscaping and shall remove and clear said premises of any litter, building materials, masonry materials, or other similar materials remaining after such moving or wrecking. All accessory structures must also be removed from the property unless otherwise specified by the Building Commissioner. The disturbed area shall be planted with permanent ground cover, grass or sod, to prevent erosion.

306.4 Penalty. Any person, firm, or corporation who violates any of the provisions hereinafter set forth shall be fined ~~not less than Twenty-Five dollars ($25.00) nor more than Two Hundred Dollars ($200.00)~~up to seven hundred and fifty dollars ($750.00) for each offense.

306.5 Dust Control. Any person moving or wrecking a building shall have facilities available to water the construction site during demolition activity for the

purpose of providing adequate dust control. Watering shall be provided in order to prevent excessive dust from moving beyond the property lines of the site on which the moving or wrecking is occurring. (Added by Ord. A-860-1-02)

306.6 Notice to Adjoining Properties. The permit applicant shall submit an affidavit to the Building Officer verifying that notice has been provided to all property owners within 250 feet of the property of the impending demolition work. The notice shall specify a period of one week or less in which the demolition will occur. The notice shall be mailed at least 7 days in advance of the demolition (not counting the day or week of demolition and not counting the day the notice is provided). If demolition does not occur during the time specified in the notice, a new notice shall be provided with a new affidavit submitted to the Building Official. ~~(Added by Ord. A-860-1-02)~~

306.7 Demolition Submittal Requirements. When applying for a demolition permit, the following items shall be submitted:

- A completed permit application.
- Water/sewer disconnect application.
- ~~Two (2) copies of~~A ~~a~~ legal plat of survey showing existing water and sewer lines to be disconnected, well and septic system (where applicable), and all existing accessory structures.
- $10,000.00~~5000.00~~ cash bond.
- All applications, affidavits, and forms required by other governmental agencies as ~~outlined in the Village Demolition Guideline Handout.~~determined necessary by the Building Commissioner.

307. Elevator and Escalator Inspections and Fees

307.1 Every elevator and escalator now in operation or which may hereafter be installed, together with all equipment thereof, shall be inspected at least once every six months, and in no case shall any new equipment be placed into operation until an inspection of the new equipment be placed into operation until an inspection of the same has been made. It shall be the duty of each owner, agent, lessee, and occupant of any building wherein any such equipment is installed, and of the person in charge or in control of any such equipment, to permit the making of a test of such demand has been made. Whenever any elevators or escalators, and all devices and equipment used in connection therewith have been inspected, and all required tests have been made of all safety devises with which such elevator or escalator is equipped, and the result of such inspection and tests show such equipment, including all safety devices, to be in good working condition and in good repair, it shall be the duty of the Building Commissioner to issue or cause to be issued a certificate setting forth the result of such inspection and tests and containing the date of inspection, the weight which such equipment will safely carry, and a statement to the effect that the elevator complies with all Village

requirements. It shall be the joint and several duty of the owner, agent, lessee, or occupant of the building in which such equipment, to frame the certificate and place the same in a conspicuous place in each elevator and near each escalator. The words "safe condition" in this Section means that is safe for any load up to the approved weight indicated in such certificate.

307.2 If the result of the inspection or tests required under 307.1~~"a" above~~ show that such elevator or escalator is in an unsafe condition or bad repair, or show that any of the safety devices have not been installed or if installed are not in good working order or not in good repair, the certificate provided for in 307.1~~"a"~~ above shall not be issued until such elevator or escalator, or such device or devices, have been put in good working order and good repair.

307.3 When the elevator inspector finds any elevator or escalator in an unsafe condition, he shall immediately report the same to the Building Commissioner, together with a statement of all facts relating to the condition of such equipment. It shall be the duty of the Building Commissioner, upon receiving any such report, to order the operation of such equipment to be stopped and to remain inoperative until it has been placed in a safe condition and in good operating condition, and it shall be unlawful for any agent, owner, lessee, or occupant of any building wherein any such equipment is located to permit or allow the same to be used after receipt of a notice from the Building Commissioner, which notice shall be in writing, that such equipment is in an unsafe condition, and it will remain so unlawful until it has been restored to a safe and proper operating condition.

307.4 The fee for the semi-annual inspection of an elevator or escalator shall be $1~~9~~0.00. Said fee shall be the joint and several obligation of the owner, agent, lessee, and occupant of any building wherein such equipment is installed. An additional fee of $200~~90~~.00 shall be charged for each additional re-inspection, which may be required. ~~(Amended by Ord. A-1002-01-06) (Amended by Ord A-1002-01-09)~~

307.5 The provisions of this Section 307 shall not apply to elevators and escalators now or hereafter in operation or installed in a single-family residence located in the Village (except where such is used in connection with either a legal, non-conforming or illegal non-residential use of said residence).

308. Surface and Sub-Surface Water Drainage

308.1 It shall be unlawful for the owner, agent, or other person in control or possession of any premises jointly or severally to permit any eave trough, footing drain, drain downspout, piping, sump pump, or other device or appliance, permanent or temporary, above or below grade, for collecting and discharging surface water, rain water, or any other source of surface run-off

water, ground water or sub-surface water to be so designed, located, or constructed over or across any street, alley, public way, or any rights-of-way thereof, or public property other than by means of a Village approved storm sewer, drainage swale or other drainage system or structure. It is further the intent of this Ordinance that no such waters shall be collected and discharged on any adjoining property. All such waters must be discharged on the owner's property, and no such waters shall be collected and discharged closer than six (6) feet from the side or rear lot line of the premises unless it is enclosed in a sub-surface drainage system approved by the Village which discharges such water at or near the front property line or at a point no closer than ten (10) feet from the rear property line; provided, however, if there is a public sidewalk on or adjacent to the subject property, no such waters shall be collected and discharged closer than six (6) feet from any such sidewalk.

308.2 In addition, the following shall apply to all new single-family home construction and additions larger than 1,000 gross square feet. ~~–~~All waters collected and discharged from sump pumps must be connected to a Village-approved storm sewer or structure. ~~–~~If no storm sewer is adjacent to the property, then sump pump drainage must be discharged on the owner's property no closer than fifteen (15') feet from the rear, front, or side lot line. Furthermore, if standing water is present as a result of said sump pump discharge, further effort may be required as determined by the Village Engineer to minimize the presence of the standing water. ~~(Amended by Ordinance A-860-03-03)~~

309. **Prohibited Times for Outside Construction and Outdoor Maintenance**

~~309.1~~ Prohibited times for outside construction and outdoor maintenance are defined by Chapter 38, Article VI of the Burr Ridge Municipal Code, and all definitions, powers, and penalties defined therein shall also be granted to the Burr Ridge Building Ordinance.

310. **Soil Erosion Control Requirements**
The Permittee shall provide soil erosion control measures including, but not limited to, continuous and secured straw bales / silt fencing at all points of downstream discharge to adjacent properties.

311. **Water Meters**
When any new construction, addition, or alteration includes connection to the Village of Burr Ridge public water supply, connection shall not be considered complete until both the water meter and remote meter are installed and connected in accordance with the requirements of this Ordinance and Section 58.13 of Chapter 58 (Water Works System) of the Burr Ridge Municipal Code. The installation of the water meter must be complete with the Rough Plumbing Inspection. The installation of the conduit for the remote meter wire must be complete prior to the Rough Electrical Inspection.

312. **Dumpsters on Construction Sites**

Dumpsters on construction sites shall be kept covered at all times and shall be emptied when full before they over flow or construction waste is blown out of the dumpster. The dumpster shall not be placed where they will block the vision of any roadway and shall not be placed in the right-of-way, roadway, or street. ~~–~~The dumpster shall be removed before a temporary or final occupancy is granted.

313. **Temporary Sanitation Facilities on Construction Sites**

All construction sites for new homes and non-residential construction sites shall have temporary portable sanitation facilities. They shall be emptied on a regular basis and not be allowed to over flow. The portable bathrooms shall not be placed where they will block the vision of any roadway and shall not be placed within the right-of-way, roadway, or street. ~~–~~The Building Official shall approve the location of temporary sanitation facilities. The temporary sanitation facilities shall be locked when there are no construction personnel on site. They shall be removed before a temporary or final occupancy is granted.

314. **Street and Site Maintenance**

The contractor shall be responsible for keeping the street clear of mud and for keeping all debris in the on-site dumpster. The contractor shall be responsible for removing any paper or debris which blows off the construction site.

315. **Swimming Pools**

Swimming pools shall be constructed in compliance with Article VII regulations as adopted herein. ~~Appendix G of the International Residential Code for one- and two-family dwellings as amended and stipulated in Article VII, herein.~~ All swimming pools are subject to application and issuance of a permit prior to construction. Fences and location of pool equipment shall be subject to the Burr Ridge Zoning Ordinance. ~~(Amended by Ordinance A-860-1-00)~~

~~315.1 Inspections~~

- ~~Pool Shell – An inspection is required for the pool shell reinforcing and bonding required by Article 680 of the National Electrical Code prior to placing concrete.~~
- ~~Pool Deck – An inspection is required for the pool deck reinforcing and bonding required by Article 680 of the National Electrical Code prior to placing concrete.~~
- ~~Pool Final – An inspection is required for the pool and pool equipment when it is completed.~~
- ~~Pool Fence – An inspection is required for the pool fence at the same time as the pool final to verify that all barrier requirements have been met in conformance with the Village of Burr Ridge Zoning Ordinance and Appendix G of the International Residential Code.~~

316. **Construction Fencing**

In order to ensure that construction activity is contained within a specified area on the construction site and to prevent damage to trees, slopes, and other sensitive areas, construction fencing shall be provided as follows:

316.1 Construction fencing shall be erected prior to the commencement of construction for all non-residential buildings and building additions, all new single-family residences and additions, and any other construction activity that involves substantial grading or foundation work as determined by the Village Engineer. The Village Engineer may waive the requirement for construction fencing if it is determined to be unnecessary by the scope of work involved.

316.2 Construction fencing shall be maintained for the duration of exterior construction activity on a property.

316.3 Construction fencing shall enclose the entire work area except for the designated construction access drive. The location of construction fencing shall be specified on a site plan submitted for the building permit and shall be subject to the approval of the Building Officer.

316.4 No construction work shall extend beyond the confines of the fenced area except as may be specifically authorized by the Building Officer.

316.5 Construction fencing shall be of the materials and construction specifications indicated in Exhibit 316 herein.

316.6 A stop work order as per Section 404 herein may be issued by the Building Officer for any failure to maintain construction fencing or violation of the work perimeter established by the construction fencing. Upon issuance of a stop work order, work shall not be allowed to commence until the construction fencing has been repaired to the satisfaction of the Building Officer and a fee has been paid as per Section 250~~.6.7.2. (Added by Ord. A-860-3-02)~~.

317. **Depressed or Cut Curb Required for New Driveways**

Any new driveway built for a new building accessing a street improved with perimeter curbs shall include cutting the existing curb or replacement of said curb with a depressed curb. This requirement shall apply to new driveways built for new residential and non-residential buildings on all streets with curbs regardless of the type of curb that exists prior to installation of the driveway.
~~(Ord. A-860-05-02)~~

BURR RIDGE BUILDING ORDINANCE

ARTICLE IV
COMPLIANCE AND ENFORCEMENT

401. **Compliance with Building Ordinance Necessary**

It is hereby declared unlawful for any person or persons, firm, or corporation to construct, erect, enlarge, remodel, alter, repair, raise, lower, underpin, change of use as defined in the building code, move, or wreck any building, structure, or any portion thereof, in violation of the Building Ordinance. –It is further declared unlawful to equip, use, or occupy any building, structure, or any portion thereof in said Village with any devices or for any business or other purposes, in any manner prohibited by the Building Ordinance of said Village. –Violators of any of the provisions or requirements of this Section of the Building Ordinance shall be subject to the general penalty provided for violations of the Building Ordinance.

402. **Building Contrary to Building Ordinance a Nuisance**

Any building, structure, or any portion thereof hereafter constructed, erected, enlarged, remodeled, altered, repaired, raised, lowered, underpinned, or moved within said Village, in any manner contrary to the provisions of the Building Ordinance or any laws of the Village, is hereby declared a nuisance, and the person, owner, agent, architect, builder, contractor, house-mover, or mechanic, so constructing, erecting, enlarging, remodeling, altering, repairing, raising, lowering, underpinning, or moving the same, contrary to any of the provisions of said laws or Ordinance, shall be subject to the general penalty provided for violations of said laws of Ordinance.

403. **Deviations of Violations, if Found - Procedure**

The procedure in all cases of unauthorized deviations from, or violations of, the provisions of the Building Ordinance found on inspections required by the preceding section shall be as follows: A verbal notice shall be immediately served by the Building Officer at the site, and on the person or persons doing or in charge of the work being done, or responsible for or capable of correcting, or of causing to be corrected the deviation observed. If a verbal notice cannot be served on the site, or if served, is disregarded (or deemed inadequate by the Building Officer for the purpose) then written notice, on forms prepared for the purpose and designating the deviation observed, shall be posted at the site, in as safe and conspicuous a place as practical, and where, if unmolested, the same must certainly come to the notice of any person or persons either employed on the work, or frequently occupying the building, structure, or premises; and a copy of the notice so posted shall be mailed to the last known address of the owner, agent, or person in control of the building observed from the provisions of the Building Ordinance has been posted and mailed, as aforesaid, and the work or condition continues in defiance thereof, or if the deviation, or whatever nature, is not promptly corrected in a manner consistent with the

provisions of the Building Ordinance and the urgency of the case, then the deviation shall be considered a willful violation and the Building Officer shall promptly stop the work and, if need be, shall close the building or structure to the public. The facts pertaining to the case and the steps so far taken therein shall next (and forthwith) be reported in writing to the Building Commissioner, who in turn shall forthwith proceed to enforce the provisions and penalties of the Building Ordinance for and in such case provided. The Chief of Police and Village Attorney, pursuant to, and consistent with, the duties of their respective offices, shall assist in enforcing the Building Ordinance against violators who defiantly refuse to comply with notices from the Building Officers; and such officer named in this paragraph shall act in conjunction with the Building Commissioner and Deputy Building Commissioners, in so far as may be necessary and practicable. But nothing in this paragraph contained is intended, or shall be construed, to disqualify or exempt any officer of the Village not named therein from the duty of assisting in the enforcement of the Building Ordinance. The Building Officers and other officers named, who may assist them in case of flagrant or defiant violations of the Building Ordinance, are hereby authorized to sue with the police power of the Village in such manner and to such extent as the character of the violation and the urgency, hazards, rights, and interests of public health and safety may justify and demand for the case involved. No failure on the part of any officer to take any action hereby did not require, nor any failure to give any notice hereby required, shall excuse any violation of any law or ordinance.

404. **Work May Be Stopped - Permit Cancelled**

Building Officers are hereby empowered and directed to stop work on any building structure or portion thereof that is being done in a reckless, unsafe or unsanitary manner, or with the use of defective or improper materials and on any building, structure, or portion thereof, proposed for unlawful purposes as regards locations, intended use or occupancy and any work that in any other respect is being done contrary to the provisions of the Building Ordinance or to the requirements of any other laws or ordinances. This right and duty shall exist and be performed irrespective of any permit that may or may not have been either required or issued for the work, building, structure, or any portion thereof involved. The suspension of work shall be for such time as may be necessary to secure a correction of the particular violations and features complained of, or at least until a satisfactory agreement and arrangement approved by the Building Commissioner is reached that such correction will be made, and if a court trial is made, then the work shall be suspended and held in abeyance until the court trial is made, then the work shall be suspended and held in abeyance until the court renders it decisions. Any person, firm or corporation having charge of, directing, or in any way engaged in work that violates the Building Ordinance who shall refuse or fail to promptly desist from such work on written notice from any Building Officer, or who having desisted on either verbal or written notice shall resume the work before the violation which occasioned the order is corrected or agreed to be corrected satisfactory to the officer causing the work to be stopped (or to some other Building Officers higher in authority) and consistent with the purposes of the Building Ordinance, or who, before having been authorized by the Officer causing the same to be stopped (or to some other Building

Officer) shall be deemed guilty of violating the Building Ordinance, and shall be subject to the general penalty provided thereoffor in said Building Ordinance. Permits for work being done in violations of the Building Ordinance may be cancelled or revoked on order of the Building Commissioner as is elsewhere provided in said Ordinance.

405. **Persons Subject to Penalty - Nature of Penalty**

Any architect, structural engineer, contractor, subcontractor, or other person, firm, or corporation directly or indirectly engaged in the design, construction, erection, enlargement, remodeling, altering, repairing, raising, lowering, underpinning, moving or wrecking of any building structure or portion thereof who shall knowingly design, construct, erect, enlarge, remodel, alter, repair, raise, lower, underpin, move or wrecking of any building structure or portion thereof ~~who shall knowingly design, construct, erect, enlarge, remodel, alter, repair, raise, lower underpin, move or wreck such building structure or a portion thereof to be designed, constructed, erected, enlarged, remodeled, altered, repaired, raised, lowered, underpinned, moved or wrecked~~ in violation of the Building Ordinance shall be subject to the general penalty provided for violation of the Building Ordinance and all permits or licenses granted by the Village to any such person, firm or corporation so engaged may be suspended for not less than thirty (30) days nor more than one (1) year or as provided for within the Municipal Code.

BURR RIDGE BUILDING ORDINANCE

ARTICLE V
GENERAL PENALTY

501. **General Penalty**

Any person, firm, or corporation who violates, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this Ordinance, shall be fined not less than One Hundred Dollars ($100.00) nor more than Seven Hundred and Fifty Dollars ($750.00) for each offense, and every such person or corporation shall be deemed guilty of a separate offense for every day on which such violation, neglect, or refusal shall continue; and any builder or contractor who shall construct any building in violation of any of the provisions of this Ordinance, and any architect designing, drawing plans for, or having charge of such building or who shall permit it to be constructed, shall be liable to the penalties provided and imposed by this Section.

BURR RIDGE BUILDING ORDINANCE

ARTICLE VI
CONSTRUCTION OF ORDINANCE

601. **Conflicts Between General and Specific Provisions**

When (if ever) a general provision or requirement of the Building Ordinance conflicts with a specific provision thereof relating to the construction, equipment, maintenance, use, or location of any building, structure, or any portion thereof, in said Village, then, and for that case, the specific provision or requirement shall prevail and govern.

602. **Invalidity of One Portion of Ordinance Shall Not Affect Remainder**

In administering and enforcing the Building Ordinance, the invalidity (if any) of any section or of any provision thereof shall not be constructed or held to invalidate any other section or any provision thereof - unless such invalidity shall have been specifically established. The invalidity (if any) of any section of any provision of the Building Ordinance, when applied to buildings, structures, or any portion thereof completed before the adoption of said Ordinance, shall not, for such cause, be construed or held to be invalid in its application to buildings, structures, or any portion thereof constructed subsequent to said adoption - unless such invalidity shall have been otherwise specifically in its application to such subsequent work.

BURR RIDGE BUILDING ORDINANCE

ARTICLE VII
ADOPTION OF REGULATIONS

701. **Building Regulations Adopted**

The following codes are hereby adopted by reference as a part of the Building Ordinance of the Village of Burr Ridge, Illinois, subject, however, to the modifications and exceptions set forth in Subsections 702 through 712:

701.1

- International Residential Code for One- and Two-Family Dwellings (IRC), 2021 Edition
- Illinois State Plumbing Code (ISPC), Latest Edition as mandated by the State of Illinois
- NFPA 70, National Electric Code (NEC), 2020 Edition
- International Mechanical Code (IMC), 2021 Edition
- International Fuel Gas Code (IFGC), 2021 Edition
- Illinois Accessibility Code (IAC), Latest Edition as mandated by the State of Illinois
- Illinois Energy Code (IEC), Latest Edition as adopted by the Illinois Capitol Development Board
- International Building Code (IBC), 2021 Edition
- International Fire Code (IFC), 2021 Edition
- International Existing Building Code (IEBC), 2021 Edition
- International Swimming Pool and Spa Code (ISPSC), 2021 Edition

~~Regulations for Detached Single-Family Residential Permits and Multiple Single-Family Dwellings (Townhouses) as Defined by the International Residential Code (IRC):~~

- ~~International Residential Code for One- and Two-Family Dwellings (IRC), 2012 Edition~~
- ~~Illinois State Plumbing Code (ISPC), Latest Edition as mandated by the State of Illinois~~
- ~~International Plumbing Code (IPC), 2012 Edition~~
- ~~NFPA 70, National Electric Code (NEC), 2011 Edition~~
- ~~International Energy Conservation Code (IECC), 2012 Edition~~
- ~~International Swimming Pool and Spa Code – 2012 Edition~~

~~701.2 Regulations for Commercial, Industrial, and all Permits Other Than Detached Single-Family Residential and Multiple Single-Family Dwellings (Townhouses):~~

- ~~International Building Code (IBC), 2012 Edition~~
- ~~International Mechanical Code (IMC), 2012 Edition~~
- ~~International Fuel Gas Code (IFGC), 2012 Edition~~

- ~~International Energy Conservation Code (IECC), 2012 Edition~~
- ~~Illinois State Plumbing Code (ISPC), Latest Edition as mandated by the State of Illinois~~
- ~~International Plumbing Code (IPC), 2012 Edition~~
- ~~International Fire Code (IFC), 2012 Edition~~
- ~~International Wildland-Urban Interface Code 2012~~
- ~~NFPA 70, National Electric Code (NEC), 2011 Edition~~
- ~~NFPA 101, Life Safety Code (NFPA 101), 2012 Edition~~
- ~~Illinois Accessibility Code (IAC), Latest Edition as mandated by the State of Illinois~~
- ~~International Existing Building Code , 2012 Edition~~

701.2~~3~~ Whenever the provisions of this Ordinance conflict with specific or implied provisions of the codes, rules, or regulations set forth in Section 701.1 ~~or 701.2,~~ as herein incorporated, the provisions of this Ordinance shall prevail and govern.

702. **International Residential Code for One- and Two-Family Dwellings (IRC), 201~~2~~221 Edition**

The following sections of the International Residential Code (IRC) are deleted, modified, amended or added:

702.1 Section R101.1 Title. Add the Village of Burr Ridge in the space provided for [Name of Jurisdiction].

702.2 Section R104.10.1 Areas Prone to Flooding. Delete the entire paragraph after the section heading and replace with: For regulations pertaining to construction in special flood hazard areas in addition to storm water run-off requirements, refer to Chapters 7 and 8 of the Village of Burr Ridge Municipal Code.

702.3 Section R105.2 Work Exempt from Permit. Delete the entire section up to R105.2.1 and replace with: Refer to Section 221 Permit Waived for Ordinary Repairs of this Ordinance.

702.4 Section R105.3.2 Time Limitation of Application. Delete the entire paragraph after the section heading and replace with: Refer to Section 222~~.1~~ of this Ordinance.

702.5 Section R105.5 Expiration. Delete the entire paragraph after the section heading and replace with: Refer to Section 222 of this Ordinance.

702.6 Section R112.1 General. Delete all sections R112.1 through R112.4 and replace with: Section R112.1 General. The Village Board shall function as

the Board of Appeals. All appeals shall be submitted in writing no more than 30 days after the issuance of a violation notice on the matter to be appealed.

702.7 Table R301.2.(1). Insert the following data:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load:	25
Wind Design	
Speed (mph):	115
Topographic Effects:	No
Special Wind Region:	No
Windborne Debris Zone:	No
Seismic Design Category:	A
Subject to Damage From	
Weathering:	Severe
Frost Line Depth:	42 Inches
Termite:	Severe
Ice Barrier Underlayment Required:	Yes
Flood Hazards:	See Map
Air Feezing Index:	2000
Mean Annual Temp:	49.4°F
Manual J Design Criteria	
Elevation:	700
Altitude Correction Factor:	1
Coincident Wet Bulb:	74
Indoor Winter Design Realtive Humidity:	70
Indoor Winter Design Dry-Bulb Temperature:	70
Outdoor Winter Design Dry-Builb Temperature:	-2
Heating Temperature Difference:	72
Latitude:	42
Daily Range:	M
Summer Design Gains:	50
Indoor Summer Design Relative Humidity:	41
Indoor Summer Dry-Bulb Temperature:	75
Outdoor Summary Design Dry-Bulb Temperature:	88
Cooling Temperature Difference:	13

* Refer to Chapters 7 and 8 of the Village of Burr Ridge Municipal Code.

~~* Refer to Chapters 7 and 8 of the Village of Burr Ridge Municipal Code.~~

702.8 Section R313 Residential Fire Sprinklers. Delete this section in its entirety.

702.9 Section R314.3.2 Smoke Alarms. Add the following sentence: For the purpose of this section "immediate vicinity" shall mean within 15'-0" of the bedroom door.

702.10 Section R403.2 Wood Foundations. Delete this section and Add: wood foundation systems are not permitted.

702.11 Section R403.1.3.3 Add: Deck Piers. Piers for open decks without a roof or enclosed walls shall be concrete a minimum of 10" in diameter, 42" below grade, and 6" above grade. Masonry deck columns supported on concrete piers shall be designed by a licensed architect.

702.12 Section R403.2 Footings for Wood Foundations. Delete this section in its entirety.

702.13 Sections R403.3, R403.3.1 through R403.3.4 Frost Protected Shallow Foundations. Delete these sections.

702.14 Section R404.1.8 Delete this section in its entirety.

702.15 Sections R404.2 Wood Foundation Walls through R404.4.11 Delete all sections and tables in their entirety and add: ~~–~~wood foundation ~~and ICF foundation~~ system~~s~~ ~~are~~is not permitted.

702.16 Section R405.2 Wood Foundations. Delete this section in its entirety.

702.17 Section R406.3 Dampproofing for Wood Foundations. Delete this section in its entirety.

702.18 Section R504 Pressure Preservative-Treated Wood Floors (On Ground). Delete this section in its entirety and add the following: Treated wood floors are not permitted to bear directly on ground.

~~702.19 Section R505 Steel Floor Faming. Delete all sections and tables in their entirety.~~

~~702.20 Section R603 Steel Wall Framing. Delete all sections, figures, and tables and add the following: Steel wall framing is not permitted for load bearing walls. Steel wall framing is permitted for non-load bearing walls and furring.~~

~~702.21 Section R611 Insulating Concrete Form Wall Construction. Delete all sections, figures, and tables and add the following: ICF wall construction is not permitted.~~

~~702.22 Section R702.3.4 Insulating Concrete Form Walls. Delete this section.~~

~~702.23 Section R804 Steel Roof Framing. Delete this section in its entirety.~~

702.~~24~~19 Section R.1006.2 Exterior Air Intake. Delete the following from the first sentence: "or from spaces within the dwelling ventilated with outside air such as crawl or attic spaces."

702.2~~5~~0 Section R1006.6 Add a new section: All masonry fireplace combustion air ducts shall be class O non-combustible ducts.

702.21 Delete Chapter 11 Energy Efficiency. Refer to the Residential Section of the Illinois Energy Conservation Code.

702.2~~6~~2 Delete Chapters 25 through 3~~2~~3 in their entirety. Refer to the Illinois Plumbing Code.

702.23 Delete Chapters 34 through 43 in their entirety. Refer to the National Electric Code as adopted.

~~702.27 Adopt Appendix G Swimming Pools, Spas, and Hot Tubs.~~

~~702.28 Delete Section AG105.2. (6) and replace with the following: Barriers and fencing shall meet the restrictions set forth in the General Regulations of the Burr Ridge Zoning Ordinance.~~

~~702.29 For specific construction requirements, fire suppression, and fire alarm requirements for townhouses and multiple-family dwellings, see the amendments in Subsection XIII, International Fire Code, of this Ordinance.~~

703. Illinois State Plumbing Code (ISPC), Latest Edition

The following items are changes, additions or deletions to the Illinois State Plumbing Code:

703.1 Temporary construction water:

A. Backflow protection is required on all water outlets taken from the Village water supply.

~~703.2 The following plumbing materials are allowed~~

A. Drain, waste, vent
   a. Schedule 40 PVC below ground
   b. Cast iron
   c. Galvanized (above ground only)
   d. Copper type K,L,M no DVV
   e. Foam core PVC above ground only, non pressure lines (1 & 2 family dwellings only)
   f. Ductile iron
   g. Schedule 40 PVC (above ground only)

B. Water
   a. Type K or L only above ground
   b. Type K copper below grade
   c. Brass
   d. Galvanized
   e. Cross Linked Polyethylene (Inside 1 and 2 family dwellings only)

C. Storm drainage
   a. PVC Schedule 40 or greater above grade
   b. Cast iron or ductile iron below grade
   c. Clean out at base of stack

703.3 The following are required for all pipe sizing:

A. Drain and waste
   a. Minimum sewer size 4 inch
   b. Full size clean out within 5 feet of foundation wall
   c. Minimum size to kitchen sink 2 inch
   d. Future bathroom in basement requires minimum two inch ejector pump

B. Water service sizes allowed
   a. Minimum 1-1/2 inch except on a smaller existing tap where the sizing complies with the Illinois Plumbing Code
   b. Allowable sizes 1-1/2 inch or greater depending on fixture count
   c. Assumes simultaneous use of all fixtures
   d. Full size shut off valves the same size as the water service

C. Storm
   a. Sized per the 2012 International Plumbing Code
   b. Separate overflow system required

703.4 The following joints and connections are allowed:

~~A. Drain, waste and vent~~

~~a. Purple primer required~~
~~b. Proper adapter between PVC and other materials required~~
~~c. All elastomeric couplings require full stainless steel bands~~
~~d. No push rubber compression gaskets above ground for cast iron~~
~~e. All closet collars must be properly secured to sub floor Screws for wood floor Anchors drilled or poured in concrete~~
~~f. No wet vents~~

~~B. Water~~

~~a. Lead free or silver solder~~
~~b. Flare, water service compression or silver solder below grade~~
~~c. Compression connection from fixture shut-off to fixture only~~
~~d. No compression on main distribution piping~~
~~e. No compression or corrugated water pipe at water heater~~
~~f. Dielectric union at water heater or dissimilar metals~~
~~g. Inside shut off for sill cocks~~
~~h. Plastic or polybutylene faucets supplies not allowed~~
~~i. Drip/drain valve at water meter~~
~~j. Vacuum relief valve on all elevated or bottom inlet water heaters~~
~~k. Minimum 10 foot separation between sewer and water service line or water service line shelved 18 inches above sewer~~

~~C. Storm~~

~~a. Clean out at base of stack~~
~~b. Purple primer on PVC inch opening below roof~~
~~c. Air and water same as residential same as residential~~

703.~~5~~2 ~~After August 1, 1990, a~~All new buildings and all building additions where basements, floors, rooms, or occupancy areas will be below ground level at the building site shall have overhead plumbing installed for all connections to sanitary sewer facilities. No occupancy permit shall be issued for any building or building addition ~~commenced subsequent to August 1, 1990,~~ that is not in compliance with the provisions hereof.

~~704.~~ International Plumbing Code (IPC), 2012 Edition

~~The following sections of the International Plumbing Code (IPC) are deleted, modified, amended or added:~~

~~704.1 Section 101.1 Title. Insert Village of Burr Ridge in the space provided for [Name of Jurisdiction].~~

~~704.2 Section 106.6.2 Refer to fee schedule in Section 250 of this Ordinance #860.~~

~~704.3 Section 106.6.3 Delete this section in its entirety.~~

~~704.4 Section 109 Delete this section in its entirety and add: The Village Board shall act as the Board of Appeals. All appeals shall be submitted in writing no more than 30 days after the issuance of a violation notice on the matter to be appealed.~~

~~704.5 Delete Chapters 2 through 13 and refer to the latest edition of the Illinois State Plumbing Code and the changes, additions, and deletions outlined in Article VII Section II of this Ordinance #860.~~

70~~5~~4. NFPA 70, National Electrical Code (NEC), 202~~011~~ Edition

The following sections of the NEC are deleted, modified, amended, or added:

~~705.1 Article 80 - Delete this section in its entirety and add the following: Appeals Board: The Village Board shall function as the Board of Appeals. All appeals shall be submitted in writing not more than 30 days after the issuance of a violation notice.~~

70~~5~~4.~~2~~1 Amend Article 90.6. Interpretations on this code shall be conducted by the building official, or their assigned agent.

704.2 Amend Section 210.12(A)(7). A listed arc-fault circuit interrupter is not required for dedicated circuits serving motor or similar equipment (fridges, freezers, pumps, etc.).

704.3 Amend Section 210.52(C)(2) Island and Peninsular Countertops and Work Surfaces. Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with 210.52(C)(3). If a receptacle outlet is not provided to serve an island or peninsular countertop to work surface, provisions shall be provided at the island or peninsula for the future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.

704.4 Delete the following articles in the National Electric Code: ~~-~~(The following wiring methods are not permitted.)

~~Article 320 Armored Cable: Type AC~~
Article 326 – Integrated Gas Spacer Cable: IGS
~~Article 330 Metal-clad Cable: Type MC~~
~~Article 332 – Mineral-insulated, Metal Sheathed Cable: Type MI~~
Article 334 – Nonmetallic Sheathed Cable: Types NM and~~,~~ NMC~~, and NMS~~
Article 338 – Service-Entrance Cable: Type S~~E~~e and USE

Article 392 – Concealed Knob-and Tube Wiring
Article 398 – Open Wiring on Insulators
~~Article 550 – Mobile Homes, Manufactured Homes, and Mobile Home Parks~~

~~705.3 Section 210.12 (A) Revise Arc faults are required in bedrooms only~~

70~~6~~5. International Mechanical Code (IMC), 202112 Edition

The following sections of the International Mechanical Code are deleted, modified, amended, or added.

70~~6~~5.1 Section 101.1 Title. Insert Village of Burr Ridge in the space provided for [name of jurisdiction.]

705.2 Section 106.5.2 Fee Schedule. See Section 250 in this Ordinance.

705.3 Section 106.5.3 Fee Refunds. Delete this section in its entirety.

705.4 Section 108.4 Violation Penalties. Delete this section in its entirety and replace with Article V~~, Section 501,~~ of this Ordinance ~~#860~~.

705.5 Section 108.5 Stop Work Orders. Enter $750~~200~~.00 in the space provided for [Amount] and delete the last part of the sentence "or more than [amount] dollars."

705.6 Section 109 Means of Appeal. Delete this section and add the following: "The Village Board shall function as the Board of Appeals. All appeals shall be submitted in writing no more than 30 days after the issuance of a violation notice.

705.7 Add Section IMC 507.3.4 Low Volume Commercial Kitchen Appliances. Commercial buildings that contain a kitchen range outside of a dwelling unit that is not subject to another provision of this code and are utilized infrequently or in low duration (these include commercial office break rooms, religious institution's kitchens that only serve staff, and similar locales) are subject to the follow requirements:

1. They shall have a Type II hood installed over the range as outlined in IMC 507.3.4 .
2. A hood suppression system shall be installed that conforms to International Building Code and International Fire Code Section 904 Alternative Automatic Fire-Extinguishing Systems.

~~705.7 Adopt Appendix A~~

70~~7~~6. International Fuel-Gas Code (IFGC), 201221 Edition

The following sections of the International Fuel-Gas Code are deleted, modified, amended, or added.

70~~7~~6.1 Section 101.1 Title. Insert Village of Burr Ridge in space provided for [name of jurisdiction].

70~~7~~6.2 Section 106.5.2 Fee Schedule. See Section 250 of this Ordinance.

70~~7~~6.3 Section 106.5.3 Fee Refunds. Delete this section.

70~~7~~6.4 Section 108.4 Violation Penalties. Delete this section in its entirety and replace with Article V~~, Section 501,~~ of this Ordinance ~~#860~~.

70~~7~~6.5 Section 108.5 Stop Work Orders. Enter $750~~200~~.00 in the space provided for [Amount] and delete the last part of the sentence "or more than [amount] dollars."

70~~7~~6.6 Section 109 Means of Appeal. Delete this section and add the following: "The Village Board shall function as the Board of Appeals." All appeals shall be submitted in writing no more than 30 days after the issuance of a violation notice.

~~707.7 Section 403.5.4 Corrygates Stainless Steel Tubing Delete the section in its~~
~~707.7 Adopt Appendices A, B, C~~

70~~8~~7. ~~–~~Illinois Accessibility Code (IAC), Latest Edition

Reserved. No changes, deletions, or modifications to the Illinois Accessibility Code.

70~~9~~8. Illinois ~~nternational~~ Energy ~~Conservation~~ Code (IEC~~C~~), Latest ~~2012~~ Edition

Reserved. No changes, deletions, or modifications to the Illinois Energy Code. ~~709.1 Sections C101.1 and R101.1 Title. Insert Village of Burr Ridge in the space provided for [Name of Jurisdiction].~~

~~709.2 Section C108.4 and R108.4 5. Stop Work Orders. Enter $200.00 in the space provided for [Amount] and delete the last part of the sentence "or more than [amount] dollars."~~

7~~1~~009.International Building Code (IBC), 202~~112~~ Edition

The following sections of the IBC are deleted, modified, amended or added:

709710.1 Section 101.1. ~~–~~Insert the Village of Burr Ridge

~~710.2 Section 102.4 and 102.4.1 Change as follows: Referenced Codes and Standards: The standards referenced in this code and listed in Chapter 35 shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and reference standards, the most stringent shall apply.~~

709710.~~3~~2 Section 109.2. See Fee Schedule Section 250 in this Ordinance.

709710.~~4~~3 Section 113 Board of Appeals. Delete entire section. The Village Board shall function as the Board of Appeals. All Appeals shall be submitted in writing no more than 30 days after the issuance of a violation notice on the matter to be appealed.

709710.~~5~~4 Section 11~~4~~3.4 Penalties. See Section 701 in this Ordinance.

709710.~~6~~5 Section 115~~4~~ Stop Work Orders. See fee Schedule Section ~~520~~ 250 in this Ordinance.

~~710.7 Section 310.7 Add the following: For walls and openings in R-3 and R-4 Use groups within six (6) feet of adjacent buildings or property lines, a two (2) hour fire resistance rating shall be provided. All two (2) hour fire resistive rated walls shall either protrude through the outer roofline or shall have horizontal roofline protection, as shall be pre-approved by the code official.~~

709710.~~8~~6 Section 708.1 ~~–~~General. Add the following items:

1. Tenant spaces (proposed or actual between unit) are required to have a fire barrier with a one hour fire rating minimum.
2. Multi-tenant buildings with shared utility rooms (mechanical, electrical, hazardous storage, as defined by the IFC, fire protection, etc.) shall be provided with a fire barrier with a one hour fire rating minimum.~~Change as follows: Add line 6 tenant spaces are required to have a minimum of a one hour fire rating.~~

709.7 Add Section 903.1.2 Sprinkler System Backflow Replacement. Whenever an existing fire sprinkler system's backflow prevention device is added or replaced with a different make, model, etc. the system shall be recalculated to assure that the design density is satisfied. Should the design density be inadequate, the automatic sprinkler system shall be redesigned as needed to be in compliance with the required design density.

Additionally systems that require reconfiguration of the riser assembly to accommodate the new backflow device shall also include a means to forward flush the fire sprinkler backflow device, if one is not already provided. That forward flush shall be of a type that does not require the system to be taken offline or disassembled to complete the testing.

~~710.9 Section 901.9 Vacant Buildings: Vacant or unoccupied buildings or portions thereof shall maintain all required sprinkler, standpipe, fire alarm and/or protective signaling systems and all component parts in a workable condition at all times.~~

709.8 Add Section 903.1.2 Valve Control Area Diagram. A diagram showing areas served by control valves shall be placed adjacent to such valves and in the riser room.

709~~10~~.~~10~~9 Fire Sprinklers. Delete Sections 903.2.1 through 903.2.10 and insert the following:

All new buildings and structures designed to the International Building Code Shall have an automatic fire sprinkler system installed. Exceptions to this requirement are limited to detached buildings which comply with all of the following:

1. Less than 1,000 square feet as defined by the total fire area.
2. Maximum one story.
3. The building shall not contain a mezzanine.
4. No stories below grade.
5. The building shall not contain any of the following use groups High Hazard (H), Factory (F), or Storage (S).
6. The building shall contain no dwelling units or sleeping unit.
7. The building shall have a minimum separation distance of 20 feet from lot lines or other building(s) on the same lot.

~~Section 903.2 Fire Sprinklers: Delete sections 903.2.1 through 903.2.10.3 and insert the following:~~

~~All new buildings and structures shall have an automatic fire sprinkler system installed. This includes duplexes and townhomes. Exceptions to this requirement are limited to detached buildings which comply with all of the following:~~

~~1. Less than 1,000 square feet~~
~~2. Maximum one story~~
~~3. No below grade areas~~
~~4. No High hazard storage or process~~
~~5. No residential or dwelling units~~
~~6. Minimum separation distance 20 feet~~

709~~10~~.~~12~~10 Section 905 Standpipe Systems. ~~:~~ Amend Section 905.3.1 to Height and Area. Amend the list of conditions and add: When any part of the building is over one hundred fifty (150) feet from where the closest fire department vehicle can operate.~~Delete text and Add: Fire standpipes where required: Standpipes shall be installed on new construction when:~~

~~1. Any part of the building is over thirty (30) feet above the lowest level for access.~~

~~2. Any floor of the building is three (3) or more stories in height.~~

~~3. When any part of the building is over one hundred fifty (150) feet from where the closest fire department vehicle can operate.~~

~~4. Design Requirements: All standpipes shall be Class I or III system designed and installed in accordance with NFPA #14, Standpipe and Hose Systems, 2010 Edition.~~

~~5. All two and one-half (2-1/2) inch outlets shall include a two and one-half (2-1/2) by one and one-half (1-1/2) inch reducer with a one and one-half (1-1/2) inch cap.~~

~~6. Maintenance and Testing: The maintenance program for fire protection systems and components shall conform to the requirements in this Ordinance.~~

~~7. The system(s) shall be tested in the presence of the appropriate Fire District's code official if the adequacy of the system(s) is required.~~

709.11 Add Section 905.12 Outlet Reducer. All two and one-half (2-1/2) inch outlets shall include a two and one- half (2-1/2) by one and one-half (1-1/2) inch reducer with a one and one-half (1-1/2) inch cap.

~~710.13 Section 905.3A Add the following: Any floor of the building is three (3) or more stories in height.~~

709~~10~~.~~14~~12 Section~~s~~ 907.2.~~9 Automatic Fire Alarm Systems: Delete sections 907.2.1 through 907.2.7 and insert the following:~~1 through 907.2.8 shall be amended as follows:

Section 907.2.1 Group A shall be replaced to read: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies. Group A occupancies not separated from one another in accordance with Section

707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Section 907.2.2 Group B shall be replaced to read: A manual fire alarm system, which activates the occupant notification system in accordance with Section 907.5, shall be installed in Group B occupancies.

Section 907.2.3 Group E shall delete the following exceptions: 1, 3, and 4.

Section 907.2.4 Group F shall be replaced to read: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies.

Section 907.2.7 Group M shall be replaced to read: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies.

Section 907.2.8 Group R-1 shall delete exception 2.

Section 907.2.9 Group R-2 shall be replaced to read: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies.

Section 907.2.8 Group R-1 shall replaced to read: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S.

~~All new buildings and structures as listed shall have a fire alarm system installed as follows:~~

~~1. Groups A, B, E, I M, R~~

~~2. Groups, F, H and S Manual pull stations though out the building. Smoke and heat detection in any accessory areas that would be as classified in item # 1~~

~~710.15 Delete sections 907.2.8 and 907.2.9 and insert: Install complete system in all Groups R-1 and R-2 with the exception of existing buildings of R-2 Use Group with six (6) units or less, such as lodging house, dormitories, apartments and similar occupancies.~~

709~~10~~.1~~6~~3 -Add~~DD~~ Section 907.2.24. All buildings having multiple uses and all other buildings over one (1) story in height; and one (1) story buildings over one thousand (1,000) square feet in area with the following exceptions: Existing one (1) story buildings under five thousand (5,000) square feet in area and multi -family residences having six (6) units or less.

709~~10~~.~~17~~14 Add Section 907.9 Annunciator Panel. An annunciator panel is required where the fire alarm control panel is not visible from the building exterior. The annunciator panel shall be visible from the exterior of the building.~~Section 907.2.25 Add the following: All Townhomes.~~

709~~10~~.~~18~~15 Add Section 907.10 Panel Identification. An outside strobe light shall be located at the entrance providing access to each alarm and/or annunciator panel. ~~Section 1014.1 Add the following sentence: All areas, rooms, and spaces over 2,000 square feet shall have a minimum of two separate remote exits except for multiple-family residential dwelling units located on a single story with up to 2,500 square feet and with an occupancy load not to exceed 12.5 persons may have only one means of exit provided said unit provides an exterior area of rescue and that the building, unit and the exterior area of rescue are protected throughout with an approved automatic sprinkler system in accordance with 903.3.1.1.~~

709~~10~~.~~19~~16 Add Section 907.11 Outside Notification Device. All fire alarm and fire suppression systems shall have an outside audio visual device at a location approved by the code official. ~~Section 1021.2 Add item number 4 as follows: All buildings over 2,000 square feet shall have a minimum of two separate remote exits.~~

709.17 Add Section 907.12 Systems Out of Service. Protective-signaling systems shall be maintained in service at all times. Systems shall not be out of service for more than eight (8) hours for maintenance or repair.

709~~10~~.~~21~~18 Section 1028.6 Hard Surface Requirements. Remove all exceptions and add the following: From any exit discharge to the public way, the walking surface shall be a paved or other permanent hard surface that shall be maintained year round as approved by the code official.~~Section 1027.5 Hard Surface Requirements and Remove all Exceptions: Delete the exceptions and Add: From any exit discharge to the public way, the walking surface shall be a paved or other permanent hard surface that shall be maintained year round as approved by the code official.~~

709~~10~~.~~22~~19 Sections 1807 and 1808 Wood F~~f~~ootings and F~~f~~oundations. — Delete entire section. Wood footings and foundations are not permitted.

~~710.23 Section 3412.2 Original Village of Burr Ridge Building Ordinance adopted January 23, 1957.~~

~~710.24 See the Chapter 35 for an expanded list of approved referenced standards.~~

709~~10~~.~~25~~20 Delete Chapter 11~~,~~ Accessibility. ~~and replace with "See Article VII, Section 701 VIII of this Ordinance~~

~~710.26 Delete Chapter 27, Electrical, and replace with "See Article VII, Section 701 IV of this Ordinance.~~

709~~10~~.27~~2~~1 Delete Chapter 29~~,~~ Plumbing Systems~~, and replace with "See Article VII, Section 701 III of this Ordinance.~~.

709.22 Amend Section 3002.4 to be required for buildings two (2) or more stories above or two (2) or more stories below grade.

709.23 Adopt the following Appendices: G and I.

~~**711. NFPA 101 Life Safety Code, 2012 Edition**~~

~~There are no changes, deletions or modification to NFPA 101 Life Safety Code.~~

71~~2~~0. International Fire Code (IFC), 20~~12~~21 Edition

The following sections of International Fire Code are deleted, modified, amended, or added:

71~~0~~2.1 101.1 ~~-~~Insert: ~~-~~Village of Burr Ridge

71~~2~~0.2 Section 101.1 Insert: ~~–~~It is hereby noted that the Village of Burr Ridge defers plan review authority regarding matters of fire prevention and fire protection to the Pleasantview Fire Protection District and the Tri-State Fire Protection District in adherence with the particular fire districts' geographical boundaries with ultimate final authority for decisions given to the Village of Burr Ridge Board of Trustees.

~~712.3 Section 102.7 and 102.7.1 Change as follows: Reference Standards: The standards referenced in this code and listed in Chapter 44 shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and referenced standards, the most stringent shall apply.~~

71~~2~~0.3~~4~~ Section 103.1.1. ~~——~~It shall be the duty and responsibility of the Chief Administrative of the appropriate Fire District, or their designee, to enforce the provisions of this Code. The designated enforcement officer of this code is herein referred to as the Code Official.

71~~0~~2.5~~4~~ Section 104.11.3 Add: ~~–~~Barricading Vacant or Fire Damaged Property: ~~-~~Every person owning or having charge or control of any vacant or fire damaged building shall remove all combustible waste and refuse therefrom and lock, barricade, or otherwise secure all windows, doors, and other openings in the building to prohibit entry by unauthorized persons.

710.5 Add Section 105.5.29 Lithium batteries. An operational permit is required for an accumulation of more than 15 cubic feet (0.42 m) of lithium-ion and lithium metal batteries, where required by Section 322.2.

7120.6 Section 105.4.1 —Add: —Analysis Review and Approval of New Construction Plans: The appropriate Fire Protection District's Bureau of Fire Prevention shall analyze, review, and approve all plans for new construction (as defined by this code and those codes of the appropriate Fire Protection District) in that District; that approval will certify that, if the construction is completed in conformity with the plans and specifications submitted to the Bureau of Fire Prevention then that construction will be in compliance with the then applicable District Codes and Ordinances.

7102.7. Section 105.4.7 Add: –Analysis Review and Approval of Minor Alterations and Repairs: –The Bureau of Fire Prevention shall analyze, review, and approve all plans for any minor alterations or repairs to property in the appropriate Fire Protection District.

7120.8 Section 105.4.8 Add: Application Requirements: All persons, firms, and corporations seeking to build new construction within the Village of Burr Ridge shall make application for the approval of all plans and specifications therefore by submittal of the same, along with an application form and any other information as may be required by the Village of Burr Ridge Building Department and the appropriate Bureau of Fire Prevention. New construction is prohibited in the Village of Burr Ridge without the prior approval of the appropriate Bureau of Fire Prevention, and all new construction shall be constructed and completed in strict compliance with the plans and specifications and any other documents submitted to and approved by the Village of Burr Ridge Building Department and the appropriate Bureau of Fire Prevention.

~~712.9 Section 201.5 Add: Abbreviations~~

~~1. The abbreviations NFPA and NFiPA mean National Fire Protection Association.~~
~~2. The abbreviation IFC shall mean the International Fire Code, 2012 Edition.~~
~~3. The abbreviation LSC shall mean the NFPA #101, Life Safety Code, 2009 Edition.~~

7102.910 Section 202.1 Add: Definitions

1. Technically Infeasible: With respect to working being performed a condition wherein compliance with a requirement of this code has little likelihood of accomplishment because existing conditions would

require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements, or prevents the primary function of the building or site being utilized. Subject to the approval to the fire official.

2. Amend Vacant Building: The term shall also include Buildings or parts of a building vacant for more than one (1) year shall be considered a change of use.
3. Code Official: Wherever the term "Code Official" appears in this Fire Prevention Ordinance, it shall mean the appropriate Chief Administrator of the Fire Department or designee.
4. Battery Types: For the purposes of this code, certain types are defined as follows:
   a. Flow battery. A type of storage battery that includes chemical components dissolved in two different liquids. Ion exchange, which provides the flow of electrical current, occurs through the membrane while both liquids circulate in their respective spaces.
   b. Lead-acid battery. A storage battery that is comprised of lead electrodes immersed in a solution of water and sulfuric acid electrolyte.
   c. Lithium metal polymer battery. A storage battery that is similar to the lithium-ion battery except that it has a lithium metal anode in the place of the traditional carbon or graphite anode.
   d. Lithium-ion battery. A storage battery with lithium ions serving as the charge carriers of the battery. The electrolyte is a polymer mixture of carbonates with an inorganic salt and can be in a liquid or a gelled polymer form. Lithiated metal oxide is typically a cathode and forms of carbon or graphite typically form the anode.
   e. Nickel-cadmium (Ni-Cd) battery. An alkaline storage battery in which the positive active material is nickel oxide, the negative electrode contains cadmium and the electrolyte is a solution of water and potassium hydroxide.
   f. Nickel-metal hydride (Ni-MH). An alkaline storage battery in which the positive active material is nickel oxide, the negative electrode is an intermetallic compound and the electrolyte is usually potassium hydroxide.
   g. Stationary storage battery. A group of electrochemical cells interconnected to supply a nominal voltage of DC power to a suitably connected electrical load, designed for service in a permanent location.

~~1. Boarding Houses, Multi-Family Dwellings: Use Group R-2 shall include all boarding houses and similar buildings arranged for the shelter and sleeping accommodations in which the occupants are primarily not transient in nature.~~

2. Change of Use: For the purpose of determining a "change in use", this shall mean the change from one general property use to another, or change from one specific property use to another within the same general property use. Listings of both general and specific property uses are found in NFPA #901, Uniform Fire Coding for Fire Protection.

3. Buildings or parts of a building vacant for more than one (1) year shall be considered a change of use.

4. Code Official: Wherever the term "Code Official" appears in this Fire Prevention Ordinance, it shall mean the appropriate Chief Administrator or designee.

5. Condominium: A condominium is a form of ownership of real estate.

6. Fireworks: The term fireworks shall mean and include any explosive composition, or any substance or combination of substances or article prepared for the purpose of producing a visible or audible effect of a temporary exhibitional nature by explosion, combustion, deflagration, or detonation, and shall include blank cartridges and toy cannons, in which explosives are used, the type of balloons which require fire underneath to propel the same, firecrackers, torpedoes, skyrockets, Roman candles, bombs, sparklers, smoke bombs, snakes, or facsimile, or other fireworks of like construction and any fireworks containing any explosive compound, or any tablets or other device containing any explosive substance, or containing combustible substances producing visual effects: provided, however, that the term "fireworks" shall not include toy pistols, toy canes, toy guns or other devices in which paper or plastic caps containing twenty-five hundredths (25/100) grains or less of explosive compound are used, provided they are so constructed that the hand cannot come in contact with the cap when in place for the explosion; and the toy pistol paper or plastic caps which contain less than twenty hundredths (20/100) grains of explosive mixture; the sale and use of which shall be permitted at all times.

7. New Construction: New construction, when used in this code, are (1) those new buildings, (2) those buildings having height and/or area added to an existing building, (3) those buildings having interior alterations, (4) those buildings changing Use Groups.

8. Townhouse/Rowhouse: A townhouse or rowhouse is considered are constructed following the International Residential Code. For

~~walls and openings within six (6) feet of adjacent buildings or property lines, a two (2) hour fire resistance rating shall be provided. All two (2) hour fire resistive rated walls shall either protrude through the outer roofline or shall have horizontal roofline protection, as shall be pre-approved by the code official.~~

~~9. Uniform Fire Coding for Fire Protection.~~

710.10 Add Section 307.4.2.1 Outdoor Decorative Appliances. Outdoor decorative appliances are defined per the IFGC and are recreational fires that utilize no solid burning fuel. They utilize a burner supplied by propane, natural gas, etc. Unless the manufacturer's listing states otherwise, shall not be operated within fifteen feet (15'-0") of a structure or combustible material.

710.11 Add Section 315.3.5 Periodic Removal. Combustible materials (refuse) shall be removed daily, or more often as is necessary, to suitable vaults, bins, dumpsters, compactors or separate buildings. Such practices shall be as approved by the code official.

710.12 Add Section 315.4.3 Maintenance and Removal. Outdoor storage shall be maintained in a manner that does not create a hazard for life safety purposes (storage height, location, blocking of exits, etc.). Refuse should be located in a designated location(s) and be removed on a periodic schedule to ensure a fire hazard does not occur.

710.13 Add Section 322 Lithium-ion and Lithium Metal Battery Storage.

322.1 General. The storage of lithium-ion and lithium metal batteries shall comply with Section 322.

Exceptions:

1. New or refurbished batteries installed in the equipment, devices or vehicles they are designed to power.
2. New or refurbished batteries packed for use with the equipment, devices or vehicles they are designed to power.
3. Batteries in original retail packaging that are rated at not more than 300 watt-hours for lithium-ion batteries or contain not more than 25 grams of lithium metal for lithium metal batteries.
4. Temporary storage of batteries or battery components during the battery manufacturing process prior to completion of final quality control checks.
5. Temporary storage of batteries during the vehicle manufacturing or repair process.

322.2 Permits. Permits shall be required for an accumulation of more than 15 cubic feet (0.42 m3) of lithium-ion and lithium metal batteries, other than batteries listed in the exceptions to Section 321.1, as set forth in Section 105.5.28.

322.3 Fire safety plan. A fire safety plan shall be provided in accordance with Section 404. In addition, the fire safety plan shall include emergency response actions to be taken upon detection of a fire or possible fire involving lithium-ion or lithium metal battery storage.

322.4 Storage requirements. Lithium-ion and lithium metal batteries shall be stored in accordance with Section 320.4.1, 320.4.2 or 320.4.3, as applicable.

322.4.1 Limited indoor storage in containers. Not more than 15 cubic feet (0.42 m3) of lithium-ion or lithium metal batteries shall be permitted to be stored in containers in accordance with all of the following:

1. Containers shall be open top and constructed of noncombustible materials or shall be approved for battery collection.
2. Individual containers and groups of containers shall not exceed a capacity of 7.5 cubic feet (0.21 m3).
3. A second container or group of containers shall be separated by not less than 3 feet (914 mm) of open space or 10 feet (3048 mm) of space that contains combustible materials.
4. Containers shall be located not less than 5 feet (1524 mm) from exits or exit access doors.

322.4.2 Indoor storage areas. Indoor storage areas for lithium-ion and lithium metal batteries, other than those complying with Section 320.4.1, shall comply with Sections 320.4.2.1 through 320.4.2.6.

322.4.2.1 Technical opinion and report. A technical opinion and report complying with Section 104.2.2 shall be prepared to evaluate the fire and explosion risks associated with the indoor storage area and to make recommendations for fire and explosion protection. The report shall be submitted to the fire code official and shall require the fire code official's approval prior to issuance of a permit. In addition to the requirements of Section 104.2.2, the technical opinion and report shall specifically evaluate the following:

1. The potential for deflagration of flammable gases released during a thermal runaway event.
2. The basis of design for an automatic sprinkler system or other approved fire suppression system. Such design basis shall reference relevant full-

scale fire testing or another approved method of demonstrating sufficiency of the recommended design.

322.4.2.2 Construction requirements. Where indoor storage areas for lithium-ion and lithium metal batteries are located in a building with other uses, battery storage areas shall be separated from the remainder of the building by 2-hour rated fire barriers or horizontal assemblies. Fire barriers shall be constructed in accordance with Section 707 of the International Building Code, and horizontal assemblies shall be constructed in accordance with Section 711 of the International Building Code.

Exceptions:

1. Where battery storage is contained in one or more approved prefabricated portable structures providing a complete 2-hour fire-resistance-rated enclosure, fire barriers and horizontal assemblies are not required.
2. Where battery storage is limited to new batteries in packaging that has been demonstrated to and approved by the fire code official as sufficient to isolate a fire in packaging to the package interior, fire barriers and horizontal assemblies are not required.

322.4.2.3 Fire protection systems. Indoor storage areas for lithium-ion and lithium metal batteries shall be protected by an automatic sprinkler system complying with Section 903.3.1.1 or an approved alternative fire suppression system. The system design shall be based on recommendations in the approved technical opinion and report required by Section 320.4.2.1.

322.4.2.4 Fire alarm systems. Indoor storage areas for lithium-ion and lithium metal batteries shall be provided with an approved automatic fire detection and alarm system complying with Section 907. The fire detection system shall use air-aspirating smoke detection, radiant energy-sensing fire detection or both.

322.4.2.5 Explosion control. Where the approved technical opinion and report required by Section 320.4.2.1 recommends explosion control, explosion control complying with Section 911 shall be provided.

322.4.2.6 Reduced requirements for storage of partially charged batteries. Indoor storage areas for lithium-ion and lithium metal batteries with a demonstrated state of charge not exceeding 30 percent shall not be required to comply with Sections 320.4.2.1, 320.4.2.2 and 320.4.2.5, provided that procedures for limiting and verifying that the state of charge will not exceed 30 percent have been approved.

322.4.3 Outdoor storage. Outdoor storage of lithium-ion or lithium metal batteries shall comply with Sections 322.4.3.1 through 322.4.3.3.

322.4.3.1 Distance from storage to exposures. Outdoor storage of lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the International Building Code, shall comply with one of the following:

1. Battery storage shall be located not less than 20 feet (6096 mm) from any building, lot line, public street, public alley, public way or means of egress.
2. Battery storage shall be located not less than 3 feet (914 mm) from any building, lot line, public street, public alley, public way or means of egress, where the battery storage is separated by a 2-hour fire-resistance-rated assembly without openings or penetrations and extending 5 feet (1524 mm) above and to the sides of the battery storage area.
3. Battery storage shall be located not less than 3 feet (914 mm) from any building, lot line, public street, public alley, public way or means of egress, where batteries are contained in approved, prefabricated portable structures providing a complete 2-hour fire-resistance-rated enclosure.

322.4.3.2 Storage area size limits and separation. Outdoor storage areas for lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the International Building Code, shall not exceed 900 square feet (83.6 m2). The height of battery storage in such areas shall not exceed 10 feet (3048 mm). Multiple battery storage areas shall be separated from each other by not less than 10 feet (3048 mm) of open space.

322.4.3.3 Fire detection. Outdoor storage areas for lithium-ion or lithium metal batteries, regardless of whether such areas are open, under weather protection or in a prefabricated portable structure, shall be provided with an approved automatic fire detection and alarm system complying with Section 907. The fire detection system shall use radiant energy-sensing fire detection.

7102.114 ———Add Section 323 Cooking and Heating Appliances. Hotels, Motels, Boarding Houses, Rooming Houses, and Dormitories: The use of any cooking or heating appliances, other than what has been provided by any hotel, motel, boarding house, rooming house, or dormitory shall be prohibited.~~Section 319Add: Cooking and Heating Appliances; Hotels, Motels, Boarding Houses, Rooming Houses, and Dormitories: The use of any cooking or heating appliances, other than what has been provided by~~

~~any hotel, motel, boarding house, rooming house, or dormitory shall be prohibited.~~

710.15 Add Section 403.10.6 Lithium-ion and lithium metal batteries. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium-ion batteries or lithium metal batteries.

Exceptions: A fire safety and evacuation plan is not required for the storage or merchandizing of any of the following:

1. New or refurbished batteries installed for use in the equipment or vehicles they are designed to power.
2. New or refurbished batteries packed for use with the equipment or vehicles they are designed to power for merchandizing purposes.
3. New or refurbished lithium-ion batteries rated at not more than 300 watt-hours and lithium metal batteries containing not more than 25 grams of lithium metal in their original retail packaging.
4. The storage, repair and charging activities in detached one- and two-family dwellings and townhouses, provided that such devices are for personal use.
5. The storage, repair and charging activities associated with personal use in sleeping units and dwelling units of Group R-1 and R-2 occupancies.

710.16 Add Section 403.10.6.1 Mitigation planning.

The approved fire safety and evacuation plan shall include thermal runaway event mitigation measures. These measures shall include activities undertaken to prevent thermal runaway, early detection of a thermal runaway event and mitigation measures to be undertaken to limit the size and impact of the event on occupants and the facility.

710.17 Section 503.1.1 Add the following: When the fire apparatus access road cannot meet the requirements set forth in this section due to technical infeasibility of the site the fire official may approve the use of a standpipe system (Class I) as an alternative means for the portion of the access road the fire official deems technically infeasible. The feasible portion(s) shall be installed.

~~712.12 Section F 311.2.2 Delete text and Exceptions, Add: Fire Protection Vacant Buildings: Vacant or unoccupied buildings or portions thereof shall maintain all required sprinkler, standpipe, fire alarms and/or protective signaling systems, and all component parts in a workable condition at all times.~~

712.13 Section The system(s) shall be tested in the presence of the appropriate Fire District's code official if the adequacy of the system(s) is questioned.

712.14 Section 315.6 Add: Periodic Removal: Combustible materials shall be removed daily, or more often as is necessary, to suitable vaults, bins, dumpsters, compactors or separate buildings. Such practices shall be as approved by the code official.

712.15 Section 503.1.1 Delete the Exceptions and add the following: Public Access and Fire Lanes on Private Property, Devoted to Public Use, shall be provided so that:

1. Public or private access is provided to each building (including any building under construction) so that the first responding fire apparatus will be able to be so located that all points of the interior of the building may be reached by one hundred fifty (150) feet of initial attack hose.

2. Where the size or height of the building does not allow Section 503.1.1(1) to be met, an interior standpipe equipped with hose connection approved by the code official may be permitted as an exception. The standpipe system shall be connected to a public water supply system. Refer to Section 905.1 (Design Requirements for Standpipe Systems).

3. Public or private access for fire apparatus shall be provided around the building.

4. Access shall be designed so that there may be proper operation of ladders and mechanically elevated mechanisms.

5. Minimum width of the fire lanes shall be twenty (20) feet with greater widths to accommodate vehicles when turning and laddering buildings. The turning radius shall be per the current handout from the appropriate Fire District.

6. Access routes shall be so arranged that apparatus may respond to all points of the building.

7. Parking of vehicles otherwise obstructing such fire lanes or access routes shall be prohibited at all times.

8. The access requirements may be modified by the building code official where adequate building access openings and a complete fire suppression system is provided.

9. Permanent all weather signs identifying fire lanes and access ways shall be posted, as determined by the code official.

~~10. A minimum of six (6) inches of granular stone surfaced by at least two (2) inches of bituminous asphalt or similar permanent material shall be deemed to meet this requirement.~~

~~11. Access roads shall be not less than fifteen (15) feet from the building. The distance is measured from the building to the closest edge of the road.~~

~~12. Greater setback distances are required for tall buildings to allow for proper laddering of the building.~~

~~13. For buildings under construction, this criterion may be modified by the code official based on the type, extent and status of construction.~~

71~~0~~2.1~~6~~8 ~~—~~Section 505 Premises Identification: Delete Section 505.1 and replace with the following:

~~1.~~ 1. Responsibility: ~~–~~All owners of every building within the corporate limits of the Village of Burr Ridge shall place and maintain on the building or building accessory (defined as a mailbox, sign, post, or other such item) Arabic numbers showing the proper street number assigned to the building by the municipality or county in which the building is located.

1.

~~2.~~ 2. Design: ~~–~~The Arabic numbers are to be a minimum of three (3) inches in height.

2.

~~3.~~ 3. Exception: ~~–~~On buildings that are set back from the street in excess of forty (40) feet (from the curb line), the Arabic numbers are to be a minimum of four (4) inches in height.

3.

~~4.~~ 4. Building Accessory: ~~—~~On buildings that are not visible from the street, the building accessory with the required Arabic numbers shall be located within ten (10) feet of the driveway or sidewalk leading to the building.

4.

~~5.~~ 5. Contrasting Colors: ~~–~~The Arabic numbers shall have a color that is different from and contrasts with the building or building accessory to which the numbers are attached and shall be visible from any direction of travel from the street.

5.

6. ~~6.~~ Multi-Tenant Buildings: Multi-tenant buildings with multiple access locations shall have building identification on the front and rear of the building for each tenant.

7102.1~~79~~ ~~Section F~~ 506 Key Boxes Replace "Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes", with "All commercial buildings or structures provided with a fire alarm or sprinkler system (NFPA 13, NFPA 13R) or deemed necessary by the fire official"~~Add: Rapid Entry System (Key Boxes) Delete Section 506 and add the following:~~

~~1. General: All buildings that are equipped with an approved fire alarm system that consists of automatic detection and/or all buildings equipped with an approved automatic sprinkler system and are interconnected to an alarm monitoring agency shall have an approved key box system.~~

~~2. Location: The code official shall approve the location of the key box.~~

~~3. Contents: The key box shall contain keys to gain necessary access to the building at:~~

~~a. Locked points of ingress/egress whether on the exterior or interior of the building.~~

~~b. Locked electrical, mechanical, or storage rooms.~~

~~c. Elevator controls.~~

~~d. Alarm panels and devices.~~

~~e. Other areas designated by the code official.~~

~~4. Key Identification: Each key shall be identified in an approved manner for quick use in case of an emergency.~~

~~5. Master Key: Where possible, a single master key shall be provided.~~

~~6. Alarm: At the request of the owner or lessee, the code official shall permit the installation of a key box tamper switch connected to the building's security alarm system.~~

710.20 Add Section 506.3 Key Requirements.

506.3.1 Identification: Each key shall be identified in an approved manner for quick use in case of an emergency.

506.3.2 Master Key: Where possible, a single master key shall be provided.

7120.218 Section 507.38 Fire-flow. Shall be amended to read "Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by Appendix B. Fire Protection Water Supplies: Delete the entire section and replace with the following:

1. Application: This section defines water supplies for use for new construction.

2. Water Source: All buildings or structures shall be served by a public water supply system meeting this criterion. This system shall be under pressure with an average static pressure of not less than thirty-five (35) pounds per square inch (psi). Flows shall be calculated at twenty (20) (psi) residual pressure. The supplies shall be available for a continuous four (4) hour duration except for flows less than two thousand (2,000) gallons per minute (gpm) need be available for a two (2) hour duration.

3. All changes to the Village water system to comply with the water source requirements shall be at the expense of the owner or developer.

4. Fire Flow Required: The following water supplies in gallons per minute (gpm) are required based on the hazards therein:

a. Single Family Detached Residential - one thousand (1,000) (gpm) to one thousand five hundred (1,500) (gpm).

b. Town/Row or Cluster Housing - one thousand five hundred (1,500) (gpm) to two thousand (2,000) (gpm).

c. Apartment Type Construction - three thousand (3,000) (gpm) to four thousand (4,000) (gpm).

d. Industrial and Storage - three thousand (3,000) (gpm) to five thousand (5,000) (gpm).

e. Research and Development Laboratories - three thousand (3,000) (gpm) to four thousand (4,000) (gpm).

f. Business and Commercial Areas - three thousand (3,000) (gpm) to four thousand five hundred (4,500) (gpm).

~~g. Mercantile Centers - three thousand (3,000) (gpm) to six thousand (6,000) (gpm).~~

~~h. Assembly and Educational - three thousand (3,000) (gpm) to five thousand (5,000) (gpm).~~

~~i. Health Care and Institutional - three thousand (3,000) (gpm) to four thousand (4,000) (gpm).~~

~~j. High Hazard - three thousand (3,000) (gpm) to eight thousand (8,000) (gpm).~~

710.22 Section 507.5 Amend to include the following:

~~5.~~ Plans Submitted: ~~–~~Plans shall be provided prior to any construction showing ~~–~~the location of fire hydrants and sprinklers and/or standpipe connection on either public or private property and shall be approved by the code official before any building construction starts.

All changes to the Village water system to comply with the hydrant requirements shall be at the expense of the owner or developer. An approved hydrant layout shall be submitted before a permit is issued.

710.23 Section 507.5.1 Replace where required. Fire hydrants shall be placed as follows: ~~6.~~

1. Distance to Hydrants: ~~—~~Fire hydrants shall be located along public streets so that no portion of the building or structure to be protected will be over two hundred fifty (250) feet from any hydrant. Where this may not be physically possible, additional hydrants shall be located upon the premises accessible to motorized fire apparatus.

2. ~~7.~~ Hydrants in Operation: ~~–~~Water supplies, including fire hydrants in accordance with this code, shall be in operation prior to the start of construction of any building.

3. ~~8.~~ Hydrants Along Streets: ~~–~~Hydrants shall be located at street intersections with intermediate hydrants provided so that the space between hydrants shall not exceed three hundred (300) feet. This distance shall be measured along an approved fire lane, access route, street or similar apparatus route.

4. ~~9.~~ Multiple Hydrants Required: ~~–~~ At least two (2) hydrants shall be located within two hundred and fifty (250) feet of each building.

~~10. Special Locations: Additional fire hydrants may be required and located closer than the spacing required for high hazard classifications, as defined in NFPA 101 (Life Safety Code) (2003), for dead end roads or at the termination of cul-de-sacs.~~

5. ~~11.~~ Supplemental Hydrants: ~~–~~Additional fire hydrants shall be provided within five hundred (500) feet of each building so that the required fire flow divided by one thousand (1,000) will equal the number of hydrants available.

6. ~~12.~~ Connections: ~~-~~Hydrants shall be located in close proximity (50'-75') to any fire department connection (sprinkler or standpipe) as determined by the code official.

7. ~~13.~~ Parking Restricted: Parking is not permitted within ten (10) feet of a fire hydrant.

8. ~~14.~~ Access: ~~-~~ Access to fire hydrants shall be by an approved roadway adequate in width (minimum twenty (20) feet), clearance and strength for firefighting purposes. Such routes shall be maintained accessible during all seasons of the year. Easements for access or other access approval may be required for private roads.

9. ~~15.~~ Distance to Roadway: ~~-~~Hydrants will be located approximately five (5) feet from all weather roadways.

10. ~~16.~~ Distance to Buildings: ~~–~~Hydrants shall be located no closer than twenty-five (25) feet from the building to be protected. Hydrants shall be located no closer than fifty (50) feet from transformers, other hazardous electrical equipment or other hazards to the use of the fire hydrants.

11. ~~17.~~ Pumper Outlet Direction: Each hydrant shall have the pumper (steamer) connection facing the primary street and shall be accessible so that a connection can be made between the hydrant and the apparatus located in the street with twenty (20) feet of suction hose.

12. ~~18.~~ Hydrant Outlet Location: Fire hydrant outlets shall be a minimum of eighteen (18) inches and no more than thirty-six (36) inches above the finished grade.

13. ~~19.~~ Hydrant Protection: When subject to physical damage from vehicles, fire hydrants shall be protected from damage by approved methods, including barriers.

14. ~~20.~~ Fire hydrants used in conjunction with water supplies shall be of a type acceptable to the Village of Burr Ridge Water Department and the appropriate Fire Protection District. Hydrants shall meet the standards of the American Water Works Association C-502. Hydrants shall include a six (6) inch barrel, two (2) two and one-half (2-1/2) inch and one (1) four and one-half (4-1/2) inch outlets. Outlet threads shall be American National Standard. An auxiliary gate valve shall be provided on the hydrant branch line (minimum six (6) inch diameter).

15. ~~21.~~ Existing fire hydrants that are replaced shall meet the above criteria.

710.24 Add Section 510.1.1 Emergency Responder Communication Coverage System Evaluation. New Education (E), Institutional (I), or High Hazard (H) Occupancy, any building(s) that is of four stories or more, any building(s) that is two (2) or more stories below grade, any building(s) that have a footprint of two hundred and fifty thousand square feet (250,000 sq. ft.) shall provide an evaluation from the designer on weather the building shall require an Emergency Responder Communication Coverage (ERCC) system. The evaluation shall provide information on the feasibility of the site and if an ERCC system is necessary. The results of said evaluation should be reflected in the primary construction documents.

~~712.19 Section 511 Add: Miscellaneous Provisions~~

~~1. Tenant Separation: Each tenant space shall be separated from other tenant spaces and corridors by walls, partitions and floor-ceiling assemblies having at least a one (1) hour rating approved fire resistance rating. The floor-ceiling assembly is not required to have a one (1) hour rating when not required by the IBC and the building has a complete automatic sprinkler system.~~

~~2. Hazardous Areas: Rooms used for storage, elevator equipment, electrical equipment, boiler or furnace rooms, fuel storage, janitor's closets, laundry rooms, maintenance shops, kitchens and similar hazardous areas shall be separated from other building areas by wall/floor/ceiling/window/opening assemblies having a fire resistance rating of not less than one (1) hour with appropriate protection of openings into the rooms. Opening protection shall be per the IBC.~~

~~The floor ceiling assembly is not required to have a one rating when not required by the IBC.~~

~~3. Fire Resistance Rating, Maintenance, and Repair: The fire resistance of walls, floors, ceilings, and partitions, including~~

~~openings therein and other static fire protection requirements shall be maintained in proper condition and repair at all times.~~

~~4. Smoke Resistance: Walls, floors, ceilings, and partitions, including openings therein that can assist in the prevention of smoke and gas movement, shall be maintained in proper condition at all times.~~

~~5. Ambulance Cot: Where elevators are provided, at least one (1) elevator cab shall be of such size to accommodate a cot that is 24 inches by 76 inches in the horizontal open position and the accompanying personnel.~~

71~~2~~0.25~~0~~ Amend Section 901.6.3 Records. Add the following: Reports shall be submitted to the appropriate Fire District Bureau of Fire Prevention after initial acceptance and on an annual basis.~~Section 901.6.3 Add: Maintenance and Testing: The maintenance program for fire protection systems and components shall conform to the requirements in this Ordinance.~~

~~712.21 Section 901.5.2 Add: Building Occupancy: When any building or structure is required to be equipped with an approved fire protection system, the system shall be in full operation before the building may be occupied.~~

~~712.22 Section 901.5.3 Add: Complete Information: The code official shall determine the detail of information required, including a description of the maintenance performed, time, date, and extent of test performed.~~

~~712.23 Section 901.6.2 Records: Delete text and add: Reports shall be submitted to the appropriate Fire District Bureau of Fire Prevention on an annual basis.~~

71~~0~~2.26~~2~~4 Insert Section 903.1.2 Sprinkler System Backflow Replacement.

Whenever an existing fire sprinkler system's backflow prevention device is added or replaced with a different make, model, etc. the system shall be recalculated to assure that the design density is satisfied. Should the design density be inadequate, the automatic sprinkler system shall be redesigned as needed to be in compliance with the required design density.

Additionally systems that require reconfiguration of the riser assembly to accommodate the new backflow device shall also include a means to forward flush the fire sprinkler backflow device, if one is not already provided. That forward flush shall be of a type that does not require the system to be taken offline or disassembled to complete the testing.

710.27 Insert Section 903.1.2 Valve Control Area Diagram. A diagram showing

areas served by control valves shall be placed adjacent to such valves and in the riser room. ~~Section 903.2 Automatic Sprinkler Systems: Minimum Requirements:~~

~~1. Design: Automatic fire suppression systems shall be designed in accordance with appropriate standards of the National Fire Protection Association. The code official shall approve design criteria.~~

~~2. Automatic Sprinkler Protection: The fire suppression system shall be an automatic sprinkler system unless the code official approves another type of system.~~

~~3. Periodic Testing and Inspection: All automatic sprinkler systems shall be maintained, periodically inspected, and tested in accordance with NFPA 13, NFPA 25, Chapter 45 and any other applicable NFPA Standards.~~

~~4. Whenever a backflow prevention device is required to be installed on any existing sprinkler system, the system shall be recalculated to assure that the design density is satisfied. Should the design density be inadequate, the automatic sprinkler system shall be redesigned as needed to be in compliance with the required design density.~~

~~5. Valve Control Area Diagram: A diagram showing areas served by control valves shall be placed adjacent to such valves and in the riser room.~~

~~6. Where Required: The following are locations where an automatic fire suppression system is required:~~

~~7. Where required in the 2012 IBC.~~

~~8. All new construction over one (1) story in height and all other one (1) story buildings over two thousand (2,000) square feet in area. . Any provisions of the IBC which are stricter shall apply.~~

~~9. All stories below grade.~~

~~10. All buildings or structures for the manufacture of combustible goods or merchandise, and all business occupancies, exceeding seven thousand (7,000) square feet.~~

~~11. Existing motor vehicle repair or storage buildings exceeding seven thousand (7,000) square feet.~~

~~12. Existing storage buildings over seven thousand (7,000) square feet.~~

~~13. Existing hotels, motels, boarding houses, rooming houses, and dormitories.~~

~~14. All sprinkler control valves shall be electronically supervised by the building's fire alarm system and shall be directly connected to the appropriate Fire Protection District's Communications Center in an approved manner.~~

~~15. All sprinkler control valves shall be chained and locked in the open position.~~

710.28 Section 903.2 Fire Sprinklers: Delete Sections 903.2.1 through 903.2.10 and insert the following:

All new buildings and structures designed to the International Building Code Shall have an automatic fire sprinkler system installed. Exceptions to this requirement are limited to detached buildings which comply with all of the following:

1. Less than 1,000 square feet as defined by the total fire area.
2. Maximum one story.
3. The building shall not contain a mezzanine.
4. No stories below grade.
5. The building shall not contain any of the following use groups High Hazard (H), Factory (F), or Storage (S).
6. The building shall contain no dwelling units or sleeping unit.
7. The building shall have a minimum separation distance 20 feet from lot lines or other building(s) on the same lot.

710~~2~~.2~~5~~9 Amend Section 905.3.1 to Height and Area. Amend the list of conditions and add: When any part of the building is over one hundred fifty (150) feet from where the closest fire department vehicle can operate.~~Section 905 Standpipe Systems: Delete text and Add: Fire Standpipes where Required: Standpipes shall be installed on new construction when:~~

~~1. Any part of the building is over thirty (30) feet above the lowest level for access.~~
~~2. Any floor of the building is three (3) or more stories in height.~~
~~3. When any part of the building is over one hundred fifty (150) feet from where the closest fire department vehicle can operate.~~

710~~2~~.2306 Add Section 905.12 Outlet Reducer. All two and one-half (2-1/2) inch outlets shall include a two and one- half (2-1/2) by one and one-half (1-1/2) inch reducer with a one and one-half (1-1/2) inch cap.~~ Section 905.1 Design Requirements: All standpipes shall be Class I or III system~~

~~designed and installed in accordance with NFPA #14, Standpipe and Hose Systems, 2000 Edition.~~

~~712.27 Section 905.2 All two and one-half (2-1/2) inch outlets shall include a two and one-half (2-1/2) by one and one-half (1-1/2) inch reducer with a one and one-half (1-1/2) inch cap.~~

712~~0~~.~~28~~31 Amend Section 907 Fire Alarm and Detection Systems.

Section 907.2.1 Group A shall be replaced to read "A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Section 907.2.2 Group B shall be replaced to read "A manual fire alarm system, which activates the occupant notification system in accordance with Section 907.5, shall be installed in Group B occupancies."

Section 907.2.3 Group E shall delete the following exceptions: 1, 3, and 4.

Section 907.2.4 Group F shall be replaced to read "A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies."

Section 907.2.7 Group M shall be replaced to read "A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies."

Section 907.2.8 Group R-1 shall delete exception 2.

Section 907.2.9 Group R-2 shall be replaced to read "A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies."

Section 907.2.8 Group R-1 shall replaced to read "A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S."

Add Section 907.2.24. All buildings having multiple uses and all other buildings over one (1) story in height; and one (1) story buildings over one thousand (1,000) square feet in area with the following exceptions:

Existing one (1) story buildings under five thousand (5,000) square feet in area and multi -family residences having six (6) units or less.

Add Section 907.9 Annunciator Panel. An annunciator panel is required where the fire alarm control panel is not visible from the building exterior. The annunciator panel shall be visible from the exterior of the building. ~~Section 907 Fire Alarms and Detection Systems: Delete the entire Section 907 and replace with the following:~~

Add Section 907.10 Panel Identification: An outside strobe light shall be located at the entrance providing access to each alarm and/or annunciator panel.

Add Section 907.11 Outside Notification Device. All fire alarm and fire suppression systems shall have an outside audio visual device at a location approved by the code official.

Add Section 907.12 Systems Out of Service. Protective-signaling systems shall be maintained in service at all times. Systems shall not be out of service for more than eight (8) hours for maintenance or repair.
~~1. Protective Signaling (Fire Alarm) Systems and Automatic Detection Systems.~~

~~2. Design: Automatic protective signaling (fire alarm) systems and automatic detection systems shall be designed in accordance with the appropriate standards of the National Fire Protection Association. The Code Official shall approve the design criteria.~~

~~3. Where Required: The following are locations where a protective signaling system with automatic detection is required.~~

~~4. Residential Uses: In all buildings of Use Groups R-1 and R-2.~~

~~5. All buildings having multiple uses, including residential use (except R-4).~~

~~6. Exception: Existing buildings of R-2 Use Group with six (6) units or less, such as lodging house, dormitories, apartments, and similar occupancies.~~

~~7. Townhomes All new construction townhomes or similarly used buildings.~~

~~8. Other Uses: All other buildings over one (1) story in height, and one (1) story buildings over one thousand (1,000) square feet in area.~~

~~9. Exception: Existing one (1) story buildings under five thousand (5,000) square feet in area.~~

~~10. Panel Identification: An outside strobe light shall be located at the entrance providing access to each alarm and/or annunciator panel.~~

~~11. Annunciator Panel: An annunciator panel is required where the fire alarm control panel is not visible from the building exterior. The annunciator panel shall be visible from the exterior of the building.~~

~~12. Zone Identification: Each zone of each panel shall be clearly and permanently identified in a manner approved by the code official.~~

~~13. Periodic Testing and Inspection: All automatic protective signaling (fire alarm) systems and automatic detection systems shall be maintained, periodically inspected and tested in accordance with NFPA 72, Chapter 80, and any other applicable NFPA standards.~~

~~14. All protective signaling system connections shall be installed in a method approved by the appropriate Fire Protection District.~~

~~15. Exception: Single-family residences.~~

~~16. Signals to be monitored: All alarm, supervisory, panel trouble, line trouble or loss of communication signals shall be monitored at the appropriate Fire Protection District's Communications Center.~~

~~17. Systems Out of Service: Protective-signaling systems shall be maintained in service at all times. Systems shall not be out of service for more than eight (8) hours for maintenance or repair.~~

~~18. Zones: Each floor and each type of system shall be separately zoned.~~

~~19. Alerting Devices: All alerting devices shall be an approved audio/visual type.~~

~~20. Outside Alerting Device: All fire alarm and fire suppression systems shall have an outside alerting device of a type and at a location approved by the code official.~~

~~21. Duct Detectors: All duct smoke detectors installed or repaired after the effective date of this Ordinance shall signal in a supervisory condition only.~~

712.29 Section 909.1 Smoke Control Systems: Scope and Purpose: Add the following:

1. Where Required: An emergency smoke control system shall be provided in "new construction" as follows:

2. Sprinklered Buildings: In all sprinklered buildings with a gross area (combined area of all floors) exceeding forty thousand (40,000) square feet, including all "unlimited area" buildings as defined by the applicable building code.

3. Multiple Story or Height of Buildings: In all buildings over three (3) stories or thirty-five (35) feet in height, whichever is less.

4. Atriums: In buildings with multi-story atriums or open wells.

5. Covered Malls: In all covered malls, including individual tenant spaces and anchor stores.

712.30 Section 909.2 General Design Requirements: Add the following:

1. Where roof gravity venting is used, the maximum spacing between vents shall not exceed one hundred twenty (120) feet. The vent area to floor area ratio shall not exceed 1:100 for ordinary hazards and 1:150 for light hazards.

2. High Hazard: Roof venting requirements shall be determined by the specific hazards involved.

3. Mechanical Systems: Mechanical smoke removal may be used in lieu of gravity venting. A minimum of six (6) air changes per hour of the entire space shall be provided.

4. Supply/Return Air: The mechanical smoke management system shall have an adequate supply and/or return air source to allow the system to operate properly.

5. Controls: The design of the controls for the systems, including their location shall be approved by the code official.

712.31 Section 913.5.5 Add: Pump Flow Tests: Each fire pump shall be tested annually by discharging to the atmosphere the required flow one hundred percent (100%) rated capacity at one hundred percent (100%) of the rated pressure and at one hundred fifty percent (150%) rated capacity at sixty-five percent (65%) of the rated pressure. The test results shall be recorded

and a copy of all pump test information shall be submitted to the code official.

712.32 Section 1006.1 Illumination Required: Delete the Exceptions and Add: Emergency Lighting: Emergency power supplies from an independent, approved reliable source (battery or automatic starting generator) shall be provided in all rooms and spaces where two (2) or more exits are required, stairways, corridors, access routes and other exit components.

712.33 Section 1014.1 Add Item #3. Number and Locations of Exits: All rooms, spaces, or buildings over 2,000 square feet in area shall have two separate remote means of egress.

712.34 Chapter 56 Delete Chapter Add: Chapter 56 - Fireworks

1. Scope: Sale, handling, and display of fireworks: Except as hereinafter provided, it shall be unlawful for any person, firm, co-partnership, or corporation to offer for sale, display, or expose for sale, sell at retail, provide storage for, use or possess, or manufacture fireworks, or explode any fireworks within the Village of Burr Ridge or allow any such acts on property owned by such person, firm, co-partnership, or corporation within the Village, provided, however, the code official may issue a permit for supervised public displays of fireworks, provided the applicant for such permit shall comply with the regulations hereinafter established for the issuance of such permit. The fire code official shall issue the fireworks permit.

2. Explosives: The storage of explosives and blasting agents is prohibited.

3. Seizure: The code official shall seize, take, remove or cause to be removed, at the expense of the owner, all stocks of fireworks or explosives offered or exposed for display or sale, stored or held in violation of this article.

4. Exceptions: Nothing contained in this ordinance shall be construed to prohibit the use of fireworks by railroads, public utilities, public and private carriers, or other transportation agencies, for signal purposes or illumination, or the sale or use of blank cartridges, for a show or theater, or for signal or ceremonial purposes in athletics or sports, or for use by veteran or military organizations.

5. Requirements for Approved Displays: The supervised public display of fireworks may be permitted in accordance with the following requirements.

a. The person in charge of a public fireworks display shall have a copy of the permit required by this Article in his possession.

b. Due to the hazardous nature of materials involved, no fireworks shall be stored on location prior to set up and show time.

c. Personnel setting up and shooting the fireworks display shall be experienced and professional shooters; a Pyrotechnic/Blasters license or equivalent credentials are acceptable.

d. Sufficient security shall be provided to keep all persons, except personnel setting up and shooting the fireworks, at least five hundred (500) feet from display area during set up and firing.

e. The supplier of the fireworks shall have a current State of Illinois permit identified by number.

f. There shall be no trees or utility poles or any type of obstruction within fifty (50) feet of the firing range and the firing range shall be no less than two hundred (200) feet from railroads, highways, general public, or any other structures, or six hundred (600) feet of any hospital, asylum or infirmary.

g. The grass around any mortar shall be wet down continuously for a minimum of eight (8) hours before firing, or to the satisfaction of the code official. One (1) mortar loader shall be provided for each six (6) mortars.

h. The appropriate Fire District may be at the site of the firing with a minimum of one (1) engine company.

i. Mortar holes are to be drilled in a minimum of three-quarters (3/4) of the length of the mortar and dirt is to be packed around the mortar.

j. Mortars shall be two (2) feet apart with the minimum distance of six (6) feet between mortars of different sizes.

k. The loader and shooter shall wear tight fitting non-combustible clothing and shall not have consumed or used

~~alcoholic beverages, drugs or controlled substances for twelve (12) hours before firing, nor be under the influence thereof.~~

~~l. No firing shall take place if the wind is twenty (20) miles per hour or above, or if fireworks are wet.~~

~~m. All aerial displays shall be kept in wooden boxes with self-closing covers, the maximum size of which shall be thirty-six (36) inches by twenty-four (24) inches by twenty-four (24) inches; the boxes shall be placed two (2) inches off the ground and boxes shall be a minimum of ten (10) feet from the mortars.~~

~~n. All shows shall be suspended for severe weather until deemed safe by the Code Official or the Chief Administrator or his designee.~~

~~6. Recovery Responsibility: The supplier of the fireworks shall be solely responsible for the recovery of all fireworks and aerial displays that have not been fired.~~

~~7. Search for Unfired Displays: Recovery or the search for unfired displays shall start immediately, or not later than sunrise.~~

~~8. Guards: The area of a misfired shell shall be guarded by the display company at its cost from the time of the firing until discovery and removal of the shell.~~

~~9. Recovery Cost: The cost of recovering the shells shall be solely the responsibility of the fireworks supplier and/or dealer.~~

710.32 Add Section 1103.5.7 Motor vehicle. An automatic sprinkler system shall be provided throughout existing buildings where motor vehicle repair or storage buildings exceeding seven thousand (7,000) square feet.

710.33 Add Section 1103.5.8 Storage. An automatic sprinkler system shall be provided throughout existing buildings where storage occupancies exceeding seven thousand (7,000) square feet.

710.34 Add Section 1103.5.9 Short Term Housing (R-1). An automatic sprinkler system shall be provided throughout existing R-1 occupancies including those that serve as a hotel, motel, boarding house, rooming house, or dormitories.

710.35 Add Section 1107 Energy Storage Systems. 1107.1 Lithium-ion technology energy storage systems. The owner of an energy storage system (ESS) utilizing lithium-ion battery technology having capacities exceeding the values in Table 1207.1.3 and installed prior to the jurisdiction's adoption of the 2018 or later edition of the International Fire Code shall provide the fire code official a failure modes and effects analysis (FMEA) or other approved hazard mitigation analysis in accordance with Section 104.2.2 for review and approval. Exception: Detached one- and two-family dwellings and townhouses.

710.36 1107.1.1 Early detection. In addition to the requirements of Sections 1207.1.8.1 and 1207.1.8.2, the analysis shall include an assessment of the ability of the installed protection systems to provide for early detection and notification of a thermal runaway event in relation to the ability of emergency responders to safely mitigate the size and impact of a thermal runaway event.

710.37 1107.1.2 Corrective action plan. Where hazards are identified by the analysis, a plan that includes a timetable for corrective action shall be submitted to the fire code official for review and approval. The plan shall include actions and system improvements necessary for eliminating or mitigating any identified hazards, including listed methods for early detection and notification of a thermal runaway event.

710.38 Amend Section 2301.4 Indoor Motor Fuel-Dispensing Facilities. No fuel dispensing is allowed inside of a building.

710.39 Amend Section 2306.2.3 Above-ground tanks located outdoors, above grade. Above-ground tanks shall not be utilized for the storage of motor fuels at automotive service stations which the public has access to. Above-ground tanks utilized for the storage of motor fuels at automotive service stations to which the public does not have access to shall be installed in accordance with this section and the requirements for fire-resistant tanks or tanks in vaults specified in NFPA 30A.

710.40 Amend Section 2311.4 Below-Grade areas. Basements, pits and sub-floor work areas are not permitted in new construction for service stations and repair garages.

710.41 Add Section 5703.1.1.1 Inside Storage of Fuel. Flammable and combustible fuel stored inside a building shall be stored in approved metal containers with self -closing lids and the total amount shall not exceed ten (10) gallons.

710.42 Section 5703.5.5 Labeling Containers and Tanks Over Thirty (30) Gallons Capacity. Any flammable or combustible liquid cans, containers, tanks, or

similar vessel having a capacity over thirty (30) gallons shall be labeled using N.F.P.A. 704, Standard System for the Identification of the Fire Hazards of Materials.

710.43 Delete Section 5704.2.9. Above-ground tanks outside of buildings. Outside flammable liquid storage tanks are not permitted above ground.

~~712.35 Section 5703.1.1Add: Inside Storage of Fuel: Flammable and combustible fuel stored inside a building shall be stored in approved metal containers with self -closing lids and the total amount shall not exceed ten (10) gallons.~~

~~712.36 Section 5703.5.1 Labeling Containers and Tanks Over Thirty (30) Gallons Capacity: Any flammable or combustible liquid cans, containers, tanks, or similar vessel having a capacity over thirty (30) gallons shall be labeled using N.F.P.A. 704, Standard System for the Identification of the Fire Hazards of Materials.~~

~~1. Outside Flammable Liquid Storage: Outside flammable liquid storage tanks are not permitted above ground.~~

~~2. Fuel Dispensing Inside the Building: No fuel dispensing is allowed inside of a building.~~

~~3. Basements, Pits and Sub-floor Work Areas: Basements, pits and sub-floor work areas are not permitted in new construction for service stations and repair garages.~~

~~712.37 Amend Section 5704.2 as follows:~~

~~5. Add: Automotive Service Stations: Above-ground tanks shall not be utilized for the storage of motor fuels at automotive service stations which the public has access to. Above-ground tanks utilized for the storage of motor fuels at automotive service stations to which the public does not have access to shall be installed in accordance with this section and the requirements for fire-resistant tanks or tanks in vaults specified in NFPA 30A listed in Chapter 80.~~

~~6. Add: Barrier Protection: Physical barriers complying with Section 312 shall be provided to protect the area where tanks, except those installed in special enclosures, are located. Barriers shall be spaced at a distance apart from each other and located at a distance away from the tanks so that vehicles which are normally operating in the area of the tanks are prevented from coming into contact with the tanks. Additional and/or upgraded physical barrier protection shall be required where deemed necessary by the Code Official.~~

7. Access: Each tank and each special enclosure shall be surrounded by a clear open space not less than 3 feet (914mm) in width for maintenance and inspection.

8. Add: Capacity Limits: Above-ground tanks containing combustible liquids shall be limited to the following capacities. Tanks shall also be installed in accordance with the requirements of this section.

9. Add: Class II Liquids - Tanks containing CLASS II liquids shall not exceed 1,000 gallons individual capacity or 1,000 gallons aggregate capacity. Tanks containing over 250 gallons of a CLASS II liquid shall be installed in accordance with the requirements for fire-resistant tanks and tanks in vaults specified in NFPA 30A listed in Chapter 80. Such tanks shall also be approved and meet equivalent standards of those tanks which are listed as AProtected@ as defined by UL 2085. Tanks containing 250 gallons or less of a CLASS II liquid shall be installed in accordance with the requirements for fire-resistant tanks specified in NFPA 30A listed in Chapter 80. Such tanks shall also be approved, and meet equivalent standards of those tanks which are listed as AFire Resistant@ as defined by UL 2080.

10. Add: Class III A Liquids - Tanks containing CLASS III A liquids shall not exceed 1,500 gallons individual capacity or 1,500 gallons aggregate capacity. Tanks containing over 1000 gallons of a CLASS III A liquid shall be installed in accordance with the requirements for fire-resistant tanks and tanks in vaults specified in NFPA 30A listed in Chapter 80. Such tanks shall also be approved and meet equivalent standards of those tanks which are listed as AProtected@ as defined by UL 2085. Tanks containing 1000 gallons or less of a CLASS III A liquid shall be installed in accordance with the requirements for fire-resistant tanks specified in NFPA 30A listed in Chapter 80. Such tanks shall also be approved, and meet equivalent standards of those tanks which are listed as AFire Resistant@ as defined by UL 2080.

11. Class III B Liquids - Tanks containing CLASS III B liquids shall not exceed 2,000 gallons individual capacity or 2,000 gallons aggregate capacity. Tanks containing over 1000 gallons of a CLASS III B liquid shall be installed in accordance with the requirements for fire-resistant tanks and tanks in vaults specified in NFPA 30A listed in Chapter 80. Such tanks shall also be approved and meet equivalent standards of those tanks which are listed as AProtected@ as defined by UL 2085. Tanks containing from 100 gallons up to 1000 gallons of a CLASS III B liquid shall be installed in accordance with the requirements for fire-resistant tanks

~~specified in NFPA 30A listed in Chapter 45. Such tanks shall also be approved, and meet equivalent standards of those tanks which are listed as AFire Resistant@ as defined by UL 2080.~~

~~12. Add: Overfill Prevention: Above-ground storage tanks shall be equipped with overfill prevention equipment that will comply with one of the following.~~

~~a. Automatically shut off the flow of liquid into the tank when it is no more than ninety percent (90%) full.~~

~~b. Alert the transfer operator when the tank is no more than ninety percent (90%) full by restricting the flow of liquid into the tank or triggering a high-level alarm.~~

~~c. Other methods as approved by the Code Official.~~

~~13. Add: Distances to Buildings, Property Lines, etc.: The minimum distance between above-ground tanks and other tanks, buildings, sewers, catch basins, septic tanks and property lines shall be thirty (30) feet. The minimum distance between tanks located within the same aggregate tank area shall be five (5) feet.~~

~~Exception – Class III B liquids: The minimum distance between above-ground tanks and other tanks, sewers, catch basins, septic tanks and property lines shall be five (5) feet. The minimum distance between tanks and buildings and between tanks located within the same aggregate tank area shall be three (3) feet.~~

~~14. Add: Tank Labeling: All tanks shall be labeled in accordance with 5703.5. In addition, the following shall be displayed on all visible tank sides in 4" or taller letters clearly legible, and in a contrasting color to the tank.~~

~~- Either FLAMMABLE or COMBUSTIBLE (depending on contents flashpoint)~~
~~- NO SMOKING~~
~~- The common name of the contents; i.e. WASTE MOTOR OIL~~

7102~~.38~~44 Adopt the following Appendices: D, E, F, G, H, I, J.

~~Chapter 80 Change the following referenced standards~~

~~NFPA 2 – 2011 NFPA 11 - 2010 NFPA 12 – 2011 NFPA 12A-2009 NFPA 13 – 2010 NFPA -13D 2010 NFPA 13R – 2010 NFPA 14 – 2010 NFPA 15 – 2012 NFPA - 16 2011 NFPA 17 – 2009 NFPA 17A - 2009 NFPA 18 - 2011 NFPA 20 – 2010 NFPA 25 – 2011 NFPA 30 – 2012 NFPA 30A – 2012 NFPA 30B- 2011 NFPA 31 – 2011 NFPA 32 – 2011 NFPA 33 –~~

~~2011 NFPA 34 – 2011 NFPA 35 – 2011 NFPA 36 – 2009 NFPA 40 – 2011 NFPA 45- 2011 NFPA 50 – 2001 NFPA 51 – 2007 NFPA 51B – 2009 NFPA 61 – 2008 NFPA 70 – 2008 NFPA 72 – 2010 NFPA 85 – 2011 NFPA 96 2011 NFPA 120 – 2010 NFPA 252 – 2008 NFPA 259 – 2008 NFPA 265 – 2011 NFPA 268 - 2007 NFPA 409 – 2011 NFPA 655 – 2007 NFPA 664 – 2012 NFPA 701 – 2010 NFPA 704 – 2012 NFPA 1124 – 2006 NFPA 2001 - 2012~~

7113. International Existing Building Code (IEBC), 20211~~2~~ Edition

The following sections of International Existing Building Code are deleted, modified, amended, or added:

7113.1 Section 101.1 Insert "Village of Burr Ridge".

7113.2 Sections 1301.2 insert adopted January 23, 1957.

7113.3 Section 1301.6 Add the following: When performing the compliance alternative calculations, the provisions of this section will not supersede the requirements in the Village of Burr Ridges' amendments for fire sprinklers or fire alarms.

7113.4 Section 109.5 Court Review: Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer". (Ord. 2000-O-34, 10-17-2000)

7113.5 ~~Chapter 15 - Change the following referenced standards~~

~~A. ICC –~~ Delete the references to the International Plumbing Code in any section and insert the Illinois Plumbing Code.

~~B. NFPA - Change or add the standards with the edition listed in the Fire Code~~

~~.~~

~~**714. International Wildland-Urban Interface Code (IEBC), 2012 Edition**~~

~~The following sections of International Wildland-Urban Interface Code are deleted, modified, amended, or added:~~

~~714.1 Section 101.1 Insert "Village of Burr Ridge".~~

~~714.2 Section 103.1 Insert "Village of Burr Ridge".~~

~~714.3 Sections 109.7 Violation Penalties" - . Delete this section in its entirety and replace with Article V, Section 501, of this Ordinance #860.~~

~~714.4 Section 114.4 "Enter $200.00 in the space provided for [Amount] and delete the last part of the sentence "or more than [amount] dollars."~~

~~714.5 Chapter 15 - Change the following referenced standards; Change or add the standards with the edition listed in the Fire Code.~~

715~~2~~. International Swimming Pool and Spa (ISPSC), 201~~2~~21 Edition

The following sections of the International Swimming and Spa Code are deleted, modified, amended, or added.

715~~2~~.1 Section 101.1 Title. Insert Village of Burr Ridge in space provided for [name of jurisdiction].

712~~5~~.2 Section 106.6.2 Fee Schedule. See Section 250 of this Ordinance.

715~~2~~.3 Section 106.6.3 Fee Refunds. Delete this section.

715~~2~~.4 Section 107.4 Violation Penalties. Delete this section in its entirety and replace with Article V~~, Section 501,~~ of this Ordinance ~~#860~~.

715~~2~~.5 Section 107.5 Stop Work Orders. Enter $750~~200~~.00 in the space provided for [Amount] and delete the last part of the sentence "or more than [amount] dollars."

712.6 Revise Section 305.1 General to read as follows: "The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. See also Zoning Ordinance Section IV regulations for swimming pool fence regulations."

ORDINANCE NO. A-1115-01-24

AN ORDINANCE AMENDING CHAPTER 39 OF THE VILLAGE OF BURR RIDGE MUNICIPAL CODE TO ADOPT THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE

WHEREAS, the Village of Burr Ridge has previously adopted the 2012 International Property Maintenance Code (Ordinance #1115); and

WHEREAS, the Village now seeks to adopt a more recent version of the same model code referenced as the 2021 International Property Maintenance Code; and

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Burr Ridge, DuPage and Cook Counties, Illinois, as follows:

Section 1: That attached hereto as Exhibit A and expressly incorporated herein hereby replaces the 2012 International Property Maintenance Code with the 2021 International Property Maintenance Code.

Section 2: The Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form.

Section 3: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED this 9th day of December, 2024, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the Mayor of the Village of Burr Ridge on this 9th day of December, 2024.

Mayor

ATTEST:

Village Clerk

Exhibit A

39.01 Adoption Of Property Maintenance Code

For purposes of regulating and governing the conditions and maintenance of all property, buildings, and structures; providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Village of Burr Ridge; providing for the issuance of permits and collection of fees therefor; the Village of Burr Ridge hereby adopts the 20~~12~~21 International Property Maintenance Code (hereinafter referred to as the 2021~~12~~ IPMC) subject to the modifications and exceptions otherwise set forth herein.

Each and all of the regulations, provisions, penalties, conditions, and terms of the 2021~~12~~ IPMC are hereby referred to, adopted, and made a part hereof as if fully set out in this ordinance, with the additions, insertions, deletions, and changes prescribed herein.

The Building Commissioner of the Village of Burr Ridge shall maintain a copy on file in the Village offices of the 2021~~12~~ International Property Maintenance Code and shall make said code available for public inspection.

Whenever the provisions of this Section conflict with specific or implied provisions of the International Property Maintenance Code, 2021~~12~~ Edition, the provisions of this section shall prevail and govern.

39.02 Amend Section 101.1 Of 2021~~12~~ IPMC - Title

In said IPMC 2021~~12~~ Edition, insert “Village of Burr Ridge” in the space provided for [name of jurisdiction]:

39.03 Amend Section 10~~3~~4.~~5~~1 Fees Of 20~~12~~21 IPMC

In addition to payment of all direct costs incurred by the Village for hiring a contractor for mowing or removal of weeds, a $250 fee shall be charged for the Village removal of weeds as per Section 302.4 of the IPMC.

In addition to all direct costs incurred by the Village for recording and releasing a lien, a $250 fee shall be charged for the releasing of any lien placed on property by the Village under the authority of the 2021~~12~~ IPMC and its amendments herein.

39.04 Amend Section 107~~11~~ Means Of Appeal Of 20~~12~~21 IPMC

Replace Section 111 of the 201221 IPMC in its entirely with the following: ”The Village Board shall function as the Board of Appeals. All appeals shall be submitted in writing no more than 30 days after the issuance of a violation notice.

39.05 Amend Section 3034.14 Insect Screens Of 2021112 IPMC

Insert “May 1st and October 15th in the [Date] spaces provided.

39.06 Amend Section 602.3 Heat Supply Of 201212 IPMC

Insert “October 15th and May 1st in the [Date] spaces provided.

39.07 Amend Section 602.04 Occupiable Work Spaces Of 2021112 IPMC

Insert “October 15th and May 1st in the [Date] spaces provided.

39.08 Amend Section 302.4 Weeds Of 201221 IPMC

Insert “10 inches” in the [jurisdiction to insert height in inches] space provided.

Add the following subsection:

302.4.1 Definition of Noxious Weeds: For the purpose of this Chapter, noxious weeds are defined as poison ivy, ragweed, Canada thistles, perennial sow thistles, European bindweed, leafy spurge, Russian knapweed, hoary cress and other weeds of whatever kind.

39.09 Securing Of Property

If the code official, as defined by the International Property Maintenance Code, determines that a premises is both unsafe for human habitation and occupancy but also presents a danger to the general public due to the structural condition of the premises, the code official is hereby authorized to require that a security fence be place around the premises for a period of time which shall allow for the condition of the premises to be remediated and made safe for the general public. ~~(A-1115-01-19)~~

ORDINANCE NO. A-250-xx-24

AN ORDINANCE AMENDING CHAPTER 38 OF THE VILLAGE OF BURR RIDGE MUNICIPAL CODE TO INCLUDE PERMITTED PARKING SURFACE MATERIALS

WHEREAS, Chapter 38 of the Burr Ridge Municipal Code, hereinafter referred to as the Nuisance Ordinance, establishes definitions of and standards for nuisances throughout the Village of Burr Ridge;

WHEREAS, in order to mitigate the presence and interference of public nuisances within the Village, the Village hereby creates a section of Chapter 38 regarding permissible parking surfaces as found in the Zoning Ordinance;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Burr Ridge, DuPage and Cook Counties, Illinois, as follows:

Section 1: That Article VIII of Chapter 38 shall read as follows:

VIII Parking Areas and Driveway Surfaces

38.39 All off-street parking, driving, and driveway areas for all uses shall be paved with an all-weather hard surface such as asphalt, concrete, brick, or similar materials subject to approval by Village staff. Gravel is strictly prohibited.

Section 2: The Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form.

Section 3: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as

provided by law.

PASSED this 9th day of December, 2024, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the Mayor of the Village of Burr Ridge on this 9th day of December, 2024.

Mayor

ATTEST:

Village Clerk

ORDINANCE NO. ____

ORDINANCE AUTHORIZING THE SALE BY ONLINE AUCTION OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF BURR RIDGE (POLICE AND PUBLIC WORKS VEHICLES)

WHEREAS, in the opinion of the Corporate Authorities of the Village of Burr Ridge, it is no longer necessary or useful to, or in the best interest of, the Village of Burr Ridge to retain ownership of the personal property hereinafter described; and

WHEREAS, it has been determined by the Mayor and Board of Trustees of the Village of Burr Ridge to dispose of said personal property through GovDeals, an on-line auction service exclusively serving government agencies and utilized previously by the Village;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: Pursuant to 65 ILCS 5/11-76-4, the Mayor and Board of Trustees of the Village of Burr Ridge find that the following described property now owned by the Village of Burr Ridge is no longer necessary or useful to the Village of Burr Ridge, and the best interests of the Village of Burr Ridge will be served by its sale:

IDENTIFICATION NO.	YEAR	MAKE	MODEL	MIN.VALUE
1HTWDAAR1EH790714	2014	INTERNATIONAL	7400	$17,000
1FM5K8AR8JGC42857	2018	FORD	UTILITY POLICE INTERCEPTOR	$6,400
1FM5K8AB1LGA55417	2020	FORD	UTILITY POLICE INTERCEPTOR	$8,400

SECTION 2: No bid which is less than the minimum price set

forth in the list of property to be sold shall be accepted.

SECTION 3: Upon payment of the full auction price, the Village Administrator is hereby authorized and directed to convey and transfer title of the aforesaid personal property to the successful bidder.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, by a vote of at least three-fourths of the Corporate Authorities, and approval in the manner provided by law.

PASSED this 9th day of December, 2024, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 9th day of December, 2024, by the Mayor of the Village of Burr Ridge.

_____

Mayor

ATTEST:

_____

Village Clerk

ORDINANCE NO. A-1088-01-24

ORDINANCE AUTHORIZING A FOURTH AMENDMENT TO ANNEXATION AGREEMENT AND A THIRD AMENDMENT OF SUBDIVISION IMPROVEMENT COMPLETION AGREEMENT (FALLINGWATER FIRST ADDITION)

WHEREAS, the Corporate Authorities of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, entered into an Annexation Agreement (Ordinance #1088) that included agreements relative to the approval and construction of the Fallingwater First Addition Subdivision; and

WHEREAS, the Owner of said subdivision property has requested a third extension of the deadline for completion of the subdivision improvements; and

WHEREAS, the Corporate Authorities did hold a public hearing to consider an amendment to "Annexation Agreement (Fallingwater First Addition)" dated December 9, 2024, said Amendment being entitled "Fourth Amendment to Annexation Agreement (Fallingwater First Addition)" a true and correct copy of which is attached hereto and made a part hereof as **Exhibit A**; and

WHEREAS, the aforesaid public hearing was held pursuant to legal notice as required by law, and all persons desiring an opportunity to be heard were given such opportunity at said public hearing; and

WHEREAS, the Village entered into a Subdivision

Improvement Completion Agreement (Fallingwater First Addition, last amended on July 25, 2022) which also established a deadline for completion of the subdivision improvements; and

WHEREAS, it is necessary and appropriate to amend said Subdivision Improvement Completion Agreement Second Amendment (Fallingwater First Addition) to extend the deadline for completion of the subdivision improvements; and

NOW, THEREFORE, Be It Ordained by the Mayor and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: That this Mayor and Board of Trustees of the Village of Burr Ridge hereby find that it is in the best interests of the Village of Burr Ridge and its residents that the aforesaid "Fourth Amendment to Annexation Agreement (Fallingwater First Addition)" be entered into and executed by said Village of Burr Ridge, with said Amendment to be in the form attached hereto and made a part hereof as **Exhibit A.**

Section 2: That this Mayor and Board of Trustees of the Village of Burr Ridge hereby find that it is in the best interests of the Village of Burr Ridge and its residents that the aforesaid Subdivision Improvement Completion Agreement Second Amendment (Fallingwater First Addition) be amended with said Amendment to be in the form attached hereto and made a part hereof as **Exhibit B**.

Section 3: That the Mayor and Deputy Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, are hereby authorized to execute the aforesaid Amendments for and on behalf of said Village.

Section 3: That this Ordinance shall take effect from and after its passage, approval, and publication in the manner provided by law. That the Deputy Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 9th day of December, 2024, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the Mayor of the Village of Burr Ridge on this 9th day of December 2024.

_____

Mayor

ATTEST:

_____

Village Clerk

Exhibit A

THIS DOCUMENT

PREPARED BY AND AFTER RECORDING RETURN TO:

Sue Schaus
Village Clerk
Village of Burr Ridge
7660 County Line Road
Burr Ridge, Illinois 60527

This Space for Recorder's Use Only

FOURTH AMENDMENT TO ANNEXATION AGREEMENT

by and between

THE VILLAGE OF BURR RIDGE
AND
ROUTE 83 BURR RIDGE LLC

(FALLINGWATER FIRST ADDITION)

DATED AS OF December ___, 2024

FOURTH AMENDMENT TO ANNEXATION AGREEMENT
(Fallingwater First Addition)

THIS FOURTH AMENDMENT TO ANNEXATION AGREEMENT (this "**Fourth Amendment**") is hereby made and entered into this ____ day of December, 2024, by and between the VILLAGE OF BURR RIDGE, a municipal corporation (hereinafter the "**Village**") and ROUTE 83 BURR RIDGE LLC, an Illinois limited liability company, (hereinafter the "**Owner**").

W I T N E S S E T H:

WHEREAS, the Owner and Village entered into that certain Annexation Agreement (Fallingwater First Addition) dated February 28, 2008, and recorded with the DuPage County Recorder on May 22, 2008, as Document Number R2008-084525 (the "**Original Annexation Agreement**"), as amended by that certain Amendment to Annexation Agreement (Fallingwater First Addition) dated December 11, 2017, and recorded with the DuPage County Recorder on May 16, 2018, as Document Number R2018-043061 (the "**First Amendment**", and together with the Original Annexation Agreement, the "**Annexation Agreement**"), as amended by a certain Second Amendment to Annexation Agreement (Fallingwater First Addition) dated September 14, 2020, and recorded with the DuPage County Recorder on November 5, 2020, as Document Number R2020-130544 (the "**Second Amendment**", and together with the Original Annexation Agreement, the "**Annexation Agreement**", as amended by the First Amendment to the Annexation Agreement), and as amended by a certain Third Amendment to Annexation Agreement (Fallingwater First Addition) dated July 25, 2022, and recorded with the DuPage County Recorder on August 16, 2022, as Document Number R2022-077089 (the "**Third Amendment**", and together with the Original Annexation Agreement, the "**Annexation Agreement**", as amended by the First and Second Amendments to the Annexation Agreement, and together with this Fourth Amendment, the "**Annexation Agreement**");

WHEREAS, the Owner obligated Outlot A pursuant to the Annexation Agreement and is the current record title holder of Outlot B and Lots 1, 2, 3, 4 and 5, which property is legally described as follows:

> OUTLOT A, OUTLOT B AND LOTS 1, 2, 3, 4 AND 5 IN THE FINAL PLAT OF SUBDIVISION FALLING WATER FIRST ADDITION BEING PART OF LOT 68 OF THE ASSESSMENT DIVISION OF THE SOUTH HALF OF SECTIONS 1 AND 2 AND ALL OF SECTIONS 11 AND 12 LYING NORTH OF THE CHICAGO SANITARY DISTRICT, AND PART OF OUTLOT E IN FALLING WATER, ALL IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 2018 AS DOCUMENT NUMBER R2018-068227 IN DUPAGE COUNTY, ILLINOIS.
>
> Permanent Index Numbers: 10-02-400-011-0000 (Outlot A); 10-02-400-017-0000 (Outlot B); 10-02-400-012-0000 (Lot 1); 10-02-400-013-0000 (Lot 2); 10-02-400-014-0000 (Lot 3); 10-02-400-015-0000 (Lot 4); 10-02-400-016-0000 (Lot 5)
>
> Commonly located to the north of Fallingwater Subdivision on Cascade Circle and west of Madison Street and east of Illinois Route 83, DuPage County, Illinois (hereinafter the "Subject Property");

WHEREAS, the development of the Subject Property as provided herein will promote the sound planning and development of the Village as a balanced community and will be beneficial to the Village; and

WHEREAS, Owner's predecessor in title to the Subject Property and Village previously entered into the Original Annexation Agreement, and Owner and Village wish to amend the Annexation Agreement as provided herein; and

WHEREAS, although the Subject Property was to have been developed pursuant to the terms of the Annexation Agreement, it has not yet been developed and remains vacant; and

WHEREAS, a public hearing on this Fourth Amendment has been held by the Corporate Authorities of the Village pursuant to notice as required by law; and

WHEREAS, the parties wish to enter into a binding agreement upon the terms and conditions contained in this Fourth Amendment; and

WHEREAS, all public hearings and other actions required to be held or taken prior to the adoption and execution of this Fourth Amendment, in order to make the same effective, if any, have been held or taken, including all hearings and actions required in connection with the subdivision of the Subject Property, such public hearings and other actions having been held pursuant to public notice as required by law and in accordance with all requirements of law; and

WHEREAS, the Corporate Authorities of the Village and Owner deem it to be to the mutual advantage of the parties and in the public interest that the Annexation Agreement be amended as hereinafter provided.

NOW THEREFORE, in consideration of the premises and the mutual promises herein set forth, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Definitions:** Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Annexation Agreement.
2. **Improvements Deadline:** The last sentence of Section 3, entitled Final Engineering Approval, of the First Amendment is hereby amended and restated as follows:

   "If the Improvements are not fully completed on or before December 31, 2026, or such extended period approved by the Village, the Village may draw upon the letter of credit provided by Owner in order to complete the Improvements."
3. **General Provisions:**

   a. **Notices:** Notice or other writings which any party is required to, or may wish to, serve upon any other party in connection with this Fourth Amendment shall be in writing and shall be delivered personally or sent by registered certified mail, return receipt request, postage prepaid, addressed as follows:

      i. If to the Village or Corporate Authorities:

      Village Mayor
      Village of Burr Ridge
      7660 South County Line Road

Burr Ridge, Illinois 60521

with a copy to:

(a) Village Administrator
Village of Burr Ridge
7660 County Line Road
Burr Ridge, Illinois 60521

(b) Michael K. Durkin
Storino, Ramello & Durkin
9501 Technology Boulevard
Suite 4200
Rosemont, Illinois 60018

ii. If to the Owner:

Route 83 Burr Ridge, LLC
c/o GreenState Credit Union
1111 West 22nd Street, Suite 800
Oak Brook, Illinois 60523

or to such other address as any party may from time to time designate in a written notice to the other parties.

b. **Continuity of Obligations:**

i. The provisions of this Fourth Amendment shall inure to the benefit of and shall be binding upon the Owner and its respective successors in any manner in title and shall be binding upon the Village and the successor Corporate Authorities of the Village and any successor municipality. The Owner and its successors shall at all times during the term of this Fourth Amendment remain liable to the Village for the faithful performance of all obligations imposed upon the Owner by this Fourth Amendment until such obligations have been fully performed or until the Village has otherwise released the Owner from any or all of such obligations.

ii. All terms and conditions of this Fourth Amendment shall constitute covenants running with the land, and shall bind each subsequent record owner of any portion or all of the Subject Property.

c. **Remedies:** The Village, the Owner and their successors and assigns, covenant and agree that in the event of default of any of the terms, provisions or conditions of this Fourth Amendment by any of the parties, or their successors or assigns, which default exists uncorrected for a period of ten (10) days after written notice to any party to such default, the party seeking to enforce said provision shall have the right of specific performance and if said party prevails in a court of law, it shall be entitled to specific performance. It is further expressly agreed by and between the parties hereto that the remedy of specific performance herein given shall not be exclusive of any other remedy afforded by law to the parties, or their successor or successors in title.

d. **Survival of Representations:** The parties agree that the representations, warranties and recitals set forth in the preambles to this Fourth Amendment are material to this Fourth Amendment and the parties hereby confirm and admit their truth and validity and hereby incorporate such representations, warranties and recitals into this Fourth Amendment and the same shall continue during the period of this Fourth Amendment.

e. **Captions and Paragraph Headings:** The captions and paragraph headings used herein are for convenience only and are not a part of this Fourth Amendment and shall not be used in construing it.

f. **Reimbursement of Village for Legal and Other Fees and Expenses:**

(1) To Effective Date of Fourth Amendment: The Owner, concurrently with the approval of this Fourth Amendment, shall reimburse the Village for the following expenses incurred in the preparation and review of this Fourth Amendment, and any ordinances, letters of credit, plats, easements or other documents relating to the Subject Property:

(a) the costs incurred by the Village for engineering services;

(b) all attorneys' fees incurred by the Village in connection with this Fourth Amendment; and

(c) miscellaneous Village expenses, such as legal publication costs, recording fees and copying expenses.

(2) <u>From and After Effective Date of Fourth Amendment</u>: Except as otherwise expressly provided in the paragraph immediately following this paragraph, upon written demand by Village made by and through its Mayor, the Owner from time to time but not more frequently than once a month shall promptly reimburse Village for all expenses and costs incurred by Village in the administration of this Fourth Amendment, including engineering fees, attorneys' fees and out-of-pocket expenses involving various and sundry matters such as, but not limited to, preparation and publication, if any, of all notices, resolutions, ordinances and other documents required hereunder.

Notwithstanding the immediately preceding paragraph, the Owner shall in no event be required to reimburse Village or pay for any expenses or costs of Village as aforesaid more than once, whether such are reimbursed or paid through special assessment proceedings, through fees established by Village ordinances or otherwise.

Such costs and expenses incurred by Village in the administration of this Fourth Amendment shall be evidenced to the Owner upon his request, by a sworn statement of the Village; and such costs and expenses may be further confirmed by the Owner at his option from additional documents designated from time to time by the Owner relevant to determining such costs and expenses.

In any event that any third party or parties institute any legal proceedings against the Owner and/or the Village, which relate to the terms of this Fourth Amendment, then, in that event, the Owner, on notice from Village shall assume,

fully and vigorously, the entire defense of such lawsuit and all expenses of whatever nature relating thereto; provided, however:

(a) The Owner shall not make any settlement or compromise of the lawsuit, or fail to pursue any available avenue of appeal of any adverse judgment, without the approval of the Village.

(b) If the Village, in its sole discretion, determines there is, or may probably be, a conflict of interest between Village and the Owner, on an issue of importance to the Village having a potentially substantial adverse effect on the Village, then the Village shall have the option of being represented by its own legal counsel. In the event the Village exercises such option, then the Owner shall reimburse the Village, from time to time on written demand from the Mayor of Village and notice of the amount due, for any expenses, including but not limited to court costs, attorneys' fees and witnesses' fees, and other expenses of litigation, incurred by the Village in connection therewith.

In the event the Village institutes legal proceedings against the Owner for violation of this Fourth Amendment and secures a judgment in its favor, the court having jurisdiction thereof shall determine and include in its judgment against the Owner all expenses of such legal proceedings incurred by Village, including but not limited to the court costs and attorneys' fees and witness fees, incurred by the Village in connection therewith (and any appeal thereof). The Owner may, in its sole discretion, appeal any such judgment rendered in favor of the Village against the Owner.

g. **No Waiver of Relinquishment of Right to Enforce Fourth Amendment:** Failure of either party to this Fourth Amendment to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon the other party imposed, shall not constitute or be construed as a waiver or relinquishment of either party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

h. **Village Approval or Direction:** Where Village approval or direction is required by this Fourth Amendment, such approval or direction means the approval or direction of the

Corporate Authorities of the Village unless otherwise expressly provided herein or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with the express provisions of this Fourth Amendment.

i. **Recording:** This Fourth Amendment, and any subsequent amendments thereto shall be recorded by the Village in the office of the Recorder of Deeds in DuPage County, Illinois, at the expense of the Owner.

j. **Further Amendments:** This Fourth Amendment, together with the Annexation Agreement, sets forth all the promises, inducements, agreements, conditions and understandings between the parties relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are set forth in this Fourth Amendment and the Annexation Agreement. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Fourth Amendment and/or the Annexation Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by the Village and Owner.

k. **Counterparts:** This Fourth Amendment may be executed in two (2) or more counterparts, each of which taken together shall constitute one and the same instrument.

l. **Unamended Terms of the Agreement:** All provisions of the Annexation Agreement shall remain in full force and effect except as specifically amended herein.

m. **Definition of Village:** When the term Village is used herein it shall be construed as referring to the Corporate Authorities of the Village unless the context clearly indicates otherwise.

n. **Execution of Fourth Amendment:** This Fourth Amendment shall be signed last by the Village and the Mayor of the Village shall affix the date on which the Mayor signs this Fourth Amendment on Pages 1 and 2 hereof, which date shall be the effective date of this Fourth Amendment.

o. **Term of Fourth Amendment:** This Fourth Amendment shall be in full force and effect for a term of twenty (20) years from and after the date of execution of this Fourth Amendment.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to this Fourth Agreement on the day and year first above written.

VILLAGE OF BURR RIDGE

By: _____
Village Mayor

ATTEST:

By:_____
Village Clerk

ROUTE 83 BURR RIDGE LLC

By:_____
GreenState Credit Union, its Manager

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
)
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Gary Grasso, personally known to me to be the Mayor of the Village of Burr Ridge, and Sue Schaus, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and that they appeared before me this day in person and severally acknowledged that as such Mayor and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2024.

_____
Notary Public

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, the _____ of GreenState Credit Union, Manager of Route 83 Burr Ridge LLC, personally known by me to be the same person whose name is subscribed to the foregoing instrument, and that he appeared before me this day in person and acknowledged that, pursuant to authority granted by the Operating Agreement of said limited liability company, he signed and delivered the said instrument for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____day of _____, 2024.

_____
Notary Public

RESOLUTION NO. R-xx-24

RESOLUTION GRANTING A THIRD EXTENSION FOR COMPLETION OF SUBDIVISION IMPROVEMENTS FOR FALLINGWATER FIRST ADDITION SUBDIVISION

WHEREAS, the Board of Trustees, on July 23, 2018, adopted Resolution R-26-18 approving the "Final Plat of Subdivision Fallingwater First Addition"; and

WHEREAS, the final engineering plans were approved by the Village Engineer, but the required subdivision improvements have not yet been started; and

WHEREAS, a first extension of the improvement period was adopted on May 26, 2020 as Resolution R-15-20;

WHEREAS, a second extension of the improvement period was adopted on July 25, 2022 as Resolution R-17-22;

WHEREAS, is necessary to allow the developer to complete the subdivision improvements; and

NOW THEREFORE, Be It Resolved by the Mayor and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: That the deadline for completion of the subdivision improvements for Fallingwater First Addition is hereby extended from December 31, 2024 to December 31, 2026.

Section 3: That the letter of credit shall be maintained as per Resolution R-26-18 except that said Letter of Credit shall be extended to December 31, 2026 or a later date.

Section 5: That all subdivision improvements shall be completed prior to the extended deadline of December 31, 2026 as per Resolution R-26-18.

Section 5: That this Resolution shall be in full force and effect from and after its adoption and approval as required by law.

ADOPTED this 9th day of December, 2024, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 9th day of December, 2024, by the Mayor of the Village of Burr Ridge.

_____
Mayor

ATTEST:

_____
Village Clerk

Exhibit B

THIS DOCUMENT

PREPARED BY AND AFTER RECORDING RETURN TO:

Sue Schaus
Village Clerk
Village of Burr Ridge
7660 County Line Road
Burr Ridge, Illinois 60527

This Space for Recorder's Use Only

THIRD AMENDMENT OF SUBDIVISION IMPROVEMENT COMPLETION AGREEMENT

by and between

THE VILLAGE OF BURR RIDGE
AND
ROUTE 83 BURR RIDGE LLC

(FALLINGWATER FIRST ADDITION)

DATED AS OF DECEMBER ___, 2024

THIRD AMENDMENT TO SUBDIVISION IMPROVEMENT COMPLETION AGREEMENT
(Fallingwater First Addition)

THIS THIRD AMENDMENT TO SUBDIVISION IMPROVEMENT COMPLETION AGREEMENT FALLINGWATER FIRST ADDITION (this "**Third Amendment**") is hereby made and entered into this ___ day of December, 2024, by and between the VILLAGE OF BURR RIDGE, a municipal corporation (hereinafter the "**Village**") and ROUTE 83 BURR RIDGE LLC, an Illinois limited liability company, (hereinafter the "**Owner**").

W I T N E S S E T H:

WHEREAS, the Owner and Village entered into that certain Subdivision Improvement Completion Agreement (Fallingwater First Addition) dated July 12, 2018, and recorded with the DuPage County Recorder on July 24, 2018, as Document Number R2018-068226 (the "**Original Subdivision Agreement**"), as amended by a certain First Amendment to Subdivision Improvement Completion Agreement (Fallingwater First Addition) dated September 14, 2020, and recorded with the DuPage County Recorder on November 5, 2020, as Document Number R2020-130545 (the "**First Amendment**", and together with the Original Subdivision Agreement, the "**Subdivision Agreement**"), and as amended by a certain Second Amendment to Subdivision Improvement Completion Agreement (Fallingwater First Addition) dated July 25, 2022, and recorded with the DuPage County Recorder on August 16, 2022, as Document Number R2022-077090 (the "**Second Amendment**", and together with the Original Subdivision Agreement and the First Amendment, the "**Subdivision Agreement**" and, together with this Third Amendment, the "**Subdivision Agreement**") and;

WHEREAS, the Owner obligated Outlot A pursuant to the Subdivision Agreement and is the current record title holder of Outlot B and Lots 1, 2, 3, 4 and 5, which property is legally described as follows:

> OUTLOT A, OUTLOT B AND LOTS 1, 2, 3, 4 AND 5 IN THE FINAL PLAT OF SUBDIVISION FALLING WATER FIRST ADDITION BEING PART OF LOT 68 OF THE ASSESSMENT DIVISION OF THE SOUTH HALF OF SECTIONS

1 AND 2 AND ALL OF SECTIONS 11 AND 12 LYING NORTH OF THE CHICAGO SANITARY DISTRICT, AND PART OF OUTLOT E IN FALLING WATER, ALL IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 2018 AS DOCUMENT NUMBER R2018-068227 IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Numbers: 10-02-400-011-0000 (Outlot A); 10-02-400-017-0000 (Outlot B); 10-02-400-012-0000 (Lot 1); 10-02-400-013-0000 (Lot 2); 10-02-400-014-0000 (Lot 3); 10-02-400-015-0000 (Lot 4); 10-02-400-016-0000 (Lot 5)

Commonly located to the north of Fallingwater Subdivision on Cascade Circle and west of Madison Street and east of Illinois Route 83, DuPage County, Illinois (hereinafter the "Subject Property"); and

WHEREAS, Owner and Village wish to amend the Original Subdivision Agreement as provided herein.

NOW THEREFORE, in consideration of the premises and the mutual promises herein set forth, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Terms.** All terms used herein, if not otherwise defined herein, shall have the meaning set forth in the Original Subdivision Agreement.

2. **Extension of Installation Period.** Paragraph 1 of the Original Subdivision Agreement is hereby deleted in its entirety and the following is hereby inserted in lieu thereof:

   That at Owner's expense, Owner shall fully install and complete on or prior to December 31, 2026, or within such lesser period as may be specifically provided in the Subdivision Ordinance, or approved construction schedules, for certain work or improvements, the land improvements and work related thereto, as required by the Subdivision Ordinance and as provided for in the plans and specifications, entitled "Fallingwater First Addition Subdivision Site Improvement Plan," consisting of 21 pages, prepared by BCI Bono Consulting, Inc. and last revised August 15, 2017. Said plans and specifications are incorporated herein by reference.

3. **Covenants to Run with Land.** The covenants, conditions, restrictions and easements contained in the Subdivision Agreement, shall run with and bind the Premises.

4. **Effective Date.** This Third Amendment shall be recorded by the Village in the Office of the Recorder of Deeds of DuPage County, Illinois, at the expense of the Owner, and is effective as of the time and date of the recording hereof with the Recorder of Deeds.

5. **Continuation.** Except to the extent expressly set forth hereinabove, the remaining provisions of the Original Subdivision Agreement shall continue in effect without change.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to this Third Amendment on the day and year first above written.

VILLAGE OF BURR RIDGE

By: _____
Village Mayor

ATTEST:

By:_____
Village Clerk

ROUTE 83 BURR RIDGE LLC
By: GreenState Credit Union, its Manager

By:_____
Name: _____
Title: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
)
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Gary Grasso, personally known to me to be the Mayor of the Village of Burr Ridge, and Sue Schaus, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and that they appeared before me this day in person and severally acknowledged that as such Mayor and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2024.

_____
Notary Public

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, the _____ of GreenState Credit Union, the Manager of Route 83 Burr Ridge LLC, personally known by me to be the same person whose name is subscribed to the foregoing instrument, and that he appeared before me this day in person and acknowledged that, pursuant to authority granted by the Operating Agreement of said limited liability company, he signed and delivered the said instrument for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____day of _____, 2024.

_____
Notary Public

RESOLUTION NO. R-XX-24

A RESOLUTION APPROVING THE EXTENSION OF A LEGAL SERVICES AGREEMENT FOR ADMINISTRATIVE HEARING OFFICER DENISE FILAN FOR THE VILLAGE OF BURR RIDGE

WHEREAS, the Village of Burr Ridge has adopted a System of Local Adjudication of Municipal Ordinance Violations in the Village; and

WHEREAS, the corporate authorities of the Village have determined that it is in the best interest of the Village to extend an agreement for services of a qualified and experienced attorney to act as the Village's Administrative Hearing Officer to preside over Village Administrative Hearings and to perform all other duties as set forth in that certain "Legal Services Agreement - Administrative Hearing Officer" attached hereto as Exhibit "A" and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: The Board of Trustees hereby approves the extension of the Legal Services Agreement – Administrative Hearing Officer between the Village of Burr Ridge and Denise Filan, attached hereto as Exhibit "A", and further authorizes the Mayor to execute said Agreement on behalf of the Village.

Section 2: This Resolution shall be in full force and effect from and after its adoption.

ADOPTED this 9th day of December, 2024, by the corporate authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 9th day of December, 2024.

_____
Mayor

ATTEST:

_____
Village Clerk

EXHIBIT "A"

LEGAL SERVICES AGREEMENT
ADMINISTRATIVE HEARING OFFICER

LEGAL SERVICES AGREEMENT
ADMINISTRATIVE HEARING OFFICER

THIS AGREEMENT (hereinafter referred to as the "Agreement") is effective this 9th day of December, 2024, by and between the Village of Burr Ridge, an Illinois municipal corporation (hereinafter referred to as the "Village"), and Denise Filan (hereinafter referred to as the "Administrative Hearing Officer").

WHEREAS, Denise Filan has been appointed by the Mayor, with the advice and consent of the Board of Trustees, as Administrative Hearing Officer of the Village; and

WHEREAS, the corporate authorities of the Village deem it desirable and in the best interest of the Village to extend the existing Agreement with the Administrative Hearing Officer to provide for the terms and conditions of that appointment;

NOW, THEREFORE, IT IS MUTUALLY AGREED between the Village and the Administrative Hearing Officer, as follows:

1. The Village employs the Services of Denise Filan, as Administrative Hearing Officer of the Village. The term of this Agreement shall be through December 31, 2025. This Agreement may be renewed annually thereafter upon appropriation therefor having been made. The Village's obligations hereunder shall cease upon the expiration of the appropriation of funds, without further payment's being required, in any year for which the corporate authorities of the Village or other legally applicable funding source fails to make an appropriation sufficient to pay such obligation. The Village shall give the Administrative Hearing Officer notice of such termination for funding as soon as practicable after the Village becomes aware of the failure of funding.

2. The Administrative Hearing Officer shall provide legal services to the Village, as required by:

A. Chapter 35, Section 35-607 and Chapter 2, Article XIX of the Code of Ordinances, Village of Burr Ridge, Illinois, which Services include the following:

(1) To serve and preside as the hearing officer for the Village's administrative adjudication hearing system for the adjudication of any code violation, seizure and impoundment of motor vehicles pursuant to Chapter 35, Section 35-607 of the Village Code, or any other municipal ordinance violation of the Village, including, but not limited to:

(a) Those actions brought pursuant to this Code, including the zoning chapter, and adopted codes such as the building code, fire code, plumbing code, electrical code, property maintenance code and health and sanitation codes of the Village; and

(b) Standing, stopping and parking violations brought pursuant to authority granted the Village by Section 11-208.3 of the Illinois Motor Vehicle Code (625 ILCS 5/11-208.3) and adopted in this Code; and

(2) To determine whether or not a building code violation or other code violation exists;

(3) To hear testimony and accept evidence from all interested parties relevant to the existence of a building code violation or other code violation;

(4) To preserve and authenticate the transcript and records of all hearings and all exhibits and evidence introduced at the hearings;

(5) To issue and sign written findings, decisions and orders stating whether a code violation exists; and

(6) To provide such other and further services as the Village Administrator or the corporate authorities may from time to time direct under Chapter 2, Article XIX of the Code of Ordinances, Village of Burr Ridge, Illinois, which services include the following:

(a) To serve and preside as the hearing officer and adjudicator for the Village's administrative adjudication hearing system for the adjudication of standing, parking and automated traffic law violations;

(b) Administer oaths;

(c) Issue subpoenas to secure the attendance of witnesses and production of relevant papers or documentation;

(d) Validity of notices of seizure and impoundment of motor vehicles used in the commission of certain offenses;

(e) Assess administrative fees as provided by Chapter 2, Article XIX of this Code and assess fines and penalties for the violation of all other Code or ordinance violations as set forth in the Village Code of Ordinances;

(f) Make final determinations of:

i. Vehicular parking violation, compliance violation;

ii. Validity of notices of impending vehicle immobilization and impoundment;

iii. Validity of the immobilization, towing and impoundment of vehicles, if any;

iv. Validity of notices of all other violations of the Village Code of Ordinances; and

v. Provide for the accurate recordation of the administrative adjudication hearings; and

The legal services described herein are hereinafter referred to as the "Services."

3. Nothing in this Agreement shall be construed as prohibiting the Village from employing other administrative hearing officers or other Administrative Hearing Officer for such purposes or at such compensation as the Mayor and Board of Trustees may from time to time determine.

4. The Administrative Hearing Officer shall cooperate with the Village Mayor, the Board of Trustees, and the Village Administrator of the Village, the Village staff and its consultants, and, subject to the general direction of the Village Administrator, shall meet with staff members and consultants during normal business hours or otherwise, as shall be mutually convenient, whenever such meetings are necessary for the conduct of Village business.

5. The Village shall assist and cooperate with the Administrative Hearing Officer and shall promptly supply such information, documentation, and persons as may be requested by the Administrative Hearing Officer to permit the Administrative Hearing Officer to perform the duties herein required.

6. Any documents, data, records, or other information relating to the performance of the duties of the Administrative Hearing Officer and all information secured by the Administrative Hearing Officer from the Village in connection with the performance of the duties of the Administrative Hearing Officer, unless in the public domain or unless disclosure is required by law, shall be considered attorney-client privileged, when applicable, and kept confidential by the Administrative Hearing Officer. The information shall not be made available to third parties without written consent of the Village, unless so required by law or valid court order.

7. Confidentiality

A. It is anticipated that the Village will disclose to the Administrative Hearing Officer certain proprietary information which is identified as proprietary and confidential at the time of disclosure or which can reasonably be regarded as confidential ("*Confidential Information"*). The disclosure of Confidential Information shall not be construed to grant to the Administrative Hearing Officer any ownership or other proprietary interest in the Confidential Information. The Administrative Hearing Officer does not acquire any title, ownership, or other intellectual property right or license by virtue of such disclosure. The Administrative Hearing Officer shall employ diligent efforts to maintain the secrecy and confidentiality of all Confidential Information. The Administrative Hearing Officer will not at any time, either directly or indirectly, disclose, use or communicate or attempt to disclose, use or communicate to any person, firm, or corporation any Confidential Information or any other information concerning the business, services, finances or operations of the Village except as expressly authorized by the Village. The Administrative Hearing Officer shall treat such Confidential Information at all times as confidential, *provided, however,* that the Confidential Information may be disclosed only for purposes of the performance of the Services to employees of the Village or its Administrative Hearing Officer with a need to know for purposes of the performance of the Services hereunder. The Administrative Hearing Officer acknowledges that each of the following can contain Confidential Information of the Village and that the disclosure of any of the following by the Administrative Hearing Officer

without the Village's express authorization would be harmful and damaging to the Village's interests:

(1) All information provided to the Administrative Hearing Officer by the Village relating to or in the course of providing the Services being performed by the Administrative Hearing Officer under this Agreement regardless of its type or form which is not known to the public, not subject to disclosure in the normal course of performing the duties as Administrative Hearing Officer or not subject to disclosure under the Freedom of Information Act.

(2) Financial information, emergency response and homeland security information and law enforcement records which are not known to the public.

B. This itemization of Confidential Information is not exclusive, as there may be other information that is included within this covenant of confidentiality. This information is confidential whether or not it is expressed on paper, disk, diskette, electronic memory, magnetic media, optical media, monitor, screen, or any other medium or form of expression. The phrase "directly or indirectly" includes, but is not limited to, acting through the Administrative Hearing Officer's wife, children, parents, brothers, sisters, or any other relatives, friends, partners, trustees, agents or associates.

C. All books, papers, records, lists, files, forms, reports, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, printouts, backups, and computer databases relating in any manner to the Village's business, services, programs, software or residents, whether prepared by the Administrative Hearing Officer or anyone else, are the exclusive property of the Village. In addition, all papers, notes, data, reference material, documentation, programs, diskettes (demonstration or otherwise), magnetic media, optical media, printouts, backups, and all other media and forms of expression that in any way include, incorporate or reflect any Confidential Information of the Village are the exclusive property of the Village.

D. The Administrative Hearing Officer shall have no obligation to keep confidential any Confidential Information disclosed hereunder, which the Administrative Hearing Officer can demonstrate by clear and convincing evidence: (a) was rightfully in the Administrative Hearing Officer's possession before receipt from the Village other than through prior disclosure by the Village; or (b) is or becomes a matter of general public knowledge through no breach of this Agreement; or (c) is rightfully received by the Administrative Hearing Officer from a third party without an obligation of confidentiality; or (d) is independently developed by the Administrative Hearing Officer; or (e) is disclosed under operation of law, governmental regulation, or court order, provided the Administrative Hearing Officer first gives the Village notice and a reasonable opportunity to secure confidential protection of such Confidential Information.

E. Upon termination of this Agreement or earlier at the Village's request at any time, the Administrative Hearing Officer shall (a) immediately cease using the Confidential Information, and (b) promptly deliver to the Village all tangible embodiments of the Confidential Information.

8. Work Made for Hire.

A. All work product created or developed hereunder, including, but not limited to, reports and any other documents prepared by the Administrative Hearing Officer in connection with any or all of the Services delivered to the Village is for the use of and shall be the exclusive property of the Village. All papers, notes, records, lists, data, files, forms, reports, accounts, documents, computer disks and diskettes, magnetic media, electronic files created or modified by the Administrative Hearing Officer relating in any manner to the Services performed by the Administrative Hearing Officer or by anyone else and used by the Administrative Hearing Officer in performance of the Services shall be a "work made for hire" as defined by the laws of the United States regarding copyrights.

B. The Administrative Hearing Officer hereby irrevocably assigns and transfers to the Village and its successors and assigns all of its right, title, interest and ownership in the work made for hire, including, but not limited to, copyrights, trademarks, patents, trade secret rights, all intellectual property rights and the rights to secure any renewals, reissues, and extensions thereof. The Administrative Hearing Officer grants permission to the Village to register the copyright and other rights in the work made for hire in the Village's name. The Administrative Hearing Officer shall give the Village or any other person designated by the Village all assistance reasonably necessary to perfect its rights under this Agreement and to sign such applications, documents, assignment forms and other papers as the Village requests from time to time to further confirm this assignment. The Administrative Hearing Officer further grants to the Village full, complete and exclusive ownership of the work made for hire. The Administrative Hearing Officer shall not use the work made for hire for the benefit of anyone other than the Village, without the Village's prior written permission. Upon completion of the Services or other termination of this Agreement, the Administrative Hearing Officer shall deliver to the Village all copies of any and all materials relating or pertaining to this Agreement. The Administrative Hearing Officer irrevocably and unconditionally waives all rights in all such work made for hire. The Administrative Hearing Officer warrants that all work product of Administrative Hearing Officer will be original, except as otherwise agreed in writing with the Village.

C. In the event that the Village provides the Administrative Hearing Officer with materials, equipment or property of any kind, all such materials, equipment and property shall remain the property of the Village; and the Administrative Hearing Officer shall immediately deliver all such materials, equipment and property to the Village at the conclusion of Services hereunder or at any earlier time upon demand by the Village.

9. The Administrative Hearing Officer shall maintain his/her records relating to the performance of the Agreement in compliance with the requirements of the Local Records Act (50 ILCS 205/1 *et seq.*) and the Freedom of Information Act (5 ILCS 140/1 *et seq.*) until written approval for the disposal of such records is obtained from the Local Records Commission. All books and records required to be maintained by the Administrative Hearing Officer related to this Agreement shall be available for review by the Village. The Administrative Hearing Officer shall cooperate with the Village (a) with any request for public records made pursuant to the Freedom of Information Act (5 ILCS 140/1 *et seq.*), (b) with any request for public records made pursuant to any audit, and (c) by providing full access to and copying of all relevant books and records within a time period which allows the Village to timely comply with the time limits imposed by the Freedom of Information Act (5 ILCS 140/1 *et seq.*). Failure by the Administrative Hearing Officer to maintain the books, records and supporting documents required by this

section or the failure by the Administrative Hearing Officer to provide full access to and copying of all relevant books and records within a time period which allows the Village to timely comply with the time limits imposed by the Freedom of Information Act (5 ILCS 140/1 *et seq*.) shall establish a presumption in favor of the Village for the recovery of any funds paid by the Village under this Agreement or for the recovery for any penalties or attorney's fees imposed by the Freedom of Information Act (5 ILCS 140/1 *et seq*.). The obligations imposed by this section shall survive final payment and the termination of the other obligations imposed by this Agreement.

10. The Administrative Hearing Officer is acting under this Agreement as an independent contractor and does hereby, pursuant to Section 1(b)3 of the Workers' Compensation Act (820 ILCS 305/1(b)(3)) elect not to be covered by the Workers' Compensation Act (820 ILCS 305/1 *et seq.*). The Administrative Hearing Officer shall procure and maintain for the duration of the Agreement insurance against claims for errors and omissions and injuries to persons or damages to property which may arise from or in connection with the performance of the Services by the Administrative Hearing Officer, its agents, representatives, employees or subcontractors.

A. *Minimum Scope of Insurance*. Coverage shall be at least as broad as: Commercial General Liability - Occurrence form; and

(1) Automobile Liability; and

(2) Professional Liability/Errors and Omissions policy; and

B. *Minimum Limits of Insurance*. The Administrative Hearing Officer shall maintain limits no less than:

(1) *Commercial General Liability*: $500,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. Minimum General Aggregate shall be no less than $500,000 per person per aggregate;

(2) *Automobile Liability*: $500,000 combined single limit per accident for bodily injury and property damage;

(3) *Professional Liability*: $500,000 single limit for errors and omissions, professional/malpractice liability;

(4) *Worker's Compensation and Employers' Liability*: Should the Administrative Hearing Officer in the future hire employees, he shall, at or before the time of hiring employees, maintain Worker's Compensation limits as required by the Labor Code of the State of Illinois and Employers' Liability limits of $500,000 per accident.

C. *Deductibles and Self-Insured Retentions*. Any deductibles or self-insured retentions must be declared to and approved by the Village.

D. *Other Insurance Provisions*. The policies are to contain, or be endorsed to contain the following provisions:

(1) *Commercial General Liability and Automobile Liability Coverages*:

(a) The Village, its officials, employees and volunteers are to be covered as insureds as respects: liability arising out of Services performed by or on behalf of Administrative Hearing Officer as well as equipment procured, owned, leased, hired or borrowed by Administrative Hearing Officer. The coverage shall contain no special limits on the scope of the protection afforded to the Village, its officials, employees or volunteers;

(b) The Administrative Hearing Officer's insurance coverage shall be primary insurance as respects the Village, its officials, employees and volunteers. Any insurance or self-insurance maintained by the Village, its officials, employees or volunteers shall be in excess of the Administrative Hearing Officer's insurance and shall not contribute with it;

(c) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officials, employees or volunteers;

(d) Coverage shall state that Administrative Hearing Officer's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(2) *Worker's Compensation and Employers' Liability Coverage*: Should the Administrative Hearing Officer in the future hire employees, at or before the time of hiring employees, the insurer shall agree to waive all rights or subrogation against the Village, its officials, employees or volunteers for losses arising from Services performed by the Administrative Hearing Officer for the Village.

(3) *All Coverages*: Each insurance policy required by this clause shall be endorsed to state that the coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the Village.

(4) *Acceptability of Insurers*:

(a) The insurance carrier used by the Administrative Hearing Officer shall have a minimum insurance rating of A:VII according to the AM Best Insurance Rating Schedule and licensed to do business in the State of Illinois;

11. The Village Administrator, with the advice or consent of the Mayor and Board of Trustees, shall have authority to suspend or terminate the services of the Administrative Hearing Officer in whole or in part at any time upon written notice to the Administrative Hearing Officer.

12. The Village shall compensate the Administrative Hearing Officer for such Services as follows:

A. At the hourly rate of Two Hundred Thirty-Five Dollars ($235.00) per hour for Services rendered to the Village as invoiced by the Administrative Hearing Officer to the Village from time to time;

B. Reimbursement of cash expenditures, excluding mileage charges, advanced and expenses incurred by the Administrative Hearing Officer on behalf of the Village, as invoiced by the Administrative Hearing Officer to the Village and approved by the Village;

C. Upon the termination of this Agreement, the Administrative Hearing Officer shall provide for the orderly transition and tendering of documents and information to the successor Administrative Hearing Officer. The Administrative Hearing Officer shall be entitled to receive the hourly compensation set forth in this Agreement, for the time expended tendering and transferring information to the successor Administrative Hearing Officer; and

D. Itemized statements of Services and disbursements will be sent monthly to the Village Administrator, with a copy to the Village Finance Director, either by United States mail or as an attachment to electronic mail in Portable Document Format (.pdf) format. Payments shall be made in accordance with the Local Government Prompt Payment Act (50 ILCS 505/1 *et seq.*).

13. In the event that services excluded from this Agreement are required by the Village, the Administrative Hearing Officer shall either assume the duty and responsibility for such services at a mutually agreed fee or the Administrative Hearing Officer shall recommend competent attorneys to assume the duty and responsibility for such services.

14. The Administrative Hearing Officer shall function hereunder as an independent contractor and not as an employee of the Village.

15. All reports, documents, data and other material constituting the work product of the Administrative Hearing Officer hereunder shall become the property of the Village, subject to the applicable attorney's lien. Title thereto, free of such lien, shall transfer to the Village following payment in full of any sums due to the Administrative Hearing Officer. The Administrative Hearing Officer, however, shall have the right to maintain for their own files and use copies of such reports, maps, documents, and other materials constituting the Administrative Hearing Officer's work product.

16. The Administrative Hearing Officer shall submit to the Village a certification, attached hereto as Exhibit "C," that the Administrative Hearing Officer:

A. Is not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1;

B. Is not barred from contracting as a result of a violation of either Section 33E-3 (bid-rigging) or 33E-4 (bid-totaling) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4);

C. Is in compliance with 775 ILCS 5/2-105(A)(4) requiring a written sexual harassment policy;

D. Is not in default, as defined in 5ILCS 385/2, on an educational loan, as defined in 5ILCS 385/1;

E. Should the Administrative Hearing Officer in the future hire employees, at or before the time of hiring employees, will provide a drug-free workplace by:

(1) Publishing a statement:

(a) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the Administrative Hearing Officer's workplace;

(b) Specifying the actions that will be taken against employees for violations of such prohibition;

(c) Notifying the employee that, as a condition of employment on such contract, the employee will:

(i) Abide by the terms of the statement; and

(ii) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(2) Establishing a drug-free awareness program to inform employees about:

(a) The dangers of drug abuse in the workplace;

(b) Administrative Hearing Officer's policy of maintaining a drug-free workplace;

(c) Any available drug counseling, rehabilitation, and employee assistance program; and

(d) The penalties that may be imposed upon employees for drug violations.

(3) Making it a requirement to give a copy of the statement required by subparagraph 16(E)(1) to each employee engaged in the performance of the Agreement and to post the statement in a prominent place in the workplace;

(4) Notifying the Village within ten (10) days after receiving notice under subparagraph 16(E)(1)(c)(ii) from an employee or otherwise receiving actual notice of such conviction;

(5) Imposing a sanction on or requiring the satisfactory participation in a drug

abuse assistance or rehabilitation program by any employee who is so convicted, as required by 30 ILCS 580/5;

(6) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place;

(7) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

F. Should the Administrative Hearing Officer in the future hire employees, at or before the time of hiring employees, will provide equal employment opportunities in accordance with the Illinois Human Rights Act (775 ILCS 580/1 *et seq*.) and are in compliance with 775 ILCS 5/2-105(A)(4) requiring a written sexual harassment policy;

G. Certifies that no officer or employee of the Village has solicited any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from the Administrative Hearing Officer in violation of Chapter 2, Article XV of the Code of Ordinances of the Village of Burr Ridge, Illinois, adopted by the Village pursuant to the requirements of the State Officials and Employees Ethics Act;

H. Has not given to any officer or employee of the Village any gratuity, discount entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from the Administrative Hearing Officer in violation of Chapter 2, Article XV of the Code of Ordinances of the Village of Burr Ridge, Illinois, adopted by the Village pursuant to the requirements of the State Officials and Employees Ethics Act;

I. Certifies that no Village officer, spouse or dependent child of a Village officer, agent on behalf of any Village officer or trust in which a Village officer, the spouse or dependent child of a Village officer or a beneficiary is a holder of any interest in any law firm of which the Administrative Hearing Officer is affiliated; or, if the stock of any law firm of which the Administrative Hearing Officer is affiliated is traded on a nationally recognized securities market, that no Village officer, spouse or dependent child of a Village officer, agent on behalf of any Village officer or trust in which a Village officer, the spouse or dependent child of a Village officer or a beneficiary is a holder of more than one percent (1%) of the law firm of which the Administrative Hearing Officer, but if any Village officer, spouse or dependent child of a Village officer is affiliated, agent on behalf of any Village officer or trust in which a Village officer, the spouse or dependent child of a Village officer or a beneficiary is a holder of less than one percent (1%) of such law firm, the Administrative Hearing Officer have disclosed to the Village in writing the name(s) of the holder of such interest;

J. Certifies that none of its principals, shareholders, members, partners, or affiliates, as

applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Mayorial Executive Order 13224) and that the Administrative Hearing Officer is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person;

K. Certifies that his or her principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by the Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person; and

L. Certifies that the Administrative Hearing Officer is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by the United State Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity, or nation designated in Mayorial Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and that he or she is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or nation.

17. In the event of the Administrative Hearing Officer's non-compliance with the provisions of this Equal Employment Opportunity Clause, the Illinois Human Rights Act or the Rules and Regulations of the Illinois Human Rights Commission, the Administrative Hearing Officer may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations; and this Agreement may be canceled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this Agreement, should the Administrative Hearing Officer in the future hire employees, at or before the time of recruitment or the hiring employees, the Administrative Hearing Officer shall:

A. Not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service; and, further, that he or she will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any underutilization;

B. If the Administrative Hearing Officer hires employees in order to perform this Agreement or any portion of this Agreement, the Administrative Hearing Officer will determine the availability (in accordance with the Illinois Human Rights Commission's Rules and Regulations) of minorities and women in the areas from which the Administrative Hearing Officer may reasonably recruit; and the Administrative Hearing Officer will hire for each job classification for which employees are hired in a way that minorities and women are not underutilized;

C. In all solicitations or advertisements for employees, if any, placed by the Administrative Hearing Officer or on the Administrative Hearing Officer's behalf, the Administrative Hearing Officer will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability,

military status or an unfavorable discharge from military service;

D. Submit reports as required by the Illinois Human Rights Commission's Rules and Regulations, furnish all relevant information as may from time to time be requested by the Illinois Human Rights Commission or the Village and in all respects comply with the Illinois Human Rights Act and the Illinois Human Rights Commission's Rules and Regulations;

E. Permit access to all relevant books, records, accounts and work sites by personnel of the Village and the Illinois Human Rights Commission for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Illinois Human Rights Commission's Rules and Regulations; and

F. Include verbatim or by reference, the provisions of this clause in every subcontract awarded under which any portion of this Agreement's obligations are undertaken or assumed, so that the provisions will be binding upon the subcontractor. In the same manner as with other provisions of this Agreement, the Administrative Hearing Officer will be liable for compliance with applicable provisions of this clause by subcontractors; and further the Administrative Hearing Officer will promptly notify the Village and the Illinois Human Rights Commission in the event any subcontractor fails or refuses to comply with the provisions. In addition, the Administrative Hearing Officer will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

18. Should the Administrative Hearing Officer in the future hire employees, at or before the time of hiring employees, the Administrative Hearing Officer will have in place and will enforce a written sexual harassment policy in compliance with 775 ILCS 5/2 105(A)(4).

19. Changes and amendments to this Agreement shall only be made in writing and by amendment to this Agreement. The amendment shall be in contract form and shall be approved by the Village. This Agreement contains all of the terms, provisions, agreements, conditions, and covenants between the parties; and there are no understandings or agreements other than those recited herein.

20. Any notice given hereunder shall be in writing and transmitted via the United States mail, registered or certified, postage pre-paid, via overnight delivery (UPS or FedEx), or via fax with confirmed receipt, or via e-mail, with a confirming fax or overnight delivery addressed to the proper party as follows:

A. If to the Village:

Village of Burr Ridge
Attention: Evan Walter, Village Administrator
7660 County Line Road
Burr Ridge, IL 60527
ewalter@burr-ridge.gov

B. If to the Administrative Hearing Officer:

Denise Filan

8009 Savoy Club Court
Burr Ridge, IL 60527
dkfilan@omfmlaw.com

Either party may change its mailing address or other contact information by giving written notice to the other party as provided above. Whenever this Agreement requires one party to give the other notice, such notice shall be given only in the form and to the addresses described in this paragraph.

21. When this Agreement becomes effective, it will relate back to the day the appointment of Denise Filan as Administrative Hearing Officer for the Village became effective. This Agreement may be terminated by the Village upon removal or resignation of the Administrative Hearing Officer or the appointment and qualification of the Administrative Hearing Officer's successor. The Administrative Hearing Officer shall have the right, if in his/her sole judgment he/she believes such action is necessary or appropriate, to recuse himself/herself as Administrative Hearing Officer for the Village in any matter, without terminating this Agreement. The Administrative Hearing Officer may elect to terminate this Agreement, if the Village fails to meet its obligations under this Agreement, refuses to cooperate with the Administrative Hearing Officer or under any other circumstances in which the Administrative Hearing Officer's professional or legal responsibilities or obligations mandate or permit termination. The Administrative Hearing Officer shall give thirty (30) days' written notice of termination to the Village. Provided that the Administrative Hearing Officer is ethically able to do so, at the sole option of the Village, all obligations under this Agreement shall continue until a successor Administrative Hearing Officer is retained but in no event more than sixty (60) days after the effective termination date as set forth in the notice. If this Agreement is terminated for any reason, the termination shall be effective only to terminate the Administrative Hearing Officer's Services prospectively, and all other terms of this Agreement, including the Village's obligation to compensate the Administrative Hearing Officer for Services rendered and expenses incurred prior to the termination shall survive the termination.

22. This Agreement shall be deemed to be exclusive between the Village and the Administrative Hearing Officer. This Agreement shall not be assigned by either party without first obtaining permission in writing from the other party.

23. This Agreement shall be governed by the laws of the State of Illinois.

24. The illegality or invalidity of any term or clause of this Agreement shall not affect the validity of the remainder of this Agreement, and the Agreement shall remain in full force and effect as if such illegal or invalid term or clause were not contained herein.

25. The waiver by either party of any breach of this Agreement shall not constitute a waiver as to any other breach.

26. This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations or understandings, whether written or oral.

27. The Administrative Hearing Officer represents and warrants that she is an attorney licensed to practice law in the State of Illinois for a period in excess of three (3) years and that she has successfully completed a formal training program that included the following:

(1) Instruction on the rules of procedure of the administrative hearings that she will conduct under this Agreement;

(2) Orientation in each subject area of code violations that she will administer;

(3) Observation of administrative hearing; and

(4) Participation in hypothetical cases, including rules on evidence and issuing final orders.

28. The Administrative Hearing Officer shall maintain her license to practice law in the State of Illinois in good standing throughout the term of this Agreement. The Administrative Hearing Officer shall notify the Village in writing should proceedings be undertaken by the Illinois Attorney Registration and Disciplinary Commission to suspend or revoke the Administrative Hearing Officer's license to practice law in the State of Illinois.

29. The Certificate of Appointment of Denise Filan as Administrative Hearing Officer of the Village is attached hereto as Exhibit "A" and is made a part hereof.

30. The Oath of Office of Denise Filan as Administrative Hearing Officer of the Village is attached hereto as Exhibit "B" and is made a part hereof.

31. The Administrative Hearing Officer's Certification is attached hereto as Exhibit "C" and is made a part hereof.

IN WITNESS WHEREOF the parties have executed this Agreement at Burr Ridge, Illinois, the date and year first above written.

ADMINISTRATIVE HEARING OFFICER	**VILLAGE OF BURR RIDGE**
By:_____	_____
Denise Filan	Gary Grasso, Village Mayor
	Attest:
	_____
	Sue Schaus, Village Clerk

EXHIBIT "A"

STATE OF ILLINOIS)
COUNTIES OF DUPAGE and COOK) *ss.*
VILLAGE OF BURR RIDGE, ILLINOIS)

CERTIFICATE OF APPOINTMENT

TO: Sue Schaus, Village Clerk

I, Gary Grasso, Mayor of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, do hereby certify that Denise Filan has been duly appointed to the office of Administrative Hearing Officer of the Village of Burr Ridge, Illinois, by the Board of Trustees on the 9th of December, 2024, effective this date for a term expiring December 31, 2025 and until her successor shall have been duly appointed and qualified.

Given under my hand and the Corporate Seal of Burr Ridge, Illinois, this ___ day of _____, 2025.

_____
Gary Grasso, Mayor of the
Village of Burr Ridge, Illinois

EXHIBIT "B"

VILLAGE OF BURR RIDGE, ILLINOIS

OATH OF OFFICE

I, Denise Filan, do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of Illinois and that I will faithfully discharge the duties of Administrative Hearing Officer of the Village of Burr Ridge to the best of my ability.

Administered and sworn at Burr Ridge, Illinois, this ____ day of _____, 2025.

_____
Denise Filan

Administered by _____, _____ , _____
[Name of Person Administering Oath] *[Title of Person Administering Oath]*

and sworn at the Village of Burr Ridge, Illinois, this _____ day of _____ 2025.

Filed in my office this this _____ day of _____ 2025.

_____
Sue Schaus, Clerk of the Village of
Burr Ridge, Cook and DuPage Counties, Illinois

EXHIBIT "C"

ADMINISTRATIVE HEARING OFFICER'S CERTIFICATION

The certifications hereinafter made by Denise Filan (the "Administrative Hearing Officer") are each a material representation of fact upon which reliance is placed by the Village of Burr Ridge (the "Village") in entering into the Legal Services Agreement - Administrative Hearing Officer with the Administrative Hearing Officer. The Village may terminate the Legal Services Agreement - Administrative Hearing Officer if it is later determined that the Administrative Hearing Officer rendered a false or erroneous certification.

I, Denise Filan, hereby certify that I am the appointed Administrative Hearing Officer of the Village, and as such hereby represent and warrant to the Village that I, and any partners or shareholder of any law firm of which I am affiliated holding more than five percent (5%) of the outstanding partnership or corporate interests and its associate attorneys are:

(A) Not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1;

(B) Not barred from contracting as a result of a violation of either Section 33E-3 (bid rigging) or 33E-4 (bid-rotating) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4);

(C) In compliance with 775 ILCS 5/2-105(A)(4) requiring a written sexual harassment policy; and

(D) Not in default, as defined in 5ILCS 385/2, on an educational loan, as defined in 5ILCS 385/1.

In addition, the Administrative Hearing Officer hereby represents and warrants to the Village, that the Administrative Hearing Officer:

(A) Will provide a drug-free workplace by:

(1) Publishing a statement:

(a) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the Administrative Hearing Officer's workplace;

(b) Specifying the actions that will be taken against employees for violations of such prohibition;

(c) Notifying the employee that, as a condition of employment on such contract, the employee will:

(i) Abide by the terms of the statement; and

(ii) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction;

(2) Establishing a drug-free awareness program to inform employees about:

(a) The dangers of drug abuse in the workplace;

(b) The Administrative Hearing Officer's policy of maintaining a drug-free workplace;

(c) Any available drug counseling, rehabilitation, and employee assistance program; and

(d) The penalties that may be imposed upon employees for drug violations;

(3) Making it a requirement to give a copy of the statement required by subparagraph (A)(1) to each employee engaged in the performance of the Agreement and to post the statement in a prominent place in the workplace;

(4) Notifying the Village within ten (10) days after receiving notice under subparagraph (A)(1)(c)(ii) from an employee or otherwise receiving actual notice of such conviction;

(5) Imposing a sanction on or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by any employee who is so convicted, as required by 30 ILCS 580/5;

(6) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place;

(7) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

(B) Will provide equal employment opportunities in accordance with the Illinois Human Rights Act (775 ILCS 580/1 *et seq*.) and are in compliance with 775 ILCS 5/2-105(A)(4) requiring a written sexual harassment policy.

(C) Certifies that no officer or employee of the Village that has solicited any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from the Administrative Hearing Officer in violation of Chapter 2, Article VII of the Code of Ordinances of Burr Ridge, Illinois adopted by the Village pursuant to the requirements of the State Officials and Employees Ethics Act.

(D) Has not given to any officer or employee of the Village any gratuity, discount entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from the Administrative Hearing Officer in violation of Chapter 2, Article VII of the Code of Ordinances of Burr Ridge, Illinois, adopted by the Village pursuant to the requirements of the State Officials and Employees Ethics Act.

(E) Certifies that no Village officer, spouse or dependent child of a Village officer, agent on behalf of any Village officer or trust in which a Village officer, the spouse or dependent child of a Village officer or a beneficiary is a holder of any interest in the any law firm of which the Administrative Hearing Officer is affiliated; or, if the stock of any law firm of which the Administrative Hearing Officer is affiliated is traded on a nationally recognized securities market, that no Village officer, spouse or dependent child of a Village officer, agent on behalf of any Village officer or trust in which a Village officer, the spouse or dependent child of a Village officer or a beneficiary is a holder of more than one percent (1%) of the law firm, but if any Village officer, spouse or dependent child of a Village officer, agent on behalf of any Village officer or trust in which a Village officer, the spouse or dependent child of a Village officer or a beneficiary is a holder of less than one percent (1%) of such law firm, the Administrative Hearing Officer has disclosed to the Village in writing the name(s) of the holder of such interest.

(F) Certifies that none of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Mayorial Executive Order 13224) and that he or she is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person.

(G) Certifies his or her principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by the Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person.

(H) Certifies that he or she is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by the United State Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity, or nation designated in Mayorial Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and that he or she is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or nation.

If any certification made by the Administrative Hearing Officer or term or condition in the Legal Services Agreement - Administrative Hearing Officer changes, the Administrative Hearing Officer shall notify the Village in writing within seven (7) days.

Dated: ____ ____, 2025 Administrative Hearing Officer

By: _____
Denise Filan

STATE OF ILLINOIS)
) *ss.*
COUNTY OF DUPAGE)

I, the undersigned, a notary public in and for the State and County aforesaid, hereby certify that Denise Filan, known to me to be the appointed Administrative Hearing Officer of the Village of Burr Ridge, appeared before me this day in person and, being first duly sworn on oath, acknowledged that she executed the foregoing certification as her free act and deed.

Dated: ____ _____, 2025

_____
Notary Public

RESOLUTION NO. R-XX-24

A RESOLUTION APPROVING AN AMENDED LEASE AGREEMENT BETWEEN THE VILLAGE OF BURR RIDGE AND THE WILLOWBROOK/BURR RIDGE CHAMBER OF COMMERCE AND INDUSTRY

WHEREAS, the Village of Burr Ridge ("Village") and the Willowbrook/Burr Ridge Chamber of Commerce and Industry ("Chamber") have previously entered into a lease agreement ("Agreement") to provide office and meeting space for the Chamber at the Burr Ridge Village Hall located at 7660 County Line Road; and

WHEREAS, the Village and Chamber wish to amend and extend the Agreement for the purpose of continuing the existing space needs relationship; and

WHEREAS, the Corporate Authorities of the Village have determined that it is in the best interests of the Village to enter into this agreement;

NOW, THEREFORE BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Burr Ridge, DuPage and Cook Counties, Illinois, as follows:

Section 1: The attached Agreement between the Village and Chamber for 7660 County Line Road is hereby approved.

Section 2: That the Mayor and Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, are hereby authorized to execute for and on behalf of said Village of Burr Ridge the aforesaid Agreement attached hereto as **EXHIBIT A**.

Section 3: This Resolution shall be in full force and effect from and after its adoption and approval in the manner provided by law.

PASSED by the Mayor and Board of Trustees of the Village of Burr Ridge, Illinois, this 9th day of December, 2024.

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this 9th day of December, 2024.

_____
Mayor

ATTEST:

_____
Village Clerk

EXHIBIT A

Date: November 14, 2024

Property Address: 7660 County Line Road, Burr Ride, IL 60527

Landlord: Village of Burr Ridge

Tenant: Willowbrook/Burr Ridge Chamber of Commerce and Industry

Use: Office and Meetings

1. Term

The term of this Lease extension shall commence on January 1, 2025 ("Commencement") and shall end on December 31, 2026, unless sooner terminated by the Tenant. If Tenant wishes to extend this Lease, the Tenant shall provide the Landlord a written notice ("Extension Notice") not less than sixty (60) days prior to the expiration of the term of this Lease. Tenant and Landlord may mutually extend the Lease for an unlimited number of two-year terms beyond the initial Term. The Landlord may terminate the Lease prior to the expiration of any Term provided that a written notice providing not less than ninety (90) days prior to the desired termination date is supplied to the Tenant by the Landlord.

2. Rent

The Tenant agrees to pay $300 per year in rent to the Landlord, payable between January 1 - December 31 of each corresponding year.

3. Operating Expenses

Tenant shall have the opportunity to access Village-owned or -operated office equipment, such as copiers, and shall be charged for their use on a usage basis. Tenant shall have all rights to supply its own office supplies. Tenant shall be permitted to access Landlord's internet/wi-fi, electricity, plumbing, and all other such utility systems and infrastructure at no charge.

4. Common Areas and Use of Common Areas

All areas situated within the Property are designated by Landlord for common use by Tenant and the Tenant's employees, agents, customers, and guests. Landlord. in Landlord's sole discretion:

a) May operate, manage, equip, light, insure, repair, and maintain Common Areas for their intended purpose;
b) May from time to time change the size, locations, and nature of any Common Area and facility and may make
c) installations therein and relocate and remove such installations and to grant such easements, rights, and dedications that Landlord deems necessary or desirable and this Lease shall be

subordinate to such grants, provided however, that in no event shall the same diminish the rights of Tenant to use Common Areas pursuant hereto, or result in the diminishment of parking spaces at the Property or reasonable ingress and egress to and from public roads and highways;

d) Shall have the right to terminate the use of Common Areas, or any part thereof, on non-business days or during non-business hours; and
e) Tenant is permitted to access one parking space in the employee parking area in the rear of the Property at any time. Tenant is permitted to access up to fifteen (15) spaces in the same area for up to three consecutive hours at any time. Landlord may temporarily suspend Tenant's 15-space privilege in the event that operation of public services requires use of such spaces provided Landlord provides Tenant with no less than forty-eight (48) hours' notice of such a temporary suspension. Tenant shall obey all State and local traffic laws when using Property.

Tenant and Tenant's permitted concessionaires, officers, employees, agents, customers. and invitees shall have the non-exclusive rights, in common with Landlord and all other Tenants of the Property and their respective customers, guests, and invitees, to use Common Areas, subject to rules and regulations promulgated by Landlord from time to time provided that such rules and regulations shall be uniformly applicable to all Tenants leasing a part of the Property. In no event shall the use by other Tenants or their invitees of an area designated for the sole use of a particular Tenant be deemed a default by Landlord under the terms of this Lease. Tenant shall not use any part of the parking area or permit the use thereof for overnight parking other than in such cases wherein such permission has been granted in writing by Landlord. Tenant shall not store items outdoors or in conspicuous spaces of the Common Area; all Tenant goods must be neatly stored in assigned areas as designated by Landlord.

5. Maintenance and Repair

a) Landlord shall keep and maintain all HVAC, plumbing, and electrical systems, the exterior walls, roofs, foundations, and structural members of the Building and its appurtenance facilities. All premises of the Building shall be in good working order. Landlord shall have no maintenance, repair, replacement, or other such obligations. Landlord shall provide for regular removal of trash for the term of this Lease.
b) Tenant shall be provided furnishings at Landlord expense. Tenant is entitled to furnish the space with their own furnishings should they so choose.
c) Tenant shall maintain their space in proper operating condition, except for normal wear and tear.
d) Tenant shall be permitted to use Landlord’s maintenance personnel for custom or special projects and shall solely bear the cost of any renovations or refurbishments which solely benefit Tenant. Tenant must receive written approval from Landlord prior to commencing any built projects.

6. Inspection

Landlord or Landlord’s agents or employees may enter the Premises at any reasonable time for the purpose of inspection, or of making repairs which Tenant may neglect or refuse to make in accordance with the covenants and agreements of this Lease or those which the Landlord is responsible.

7. Quiet Enjoyment

Tenant's quiet and peaceable enjoyment of the Premises shall not be disturbed or interfered with by Landlord or by any person claiming by, through, or under Landlord.

8. Security Deposit

Landlord does not require any such deposit to execute this Agreement.

9. Examination of Lease

Submission of this Lease for examination or signature by Tenant shall not constitute a reservation of or option for lease, and the same shall not be effective as a Lease or otherwise until execution and delivery hereof by Landlord and Tenant.

10. Authority

Landlord and Tenant hereby covenant that they have full right, power, and authority to enter into this Lease upon the same terms and conditions herein set forth.

11. Construction of Lease

This Lease shall be construed in accordance with the laws of the State of Illinois.

12. Severability

Any provision of this Lease which shall be deemed void, unenforceable of contrary to public policy, in whole or in part, shall be deemed severed from this Lease.

13. Signage

Tenant is not permitted to erect any signage on the Property.

SIGNED AND DATED THIS _____ DAY OF _____, 2024

TENANT:
Willowbrook/Burr Ridge Chamber of Commerce and Industry

_____
Chairperson of the Board

LANDLORD:
Village of Burr Ridge

_____
Mayor

RESOLUTION NO. R-_____-24

A RESOLUTION REGARDING THE NEED FOR CONFIDENTIALITY OF CLOSED SESSION MINUTES

WHEREAS, pursuant to Section 2.06(d) of the Open Meetings Act (5 ILCS 120/1 *et seq.*), the corporate authorities have undertaken a review of minutes of all closed sessions which have not been previously released to the public; and

WHEREAS, the corporate authorities find that the need for confidentiality still exists as to the minutes of all closed session meetings.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1. The corporate authorities hereby find that the need for confidentiality still exists as to all of the minutes for all closed meetings of the corporate authorities which have not been previously released, and that such minutes shall remain confidential, except the following:

NONE.

Section 2. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED this 9th day of December, 2024

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 9th day of December, 2024.

_____
Mayor

ATTEST:

_____
Village Clerk

1245289.1

VILLAGE OF
BURR RIDGE
7660 COUNTY LINE ROAD
BURR RIDGE IL 60527

MAYOR
GARY GRASSO
Section 8, Item A.
VILLAGE ADMINISTRATOR
EVAN WALTER

December 9, 2024

Mayor Gary Grasso and Board of Trustees
7660 County Line Road
Burr Ridge, Illinois 60527

Re: ***Z-08-2024: Zoning Ordinance Amendments for Manufacturing District (Village of Burr Ridge); Text Amendment and Findings of Fact***

Dear Mayor and Board of Trustees:

The Plan Commission transmits its recommendation to approve text amendments to Sections X and XIV of the Burr Ridge Zoning Ordinance**.**

On April 8, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to clarify and define the "warehouse" and "warehousing" uses in the Light Industrial (L-I) and General Industrial (G-I) districts. At the May 20, 2024, Plan Commission meeting, the Plan Commission requested the Board of Trustees direct the Plan Commission to hold a public hearing regarding the permitted uses and special uses in the G-I and L-I districts. On June 10, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to review the entirety of Section X: Manufacturing Districts and Section XIV: Rules and Definitions, to specify any presently listed use as either permitted, special, or prohibited, as appropriate, and to identify and classify uses not currently listed in Section X or Section XIV as permitted, special, or prohibited, and define them. At the June 17, 2024, Plan Commission meeting, the Commission withdrew case Z-06-2024 and requested the case be incorporated into the new text amendment (Z-08-2024).

After due notice as required by law, the Plan Commission held public hearings on July 15, September 16, October 7, October 21, November 18, and December 2, 2024. One public comment was received and is included in the staff report packet. Five public comments were received for case Z-06-2024 and are included in the staff report packet.

The Plan Commission consolidated, renamed, and reclassified uses, identified and defined new uses, and clarified existing uses. Additionally, the Commissioners reviewed the conflicts and redundancies within the cannabis regulations and performance standards language and examined and amended the parking and loading regulations. The full text of the proposed text amendment is attached.

The Plan Commission determined that amending the Manufacturing District and the Rules and Definition fulfills the purpose and intent of the Zoning Ordinance. The Plan Commission determined that the amendment is compatible with other standards and uses of the Zoning Ordinance. The full text of the proposed text amendment is attached.

Based on the above considerations and the submitted Findings of Fact, the Plan Commission voted 7 to 0 to ***recommend that the Board of Trustees approve*** Z-08-2024, a request to amend Sections X and XIV of the Burr Ridge Zoning Ordinance, with Findings of Fact.

Sincerely,

Greg Trzupek, Chairman

SECTION X MANUFACTURING DISTRICTS

D. RA RESEARCH ASSEMBLY DISTRICT

The RA Research-Assembly District is established to provide an environment suitable for Research-Assembly activities that require a pleasant and nuisance-free environment and will be compatible with adjacent residential and business uses.

1. **Permitted Uses:**
   - *a. Accessory uses customarily incidental to principal uses*
   - *b. Media Production and Broadcasting Facilities*
   - *c. Medical, Dental, Health and Wellness Clinic*
   - ~~a.~~*d.* Offices; business, professional, governmental or institutional~~; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot.~~
   - ~~b. Medical and dental laboratories.~~
   - ~~c. Research and Testing laboratories.~~
   - ~~d. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.~~
   - ~~e. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.~~
2. **Special Uses:**
   - *a. Automobile and truck and equipment sales, rental, repair, and service*
   - b. *Banking institutions with or without drive-in facilities.*
   - *c. Child care center*
   - ~~a.~~*d.* Heliports~~.~~
   - ~~b. Import and export establishment; wholesale sales only.~~
   - e. *Indoor private exercise and athletic training facilities*
   - ~~*f. Medical, Dental, Health and Wellness Clinic*~~
   - *c.* ~~Planned unit developments.~~
   - *f. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.*
   - g. Public utility, transportation and governmental service uses~~.~~
   - *h. Research Laboratories*
   - *i. Schools, commercial or trade, or training facilities*
   - ~~e. School for dog trainers.~~
   - ~~f. Training centers, engineering and sales.~~
   - ~~g. Wholesaling establishments.~~
   - ~~h. Yoga training studio.~~
   - ~~i. Indoor Sales of Luxury and Exotic Automobiles (Added by Ordinance A-834-19-11).~~
   - *j. Wholesale establishment*

E. LI LIGHT INDUSTRIAL DISTRICT

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

1. **Permitted Uses:**
   - *a. Accessory uses customarily incidental to principal uses*
   - *b. Greenhouses, including retail and wholesale sales*
   - *c. Media Production and Broadcasting Facilities*
   - ~~a.~~*d.* Offices; business, professional, governmental or institutional~~.~~*; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot.*
   - ~~b. Film production and recording studios.~~
   - ~~c. Radio and television broadcasting studios.~~
   - ~~d. Research and Testing laboratories.~~
   - ~~e. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.~~
   - ~~f. Manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping and servicing uses, provided that no such use listed as a permitted or special use in the GI District will be permitted (except for permitted use F,1,a where it would be permitted hereunder).~~
   - ~~g. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.~~
2. **Special Uses:**
   - *a.* Automobile *and truck and equipment s*~~S~~ales*, rental,* and s~~S~~ervice ~~(Amended by A-834-22-13).~~
   - *b. Banking institutions with or without drive-in facilities.*
   - ~~b.~~*c.* Heliports
   - *d. Manufacturing establishment*
   - *e. Medical, Dental, Health and Wellness Clinic*
   - ~~c. Import and export establishment; wholesale sales only~~
   - *d.* ~~Indoor Private Athletic Training and Practice Facility (Amended by A-834-29-13)~~
   - ~~e. Planned unit developments~~
   - *f. Indoor private exercise and athletic training facilities*
   - *g. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.*
   - ~~f.~~*h.* Public utility, transportation and governmental service uses
   - ~~g. Training centers, engineering and sales~~
   - ~~h. Wholesaling establishments~~
   - ~~i. Sales and servicing of road paving equipment, provided all servicing or repair of equipment shall be done within completely enclosed buildings~~

i. Research Laboratories
~~j. Retail banking facility located in an operations center of a bank~~
~~k. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services) (Amended by A-834-16-07)~~
~~l. Retail uses accessory to either a permitted use or a special use in this district (Amended by A-834-16-07)~~
j. Schools, commercial or trade, or training facilities
~~m.~~*k.* Child care center~~.~~
l. Wholesale establishment

F. GI GENERAL INDUSTRIAL DISTRICT

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

1. **Permitted Uses:**
   ~~a. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products, and goods.~~
   a. *Accessory uses customarily incidental to principal uses*
   ~~b. Data processing service centers.~~
   ~~c. Film production and recording studios.~~
   ~~d.~~*b.* Greenhouses, including retail and wholesale sales
   ~~e. Team Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)~~
   c. Manufacturing establishment
   d. Media Production and Broadcasting Facilities
   ~~*f.* Newspaper printing offices.~~
   ~~g.~~e. Offices; business, professional, governmental or institutional~~.~~*; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations ~~providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot~~.*
   ~~h. Pilot plants for experimentation and development of new and existing processes and products.~~
   ~~i. Printing and publishing establishments.~~
   ~~j. Radio and television production studios.~~
   ~~*k.* Research laboratories for conducting experiments in scientific fields.~~
   ~~*l.* Schools, commercial or trade.~~
   ~~*m.* Training center, engineering or sales.~~
   ~~*n.* Warehouses.~~
   ~~*o.* Wholesale establishments.~~

~~*p.* Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.~~

2. **Special Uses:**

a. Automobile and truck and equipment sales, rental, *repair,* and service~~. (Amended by Ordinance A-834-9-01)~~

b. Accessory building on a lot with an existing principal building and business

c. Banking institutions with or without drive-in facilities.

~~b. Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s) -- including milling, planning, jointing or manufacturing of millwork.~~

~~c. Contractor's office and shops.~~

d. Data centers as defined by the Illinois General Assembly.

e. Distribution Facility

~~d. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.~~

~~e. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)~~

f. Heliports

~~f. Team Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)~~

g. Indoor private exercise and athletic training facilities

~~g.~~*h.* Kennel

~~h. Martial arts training schools. (Added by Ordinance A-834-01-04)~~

i. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)

~~j. Medical or dental clinics but not including facilities devoted primarily to emergency medical services. (Added by Ordinance A-834-28-11)~~

j. Medical, Dental, Health and Wellness Clinic

~~k. Outside storage; provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas.~~

k. Outdoor, Overnight Storage

l. Parking lots and storage garages~~.~~

~~m. Planned unit developments; provided that no use shall be permitted in such planned unit developments that is not a permitted or special use in this or any other Manufacturing District set forth in this Ordinance.~~

m. Pilot plants for experimentation and development of new and existing processes and products.

n. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.

o. Printing and Publishing Facilities

~~n. Public utility, governmental service and similar uses as follows:~~

~~(1) Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.~~

~~(2) Electric distribution centers and substations.~~

~~(3) Compressor stations, well head stations, well separator, and other similar above-the-ground facilities customarily used for the distribution of natural gas as a part of the operations of a natural gas company or non-exempt operations of a public utility company.~~

~~(4) Gas regulator stations.~~

~~(5) Public utility and governmental service establishments, other -- including offices, storing, testing, repairing and servicing.~~

~~(6) Railroad rights-of-way and passenger stations.~~

~~(7) Telephone exchanges and service buildings.~~

~~(8) Water filtration plants, pumping stations, reservoirs, wells, and sewage treatment plants and lift stations -- public or community.~~

p. Public utility, transportation and governmental service uses

q. Research Laboratories

~~o. Retail uses accessory to either a permitted use or a special use in this district.~~

r. Schools, commercial or trade, or training facilities

~~p.~~*s.* Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.

~~q.~~*t.* Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:

(1) No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:

(A) adult arcade;
(B) adult bookstore, adult novelty store or adult video store;
(C) adult cabaret;
(D) adult motel;
(E) adult motion picture theater;
(F) adult theater;
(G) massage parlor;
(H) sexual encounter establishment;

(I) escort agency; or
(J) nude or semi-nude model studio.

(2) This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.

(3) The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)

~~*r.* Schools, workshops, training centers for developmentally disabled persons. (Added in August 2002)~~

~~*s.* Banks and financial institutions (Added August 22, 2005)~~

~~*t.*~~*u.* Driving through facilities accessory to any permitted or special use. ~~(Added August 22, 2005)~~

~~u. School or training course for dog trainers. (Added in September 12, 2005)~~

~~v. Accessory building on a lot with an existing principal building~~

~~w. Outdoor, overnight storage of retail vehicles ancillary to a permitted or special use.~~

v. Warehouses

w. Wholesale establishment

XIV RULES AND DEFINITIONS

DISTRIBUTION FACILITY: A facility whose principal use is the temporary storage of products that are held for a short duration prior to being redistributed to retailers, wholesalers, or directly to consumers, particularly on an on-demand basis. As with such turnover, activity in a distribution center in receiving and shipping parcels is more constant and consistent than a general warehouses. Shall not include a warehouse, motor freight terminal, or wholesale establishment as defined herein.

GREENHOUSES: A business where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are grown and sold; may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, and paving stone and bricks, within an enclosed building, as accessory uses. This definition does not include the cultivation or selling of cannabis or psychoactive substances.

INDOOR PRIVATE EXERCISE AND ATHLETIC TRAINING FACILITIES: A facility where individuals participate in individual or group physical activity, or the commercial instruction of athletic activities and skills involved in the performance of team and individual sports.

MANUFACTURING ESTABLISHMENT: *An establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, ~~storing,~~ cleaning, servicing, or testing of materials, goods or products. Warehousing and storing combined and used in conjunction with the principal use shall not occupy more than 40% percent of the gross floor area developed on the lot.*

MEDIA PRODUCTION AND BROADCASTING FACILITIES: A facility that provides indoor commercial and public communication/telecommunication uses.

MOTOR FREIGHT TERMINAL: A building, structure, or area used principally for the parking, storage, or dispatching of motor trucks or semi-trailers or where ~~in which~~ freight is brought by motor truck or railroad and is received, ~~assembled~~, sorted, stored and/or rerouted for ~~local intra-state or inter-state distribution by~~ shipment by motor truck.

PILOT PLANT: A facility for the testing and evaluation of commercial or industrial processes and products, as well as for the manufacturing of products specifically for testing purposes. This facility allows for the investigation of production processes planned for use in other locations, employing methods such as 3D printing or other low-nuisance and light manufacturing production or assembly techniques to ensure a thorough assessment of the product or process.

PRINTING AND PUBLISHING FACILITES: A facility that provides services related to the creation and production of printed materials, such as books, newspapers, magazines, brochures, and other publications. Such facilities may encompass activities related to printing, binding, and finishing of printed products, as well as associated functions such as design, editing, and distribution.

PUBLIC UTILITY, TRANSPORTATION AND GOVERNMENTAL SERVICE USES: Any person, firm, or corporation under public regulation furnishing franchised services such as cable television, electricity, gas, telephone, water, sewage service, railroad rights-of-way and passenger stations, public bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.

RESEARCH LABORATORIES: A facility primarily dedicated to experimental study, including scientific research, investigation, testing, or experimentation. Such facilities shall not include:

1. *Any activities related to the manufacture or sale of products.*
2. *The utilization of live animals of any type for testing or experimentation.*
3. *On-site retail sales of any kind.*
4. *Psychoactive substances.*

SCHOOLS, COMMERCIAL OR TRADE, OR TRAINING FACILITES: Post-secondary educational institutions that provide specialized training and education for specific trades, professions, or industries. This definition shall not include two-to four-year colleges or universities.

WAREHOUSE(S): A building or structure used principally for the storage of goods, merchandise, materials, products, or items by or for a single tenant. Shall not include a wholesale establishment, motor freight terminal, distribution facility, or manufacturing establishment, as defined herein.

WHOLESALE ESTABLISHMENT: A business engaged in the bulk sale of goods, primarily intended for resale or industrial, business, or institutional use, rather than direct sale to consumers. Operations may also include accessory manufacturing, fabricating, processing, assembly, repairing, cleaning, servicing, or testing of materials, goods or products. Shall not include a warehouse, distribution facility, or motor freight terminal as defined herein.

SECTION X MANUFACTURING DISTRICT PROHIBITED USES:

~~**X.D.7 Prohibited Uses:**~~

~~Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization, or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.~~

~~**X.E.7 Prohibited Uses:**~~

~~Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.~~

~~**X.F.7 Prohibited Uses:**~~

~~Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.~~

X.B.2 Prohibited Uses

No lot, parcel, or tract of land shall be used, and no building or structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; arsenals; blast furnaces; coke ovens; crematories; creosote treatment or manufacture dumps and slag piles; fat rendering; drop forges and forge plants; fertilizer manufacture; fireworks or explosive manufacture or storage; dumping, reduction or other processing of garbage; pulp or paper mills; dead animals, offal or refuse, except as customarily incidental to a permitted principal use; foundries; ore reduction; petroleum processing or refining; pyroxylin manufacture; manufacturing natural or synthetic rubber; caoutchouc or gutta percha manufacture or treatment; meat packing plants; rock excavation and crushing; salt works; sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowl; processing of fish oil, tallow or grease; lard manufacture or treatment; tanning curing, or storage of rawhides or skins; tar distillation or manufacture; cement, concrete or asphaltic concrete mixing plants; junk shop; junk yards or automobile wrecking yards*; motor freight terminals; fumigant manufacture; manufacturing of or use of ethylene oxide; Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization, or Processor, and Cannabis Transporting Organization or Transporter*.

SECTION X MANUFACTURING DISTRICT PERFORMANCE STANDARDS:

X.B.8. COMPLIANCE WITH PERFORMANCE STANDARDS

~~Any use established in any zoning district which involves the manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be operated in such a manner as to comply with applicable~~

~~performance standards governing noise, vibration, air pollution, toxic substances, water pollution, fire and explosive hazards and glare established herein in general or specifically for the district in which such use shall be located; and no use, already established on August 1, 1995, or whenever this ordinance becomes applicable to such use due to annexation of the property on which the use exists, whichever is later, shall be so altered or modified as to conflict with such applicable performance standards for the district in which such use is located.~~ *See section X.C.*

X.C. PERFORMANCE STANDARDS

Any use established in the manufacturing districts (or which is otherwise elsewhere in this Ordinance required to comply with these performance standards) after August 1, 1995, or any use in any district (including but not limited to legal nonconforming uses, regardless of when such uses were established) involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be so operated as to comply with the performance standards as set forth in Section IV.W of this Ordinance. (Amended by Ordinance A-834-05-10)

SECTION X MANUFACTURING DISTRICT PARKING AND LOADING:

X.B.7. Parking and Loading

a. All drives, loading dock and berth aprons, parking areas, outside display or storage yards, and walkways throughout the site shall be paved with asphalt or concrete material.
b. Loading docks and berths fronting on any public or private street or opening onto a yard which is adjacent to a residential district shall be within completely enclosed buildings. All loading docks and berths on lots which contain industrial or warehousing uses or activities in the RA District shall be within completely enclosed buildings.
c. Off-street parking and loading shall be provided in accordance with the regulations established in Section XI of this Ordinance.
d. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:
    1. A maximum of two delivery trucks may be parked overnight on a lot or parcel.
    2. Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.
    3. Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.

e) Any facility, structure, or use exceeding five loading berths shall require special use approval. As part of the special use, a traffic impact analysis, noise assessment, and environmental study may be required, along with any necessary mitigation measures to minimize impacts on surrounding areas.

SECTION X MANUFACTURING DISTRICTS

D. RA RESEARCH ASSEMBLY DISTRICT

The RA Research-Assembly District is established to provide an environment suitable for Research-Assembly activities that require a pleasant and nuisance-free environment and will be compatible with adjacent residential and business uses.

1. **Permitted Uses:**
    a. Accessory uses customarily incidental to principal uses
    b. Media Production and Broadcasting Facilities
    c. Medical, Dental, Health and Wellness Clinic
    d. Offices; business, professional, governmental or institutional

2. **Special Uses:**
    a. Automobile and truck and equipment sales, rental, repair, and service
    b. Banking institutions with or without drive-in facilities.
    c. Child care center
    d. Heliports
    e. Indoor private exercise and athletic training facilities
    f. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.
    g. Public utility, transportation and governmental service uses.
    h. Research Laboratories
    i. Schools, commercial or trade, or training facilities
    j. Wholesale establishment

E. LI LIGHT INDUSTRIAL DISTRICT

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

1. **Permitted Uses:**
    a. Accessory uses customarily incidental to principal uses
    b. Greenhouses, including retail and wholesale sales
    c. Media Production and Broadcasting Facilities
    d. Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot

2. **Special Uses:**
    a. Automobile and truck and equipment sales, rental, and service
    b. Banking institutions with or without drive-in facilities.
    c. Heliports
    d. Manufacturing establishment
    e. Medical, Dental, Health and Wellness Clinic
    f. Indoor private exercise and athletic training facilities

g. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.
h. Public utility, transportation and governmental service uses
i. Research Laboratories
j. Schools, commercial or trade, or training facilities
k. Child care center
l. Wholesale establishment

F. GI GENERAL INDUSTRIAL DISTRICT

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

1. **Permitted Uses:**
   a. Accessory uses customarily incidental to principal uses
   b. Greenhouses, including retail and wholesale sales
   c. Manufacturing establishment
   d. Media Production and Broadcasting Facilities
   e. Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations
2. **Special Uses:**
   a. Automobile and truck and equipment sales, rental, and service
   b. Accessory building on a lot with an existing principal building and business
   c. Banking institutions with or without drive-in facilities.
   d. Data centers as defined by the Illinois General Assembly.
   e. Distribution Facility
   f. Heliports
   g. Indoor private exercise and athletic training facilities
   h. Kennel
   i. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)
   j. Medical, Dental, Health and Wellness Clinic
   k. Outdoor, Overnight Storage
   l. Parking lots and storage garage
   m. Pilot plants for experimentation and development of new and existing processes and products.
   n. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.
   o. Printing and Publishing Facilities
   p. Public utility, transportation and governmental service uses
   q. Research Laboratories
   r. Schools, commercial or trade, or training facilities
   s. Self-service storage facilities as defined by the Illinois Self-Service Storage

Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.

t. Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:
   (1) No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:
      (A) adult arcade;
      (B) adult bookstore, adult novelty store or adult video store;
      (C) adult cabaret;
      (D) adult motel;
      (E) adult motion picture theater;
      (F) adult theater;
      (G) massage parlor;
      (H) sexual encounter establishment;
      (I) escort agency; or
      (J) nude or semi-nude model studio.
   (2) This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.
   (3) The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)
u. Driving through facilities accessory to any permitted or special use.
v. Warehouses
w. Wholesale establishment

XIV RULES AND DEFINITIONS

DISTRIBUTION FACILITY: A facility whose principal use is the temporary storage of products that are held for a short duration prior to being redistributed to retailers, wholesalers, or directly to consumers, particularly on an on-demand basis. As with such turnover, activity in a distribution center in receiving and shipping parcels is more constant and consistent than a general warehouses. Shall not include a warehouse, motor freight terminal, or wholesale establishment as defined herein.

GREENHOUSES: A business where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are grown and sold; may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, and paving stone and bricks, within an enclosed building, as accessory uses. This definition does not include the cultivation or selling of cannabis or psychoactive substances.

INDOOR PRIVATE EXERCISE AND ATHLETIC TRAINING FACILITIES: A facility where individuals participate in individual or group physical activity, or the commercial instruction of athletic activities and skills involved in the performance of team and individual sports.

MANUFACTURING ESTABLISHMENT: An establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, cleaning, servicing, or testing of materials, goods or products. Warehousing and storing combined and used in conjunction with the principal use shall not occupy more than 40% percent of the gross floor area developed on the lot.

MEDIA PRODUCTION AND BROADCASTING FACILITIES: A facility that provides indoor commercial and public communication/telecommunication uses.

MOTOR FREIGHT TERMINAL: A building, structure, or area used principally for the parking, storage, or dispatching of motor trucks or semi-trailers or where freight is brought by motor truck or railroad and is received, sorted, stored and/or rerouted for shipment by motor truck.

PILOT PLANT: A facility for the testing and evaluation of commercial or industrial processes and products, as well as for the manufacturing of products specifically for testing purposes. This facility allows for the investigation of production processes planned for use in other locations, employing methods such as 3D printing or other low-nuisance and light manufacturing production or assembly techniques to ensure a thorough assessment of the product or process.

PRINTING AND PUBLISHING FACILITES: A facility that provides services related to the creation and production of printed materials, such as books, newspapers, magazines, brochures, and other publications. Such facilities may encompass activities related to printing, binding, and finishing of printed products, as well as associated functions such as design, editing, and distribution.

PUBLIC UTILITY, TRANSPORTATION AND GOVERNMENTAL SERVICE USES: Any person, firm, or corporation under public regulation furnishing franchised services such as cable

television, electricity, gas, telephone, water, sewage service, railroad rights-of-way and passenger stations, public bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.

RESEARCH LABORATORIES: A facility primarily dedicated to experimental study, including scientific research, investigation, testing, or experimentation. Such facilities shall not include:

1. Any activities related to the manufacture or sale of products.
2. The utilization of live animals of any type for testing or experimentation.
3. On-site retail sales of any kind.
4. Psychoactive substances.

SCHOOLS, COMMERCIAL OR TRADE, OR TRAINING FACILITES: Post-secondary educational institutions that provide specialized training and education for specific trades, professions, or industries. This definition shall not include two-to four-year colleges or universities.

WAREHOUSE(S): A building or structure used principally for the storage of goods, merchandise, materials, products, or items by or for a single tenant. Shall not include a wholesale establishment, motor freight terminal, distribution facility, or manufacturing establishment, as defined herein.

WHOLESALE ESTABLISHMENT: A business engaged in the bulk sale of goods, primarily intended for resale or industrial, business, or institutional use, rather than direct sale to consumers. Operations may also include accessory manufacturing, fabricating, processing, assembly, repairing, cleaning, servicing, or testing of materials, goods or products. Shall not include a warehouse, distribution facility, or motor freight terminal as defined herein.

SECTION X MANUFACTURING DISTRICT PROHIBITED USES:

X.B.2 Prohibited Uses

No lot, parcel, or tract of land shall be used, and no building or structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; arsenals; blast furnaces; coke ovens; crematories; creosote treatment or manufacture dumps and slag piles; fat rendering; drop forges and forge plants; fertilizer manufacture; fireworks or explosive manufacture or storage; dumping, reduction or other processing of garbage; pulp or paper mills; dead animals, offal or refuse, except as customarily incidental to a permitted principal use; foundries; ore reduction; petroleum processing or refining; pyroxylin manufacture; manufacturing natural or synthetic rubber; caoutchouc or gutta percha manufacture or treatment; meat packing plants; rock excavation and crushing; salt works; sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowl; processing of fish oil, tallow or grease; lard manufacture or treatment; tanning curing, or storage of rawhides or skins; tar distillation or manufacture; cement, concrete or asphaltic concrete mixing plants; junk shop; junk yards or automobile wrecking yards; motor freight terminals; fumigant manufacture; manufacturing of or use of ethylene oxide; Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization, or Processor, and Cannabis Transporting Organization or Transporter.

SECTION X MANUFACTURING DISTRICT PERFORMANCE STANDARDS:

X.B.8. COMPLIANCE WITH PERFORMANCE STANDARDS

See section X.C.

X.C. PERFORMANCE STANDARDS

Any use established in the manufacturing districts (or which is otherwise elsewhere in this Ordinance required to comply with these performance standards) after August 1, 1995, or any use in any district (including but not limited to legal nonconforming uses, regardless of when such uses were established) involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be so operated as to comply with the performance standards as set forth in Section IV.W of this Ordinance. (Amended by Ordinance A-834-05-10)

SECTION X MANUFACTURING DISTRICT PARKING AND LOADING:

X.B.7. Parking and Loading

a. All drives, loading dock and berth aprons, parking areas, outside display or storage yards, and walkways throughout the site shall be paved with asphalt or concrete material.
b. Loading docks and berths fronting on any public or private street or opening onto a yard which is adjacent to a residential district shall be within completely enclosed buildings. All loading docks and berths on lots which contain industrial or warehousing uses or activities in the RA District shall be within completely enclosed buildings.
c. Off-street parking and loading shall be provided in accordance with the regulations established in Section XI of this Ordinance.

d. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:
    1. A maximum of two delivery trucks may be parked overnight on a lot or parcel.
    2. Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.
    3. Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.

e) Any facility, structure, or use exceeding five loading berths shall require special use approval. As part of the special use, a traffic impact analysis, noise assessment, and environmental study may be required, along with any necessary mitigation measures to minimize impacts on surrounding areas.

VILLAGE OF BURR RIDGE A VERY SPECIAL PLACE	**Z-08-2024: Request to consider text amendments to Sections X and XIV of the Burr Ridge Zoning Ordinance to review and define uses within the Manufacturing Districts**

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

Petitioner: Village of Burr Ridge

Prepared by: Janine Farrell, Community Development Director, & Ella Stern, Planner

Date of Hearing: July 15, September 16, October 7, October 21, November 18, & December 2, 2024

On June 10, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to review the entirety of Section X: Manufacturing Districts and Section XIV: Rules and Definitions, to specify any presently listed use as either permitted, special, or prohibited, as appropriate, and to identify and classify uses not currently listed in Section X or Section XIV as permitted, special, or prohibited, and define them.

On April 8, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to clarify and define the “warehouse” and “warehousing” uses in the Light Industrial (L-I) and General Industrial (G-I) districts. At the May 20, 2024, Plan Commission meeting, the Commission discussed analyzing all permitted and special uses in the L-I and G-I Districts. Additionally, at the May 20, 2024, Plan Commission meeting, the Plan Commission requested the Board of Trustees direct the Plan Commission to hold a public hearing regarding the permitted uses and special uses in the G-I and L-I districts. At the June 17, 2024, Plan Commission meeting, the Commission withdrew case Z-06-2024 and requested the case be incorporated into the new text amendment (Z-08-2024).

The following bullet points summarize the timeline of previous Plan Commission meetings on the proposed text amendment:

- In preparation for the Commission’s first discussion of the proposed text amendment, held on July 15, 2024, staff reviewed current Manufacturing District uses, existing definitions and identified other areas of importance where use regulations may intersect. As part of the review, staff identified key areas that required attention and potential amendments, including recommendations.
- On July 15, 2024, the Commission directed staff to consolidate and rename uses to standard conventions.
- On September 16, 2024, the Commission reviewed the consolidated and renamed permitted and special uses within the Manufacturing District.

- For the October 7, 2024, Plan Commission meeting, the Commission reviewed the reclassification of uses, the identification of new uses, definitions for existing and new uses, the cannabis use section, and Performance Standards.
- On October 21, 2024, the Commission reviewed the Rules and Definitions, Prohibited Uses, Performance Standards sections, and the parking and loading regulations.
- On November 18, 2024, the Commission reviewed the updated definitions, parking regulations, and available information pertaining to businesses operating in the Manufacturing Districts. The Commission directed staff to make minor amendments and prepare a final draft of the proposed amendments. The Commission also directed staff to review concerns regarding 3-D printing and the performance standards section.
- For the December 2, 2024, Plan Commission meeting, staff prepared redlines of the proposed amendments to Sections X and XIV (attached as Exhibit F) and "clean" versions of the proposed amendments as follows.
    - Staff also conducted research regarding large-scale 3-D printing and Per-and Polyfluoroalkyl Substances (PFAS). PFAS are a class of synthetic compounds that number in the thousands and are produced for their ability to withstand water and oil. PFAS-containing materials may be used in 3-D printing processes but are also found in many products such as fire-fighting foams, cleaning products, shampoo, and paint. PFAS are sought after for their non-stick qualities, tolerance to heat, and resistance to chemicals, which makes them useful for various kinds of materials, including those used in 3-D printing. In 2024, the U.S. EPA designated and finalized PFAS, PFOA, and PFOS as hazardous under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Staff reviewed the performance standards Sections IV.W and X.C and found that while the PFOS are not explicitly in the regulations, the existing language encompasses substances which could be deemed harmful through ingestion, inhalation, or absorption. Staff defers to the Plan Commission on what additional measures the Commission wishes to take.

SECTION X MANUFACTURING DISTRICT PERMITTED AND SPECIAL USES:

Please note that the list below has re-ordered uses from the redlined version in order to better compare uses between the districts.

D. RA RESEARCH AASSEMBLY DISTRICT

The RA Research-Assembly District is established to provide an environment suitable for Research-Assembly activities that require a pleasant and nuisance-free environment and will be compatible with adjacent residential and business uses.

1. **Permitted Uses:**
    a. Accessory uses customarily incidental to principal uses
    b. Media Production and Broadcasting Facilities
    c. Medical, Dental, Health and Wellness Clinic
    d. Offices; business, professional, governmental or institutional
2. **Special Uses:**
    a. Automobile and truck and equipment sales, rental, repair, and service
    b. Banking institutions with or without drive-in facilities
    c. Child care center
    d. Heliports
    e. Indoor private exercise and athletic training facilities

f. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.
g. Public utility, transportation and governmental service uses
h. Research Laboratories
i. Schools, commercial or trade, or training facilities
j. Wholesale establishment

E. LI LIGHT INDUSTRIAL DISTRICT

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

1. **Permitted Uses:**
   a. Accessory uses customarily incidental to principal uses
   b. Media Production and Broadcasting Facilities
   c. Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot
   d. Greenhouses, including retail and wholesale sales
2. **Special Uses:**
   a. Automobile and truck and equipment sales, rental, and service
   b. Banking institutions with or without drive-in facilities
   c. Child care center
   d. Heliports
   e. Indoor private exercise and athletic training facilities
   f. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.
   g. Public utility, transportation and governmental service uses
   h. Research Laboratories
   i. Schools, commercial or trade, or training facilities
   j. Wholesale establishment
   k. Medical, Dental, Health and Wellness Clinic
   l. Manufacturing establishment

F. GI GENERAL INDUSTRIAL DISTRICT

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

1. **Permitted Uses:**
   a. Accessory uses customarily incidental to principal uses
   b. Media Production and Broadcasting Facilities
   c. Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations
   d. Greenhouses, including retail and wholesale sales
   e. Manufacturing establishment

2. **Special Uses:**
    a. Automobile and truck and equipment sales, rental, repair, and service
    b. Banking institutions with or without drive-in facilities
    c. Heliports
    d. Indoor private exercise and athletic training facilities
    e. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2
    f. Public utility, transportation and governmental service uses
    g. Research Laboratories
    h. Schools, commercial or trade, or training facilities
    i. Wholesale establishment
    j. Medical, Dental, Health and Wellness Clinic
    k. Data centers as defined by the Illinois General Assembly
    l. Distribution Facility
    m. Warehouses
    n. Kennel
    o. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act (Added by Ordinance A-834-37-13)
    p. Outdoor, Overnight Storage
    q. Parking lots and storage garages
    r. Pilot plants for experimentation and development of new and existing processes and products
    s. Printing and Publishing Facilities
    t. Driving through facilities accessory to any permitted or special use
    u. Accessory building on a lot with an existing principal building and business
    v. Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image
    w. Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:
        (1) No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:
            (A) adult arcade;
            (B) adult bookstore, adult novelty store or adult video store;
            (C) adult cabaret;
            (D) adult motel;
            (E) adult motion picture theater;
            (F) adult theater;

(G) massage parlor;
(H) sexual encounter establishment;
(I) escort agency; or
(J) nude or semi-nude model studio.

(2) This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.

(3) The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)

XIV RULES AND DEFINITIONS

DISTRIBUTION FACILITY: A facility whose principal use is the temporary storage of products that are held for a short duration prior to being redistributed to retailers, wholesalers, or directly to consumers, particularly on an on-demand basis. As with such turnover, activity in a distribution center in receiving and shipping parcels is more constant and consistent than a general warehouses. Shall not include a warehouse, motor freight terminal, or wholesale establishment as defined herein.

GREENHOUSES: A business where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are grown and sold; may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, and paving stone and bricks, within an enclosed building, as accessory uses. This definition does not include the cultivation or selling of cannabis or psychoactive substances.

INDOOR PRIVATE EXERCISE AND ATHLETIC TRAINING FACILITIES: A facility where individuals participate in individual or group physical activity, or the commercial instruction of athletic activities and skills involved in the performance of team and individual sports.

MANUFACTURING ESTABLISHMENT: An establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, cleaning, servicing, or testing of materials, goods or products. Warehousing and storing used in conjunction with the principal use shall not occupy more than 40% percent of the gross floor area developed on the lot.

MEDIA PRODUCTION AND BROADCASTING FACILITIES: A facility that provides indoor commercial and public communication/telecommunication uses.

MOTOR FREIGHT TERMINAL: A building, structure, or area used principally for the parking, storage, or dispatching of motor trucks or semi-trailers or where freight is brought by motor truck or railroad and is received, sorted, stored and/or rerouted for shipment by motor truck**.**

PILOT PLANT: A facility for the testing and evaluation of commercial or industrial processes and products, as well as for the manufacturing of products specifically for testing purposes. This facility allows for the investigation of production processes planned for use in other locations, employing methods such as 3D printing or other low-nuisance and light manufacturing production or assembly techniques to ensure a thorough assessment of the product or process.

PRINTING AND PUBLISHING FACILITES: A facility that provides services related to the creation and production of printed materials, such as books, newspapers, magazines, brochures, and other publications. Such facilities may encompass activities related to printing, binding, and finishing of printed products, as well as associated functions such as design, editing, and distribution.

PUBLIC UTILITY: Any person, firm, or corporation under public regulation furnishing franchised services such as cable television, electricity, gas, telephone, water, or sewage service.

RESEARCH LABORATORIES: A facility primarily dedicated to experimental study, including scientific research, investigation, testing, or experimentation. Such facilities shall not include:

1. Any activities related to the manufacture or sale of products.
2. The utilization of live animals of any type for testing or experimentation.
3. On-site retail sales of any kind.
4. Psychoactive substances.

SCHOOLS, COMMERCIAL OR TRADE, OR TRAINING FACILITES: Post-secondary educational institutions that provide specialized training and education for specific trades, professions, or industries. This definition shall not include two-to four-year colleges or universities.

WAREHOUSE(S): A building or structure used principally for the storage of goods, merchandise, materials, products, or items by or for a single tenant. Operations may also include accessory manufacturing, fabricating, processing, assembly, repairing, cleaning, servicing, or testing of materials, goods or products. Shall not include a wholesale establishment, motor freight terminal, distribution facility, or manufacturing establishment, as defined herein.

WHOLESALE ESTABLISHMENT: A business engaged in the bulk sale of goods, primarily intended for resale or industrial, business, or institutional use, rather than direct sale to consumers. Shall not include a warehouse, distribution facility, or motor freight terminal as defined herein.

SECTION X MANUFACTURING DISTRICT PROHIBITED USES:

As a reminder, the individual sections under X.D.7, X.E.7, and X.F.7 prohibiting Cannabis Business Establishments were removed and added into X.B.2.

X.B.2 Prohibited Uses

No lot, parcel, or tract of land shall be used, and no building or structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; arsenals; blast furnaces; coke ovens; crematories; creosote treatment or manufacture dumps and slag piles; fat rendering; drop forges and forge plants; fertilizer manufacture; fireworks or explosive manufacture or storage; dumping, reduction or other processing of garbage; pulp or paper mills; dead animals, offal or refuse, except as customarily incidental to a permitted principal use; foundries; ore reduction; petroleum processing or refining; pyroxylin manufacture; manufacturing natural or synthetic rubber; caoutchouc or gutta percha manufacture or treatment; meat packing plants; rock excavation and crushing; salt works; sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowl; processing of fish oil, tallow or grease; lard manufacture or treatment; tanning curing, or storage of rawhides or skins; tar distillation or manufacture; cement, concrete or asphaltic concrete mixing plants; junk shop; junk yards or automobile wrecking yards; motor freight terminals; fumigant manufacture; manufacturing of or use of ethylene oxide; Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization, or Processor, and Cannabis Transporting Organization or Transporter.

SECTION X MANUFACTURING DISTRICT PERFORMANCE STANDARDS:

X.B.8. COMPLIANCE WITH PERFORMANCE STANDARDS

See section X.C.

X.C. PERFORMANCE STANDARDS

Any use established in the manufacturing districts (or which is otherwise elsewhere in this Ordinance required to comply with these performance standards) after August 1, 1995, or any use in any district (including but not limited to legal nonconforming uses, regardless of when such uses were established) involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be so operated as to comply with the performance standards as set forth in Section IV.W of this Ordinance. (Amended by Ordinance A-834-05-10)

SECTION X MANUFACTURING DISTRICT PARKING AND LOADING:

Staff has prepared a clean version of the parking and loading section.

X.B.7. Parking and Loading

a. All drives, loading dock and berth aprons, parking areas, outside display or storage yards, and walkways throughout the site shall be paved with asphalt or concrete material.
b. Loading docks and berths fronting on any public or private street or opening onto a yard which is adjacent to a residential district shall be within completely enclosed buildings. All loading docks and berths on lots which contain industrial or warehousing uses or activities in the RA District shall be within completely enclosed buildings.
c. Off-street parking and loading shall be provided in accordance with the regulations established in Section XI of this Ordinance.
d. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:

1. A maximum of two delivery trucks may be parked overnight on a lot or parcel.
2. Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.
3. Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.

e. Any facility, structure, or use exceeding five loading berths shall require special use approval. As part of the special use, a traffic impact analysis, noise assessment, and environmental study may be required, along with any necessary mitigation measures to minimize impacts on surrounding areas.

PUBLIC COMMENT

One public comment was received and is included in the staff report packet. Five public comments were received for case Z-06-2024 and are included in the staff report packet.

FINDINGS OF FACT

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 the amendments fulfill the purpose and intent of the Zoning Ordinance.

ATTACHMENTS

- Exhibit A – Petitioner's Materials and Findings of Fact
- Exhibit B – Current Zoning Ordinance regulations
- Exhibit C – Public Comments
- Exhibit D – Staff report packet from case Z-06-2024
- Exhibit E – Performance Standard regulations Section IV.W
- Exhibit F – The proposed redlines of the entire Manufacturing District (new)

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): Ella Stern, Planner, Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge

PETITIONER'S ADRESS: 7600 S. County Line Road, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630)-654-8181 x. 6260

EMAIL: estern@burr-ridge.gov

PROPERTY OWNER: N/A

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

PUBLIC HEARING REQUESTED: ____ Special Use ____ Rezoning __X__ Text Amendment ____ Variation(s)

DESCRIPTION OF REQUEST:

Request to consider text amendments to Sections X and XIV of the Burr Ridge Zoning Ordinance to review and define uses within the Manufacturing Districts

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/A

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) #: N/A

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.

Ella Stern — 6/21/24

Petitioner's Signature — Date of Filing

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

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

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

On April 8, 2024, the Board directed the Plan Commission to hold a public hearing to consider text amendments related to the definition of "warehouse" and "warehousing" uses in the L-I Light Industrial and G-I General Industrial zoning districts (Z-06-2024). As this public hearing progressed, the Plan Commission determined that certain uses related to "warehouse" and "warehousing" likely required additional scrutiny to return a complete recommendation.

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

The Zoning Ordinance Sections X and XIV currently govern the Manufacturing District and encompass Rules and Definitions. Section X: Manufacturing Districts covers specifications for individual zoning classifications (R-A Research Assembly, L-I Light Industrial, and G-I General Industrial) and includes overarching zoning regulations applicable to all classifications within the Manufacturing Districts. Incorporating the entirety of Sections X and XIV is essential for a comprehensive review of the zoning classifications and regulations.

(Please transcribe or attach additional pages as necessary)

In Section XIV Rules and Definitions, many terms in the Manufacturing District are not defined.

Zoning Ordinance language for the Manufacturing District – Section X

X MANUFACTURING DISTRICTS

1. **PREAMBLE**
   The regulations for manufacturing districts and for manufacturing or industrial type-uses established in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, are designed to provide for the establishment of a limited range of industrial and allied activities and to govern their operations in a manner that will not have a deleterious effect on residential and business areas. It is essential that there be adequate provision for the expansion and diversification of industry -- both those existing today and for the attraction of new industry. Adequate well located industrial sites and room for expansion of established plants will encourage industrial growth and expansion of the Village's economic base. It will also open new opportunities for a variety of employment for its labor force. (See Section XIII.F.1 relative to certification required as to compliance with the Performance Standards of these districts).
2. **GENERAL REQUIREMENTS**
   1. **Permitted Uses**
      1. Permitted uses of land, buildings, and structures, as hereinafter listed, shall be permitted in the districts indicated under the conditions specified. No building, structure, or lot shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such building, structure, or lot 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 nonconforming by the provisions thereof, shall be subject to the regulations of Section XII.
         2. Special uses as allowed in each district.
      2. Dwelling units are not permitted unless specifically permitted otherwise in this Ordinance.
   2. **Prohibited Uses**
      No lot, parcel, or tract of land shall be used, and no building or structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; arsenals; blast furnaces; coke ovens; crematories; creosote treatment or manufacture dumps and slag piles; fat rendering; drop forges and forge plants; fertilizer manufacture; fireworks or explosive manufacture or storage; dumping, reduction or other processing of garbage; pulp or paper mills; dead animals, offal or refuse, except as customarily incidental to a permitted principal use; foundries; ore reduction; petroleum processing or refining; pyroxylin manufacture; manufacturing natural or synthetic rubber;

caoutchouc or gutta percha manufacture or treatment; meat packing plants; rock excavation and crushing; salt works; sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowl; processing of fish oil, tallow or grease; lard manufacture or treatment; tanning curing, or storage of rawhides or skins; tar distillation or manufacture; cement, concrete or asphaltic concrete mixing plants; junk shop; junk yards or automobile wrecking yards.

3. **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.
4. **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.
5. **Operation Within Enclosed Buildings**
   Except as allowed as per Sections X.B.6, X.B.7, and X.F.2.f below, all activities including all types of manufacturing, storage, merchandise display, business operations, service, or maintenance, shall be conducted within completely enclosed buildings.
6. **Utilities and Mechanical Equipment**
   1. All utilities shall be placed underground.
   2. Rooftop equipment, exclusive of flues, exhaust stacks and vents, shall be completely screened from view from any adjacent private or public street or from any point along the exterior property line designated as an interior side, corner side, or front yard. Screening shall be of permanent construction material equal to or greater in height than the object to be screened and architecturally compatible with the principal building.
   3. Ground-level mechanical equipment shall be completely screened from view from any adjacent private or public street or from any point along the exterior property line designated as the front, interior side, or corner side yard. The screen shall be of permanent construction material architecturally compatible with the principal building or be screened by the use of landscape material that affords a minimum of 80 percent opacity during the vegetation's dormant season. Minimum height of this screening shall be at least one foot (1') higher than the object being screened.
   4. Screening methods and materials to be utilized for both rooftop and ground-level equipment shall be specified on the building permit application required for each lot.
7. **Parking and Loading**

1. All drives, loading dock and berth aprons, parking areas, outside display or storage yards, and walkways throughout the site shall be paved with asphalt or concrete material.
2. Loading docks and berths fronting on any public or private street or opening onto a yard which is adjacent to a residential district shall be within completely enclosed buildings. All loading docks and berths on lots which contain industrial or warehousing uses or activities in the RA District shall be within completely enclosed buildings.
3. Off-street parking and loading shall be provided in accordance with the regulations established in Section XI of this Ordinance.
4. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:
    1. A maximum of two delivery trucks may be parked overnight on a lot or parcel.
    2. Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.
    3. Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.

8. **Compliance with Performance Standards**
   Any use established in any zoning district which involves the manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be operated in such a manner as to comply with applicable performance standards governing noise, vibration, air pollution, toxic substances, water pollution, fire and explosive hazards and glare established herein in general or specifically for the district in which such use shall be located; and no use, already established on August 1, 1995, or whenever this ordinance becomes applicable to such use due to annexation of the property on which the use exists, whichever is later, shall be so altered or modified as to conflict with such applicable performance standards for the district in which such use is located.
9. **Land Adjoining County Line Road**
   Any land which adjoins or abuts County Line Road shall have a minimum totally green space buffer of at least 200 feet from the nearest right-of-way boundary line of County Line Road. Also, any existing lakes, ponds, streams or creeks visible from County Line Road shall be preserved and maintained.
10. **Exterior Building Facades**
    All exterior building facades in the Manufacturing 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 Manufacturing 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. (paragraph 10 added by Ordinance A-834-01-12).

3. **PERFORMANCE STANDARDS**

Any use established in the manufacturing districts (or which is otherwise elsewhere in this Ordinance required to comply with these performance standards) after August 1, 1995, or any use in any district (including but not limited to legal nonconforming uses, regardless of when such uses were established) involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be so operated as to comply with the performance standards as set forth in Section IV.W of this Ordinance. (Amended by Ordinance A-834-05-10)

4. **RA RESEARCH ASSEMBLY DISTRICT**

The RA Research-Assembly District is established to provide an environment suitable for Research-Assembly activities that require a pleasant and nuisance-free environment and will be compatible with adjacent residential and business uses.

1. **Permitted Uses:**

1. Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot.
2. Medical and dental laboratories.
3. Research and Testing laboratories.
4. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.
5. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or

other personnel engaged in occupational activities requiring residences on the premises.

2. **Special Uses:**
    1. Heliports.
    2. Import and export establishment; wholesale sales only.
    3. Planned unit developments.
    4. Public utility, transportation and governmental service uses.
    5. School for dog trainers.
    6. Training centers, engineering and sales.
    7. Wholesaling establishments.
    8. Yoga training studio.
    9. Indoor Sales of Luxury and Exotic Automobiles (Added by Ordinance A-834-19-11).
3. **Lot Size Requirements:**

	Minimum Lot Area	**Minimum Lot Width**
a. Permitted Uses	3 acres	200 feet
b. Special Uses:		
All special uses except those listed herein	3 acres	200 feet
Planned Unit Developments	18 acres	As approve by the Village
Public Utility, Transportation and Governmental Service Uses	As approved by the Village	

4. **Floor Area Ratio:**
   Not to exceed 0.4.
5. **Building Height:**
   Not more than 35 feet; except, in a Planned Unit Development (PUD), building height shall be governed only by the application of the floor area ratio regulation, provided that a building or structure over 35 feet in height shall be not nearer to an exterior boundary of the PUD than two times the building height.
6. **Yard Requirements:**
    1. **Permitted Use:**

Front Yard	60 feet
Interior Side Yard	40 feet
Corner Side Yard	60 feet
Rear Yard	40 feet
Yards Adjacent to Residential Districts	50 feet or 150 feet as per Section IV.W.9

2. **Special Uses:**
   Yards shall be the same as for permitted uses, except in planned unit developments, yards as regulated above shall be required at the exterior boundaries of the planned unit development. Yards at other locations shall be as specifically approved. If such yards are not provided for by specific approval, they shall be as provided for in this district.

7. **Prohibited Uses:**
   Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization, or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.

5. **LI LIGHT INDUSTRIAL DISTRICT**
   The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.
   1. **Permitted Uses:**
      1. Offices; business, professional, governmental or institutional.
      2. Film production and recording studios.
      3. Radio and television broadcasting studios.
      4. Research and Testing laboratories.
      5. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.
      6. Manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping and servicing uses, provided that no such use listed as a permitted or special use in the GI District will be permitted (except for permitted use F,1,a where it would be permitted hereunder).
      7. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or

other personnel engaged in occupational activities requiring residences on the premises.

2. **Special Uses:**
    1. Automobile Sales and Service (Amended by A-834-22-13).
    2. Heliports
    3. Import and export establishment; wholesale sales only
    4. Indoor Private Athletic Training and Practice Facility (Amended by A-834-29-13)
    5. Planned unit developments
    6. Public utility, transportation and governmental service uses
    7. Training centers, engineering and sales
    8. Wholesaling establishments
    9. Sales and servicing of road paving equipment, provided all servicing or repair of equipment shall be done within completely enclosed buildings
    10. Retail banking facility located in an operations center of a bank
    11. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services) (Amended by A-834-16-07)
    12. Retail uses accessory to either a permitted use or a special use in this district (Amended by A-834-16-07)
    13. Child care center.
3. **Lot Size Requirements:**

	Minimum Lot Area	**Minimum Lot Width**
a. Permitted Uses:	3 acres	200 feet
b. Special Uses		
All special uses except those listed herein	3 acres	200 feet
Planned Unit Developments	18 acres	As approved by the Village
Public Utility, Transportation and Governmental Service Uses	As approved by the Village	

4. **Floor Area Ratio:**
   Not to exceed 0.40.
5. **Building Height:**
   Not more than 35 feet; except, in a Planned Unit Development (PUD), building height shall be governed only by the application of the floor area

ratio regulation, provided that a building or structure over 35 feet in height shall be not nearer to an exterior boundary of the PUD than two times the building height.

6. **Yard Requirements:**
    1. **Permitted Uses:**

Front Yard	60 feet
Interior Side Yard	40 feet
Corner Side Yard	60 feet
Rear Yard	40 feet
Yards Adjacent to Residential Districts	50 feet or 150 feet as per Section IV.W.9

    2. **Special Uses**
    Yards shall be the same as for permitted uses, except in planned unit developments, yards as regulated above shall be required at the exterior boundaries of the planned unit development. Yards at other locations shall be as specifically approved. If such yards are not provided for by specific approval, they shall be as provided for in this district.

7. **Prohibited Uses:**
    Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.

6. **GI GENERAL INDUSTRIAL DISTRICT**
The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.
    1. **Permitted Uses:**
        1. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products, and goods.
        2. Data processing service centers.
        3. Film production and recording studios.

4. Greenhouses, including retail and wholesale sales.
5. Team Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)
6. Newspaper printing offices.
7. Offices; business, professional, governmental or institutional.
8. Pilot plants for experimentation and development of new and existing processes and products.
9. Printing and publishing establishments.
10. Radio and television production studios.
11. Research laboratories for conducting experiments in scientific fields.
12. Schools, commercial or trade.
13. Training center, engineering or sales.
14. Warehouses.
15. Wholesale establishments.
16. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

2. **Special Uses:**
    1. Automobile and truck and equipment sales, rental and service. (Amended by Ordinance A-834-9-01)
    2. Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s) -- including milling, planning, jointing or manufacturing of millwork.
    3. Contractor's office and shops.
    4. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.
    5. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)
    6. Team Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)
    7. Kennel
    8. Martial arts training schools. (Added by Ordinance A-834-01-04)

9. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)
10. Medical or dental clinics but not including facilities devoted primarily to emergency medical services. (Added by Ordinance A-834-28-11)
11. Outside storage; provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas.
12. Parking lots and storage garages.
13. Planned unit developments; provided that no use shall be permitted in such planned unit developments that is not a permitted or special use in this or any other Manufacturing District set forth in this Ordinance.
14. Public utility, governmental service and similar uses as follows:
    1. Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.
    2. Electric distribution centers and substations.
    3. Compressor stations, well head stations, well separator, and other similar above-the-ground facilities customarily used for the distribution of natural gas as a part of the operations of a natural gas company or non-exempt operations of a public utility company.
    4. Gas regulator stations.
    5. Public utility and governmental service establishments, other -- including offices, storing, testing, repairing and servicing.
    6. Railroad rights-of-way and passenger stations.
    7. Telephone exchanges and service buildings.
    8. Water-filtration plants, pumping stations, reservoirs, wells, and sewage-treatment plants and lift stations -- public or community.
15. Retail uses accessory to either a permitted use or a special use in this district.
16. Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.
17. Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:
    1. No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such

business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:

1. adult arcade;
2. adult bookstore, adult novelty store or adult video store;
3. adult cabaret;
4. adult motel;
5. adult motion picture theater;
6. adult theater;
7. massage parlor;
8. sexual encounter establishment;
9. escort agency; or
10. nude or semi-nude model studio.

2. This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.
3. The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)

18. Schools, workshops, training centers for developmentally disabled persons. (Added in August 2002)
19. Banks and financial institutions (Added August 22, 2005)
20. Driving through facilities accessory to any permitted or special use. (Added August 22, 2005)
21. School or training course for dog trainers. (Added in September 12, 2005)

22. Accessory building on a lot with an existing principal building
23. Outdoor, overnight storage of retail vehicles ancillary to a permitted or special use.

3. **Lot Size Requirements:**

	Minimum Lot Area	Minimum Lot Width
a. Permitted Uses:	2 Acres	150 feet
b. Special Uses:		
All Uses except PUDs	2 Acres	150 feet
Planned Unit Developments	18 Acres	As per PUD

4. **Floor Area Ratio:** Not to exceed 0.40.
5. **Building Height:**
   Not more than 35 feet; except, in a planned unit development, building height shall be governed only by the application of the floor area ratio regulation, provided that a building or structure over 35 feet in height shall be not nearer to an exterior boundary of the planned unit development than two times the building height.
6. **Yard Requirements:**
   1. **Permitted Uses:**

Front Yard	40 feet
Interior Side Yard	20 feet
Corner Side Yard	40 feet
Rear Yard	40 feet
Yards Adjacent to Residential districts	50 feet or 150 feet as per Section IV.W.9

   2. **Special Uses:**
      Yards shall be the same as for permitted uses, except in planned unit

developments, yards as regulated above shall be required at the exterior boundaries of the planned unit development. Yards at other locations shall be a specifically approved. If such yards are not provided for by specific approval, they shall be as provided for in this district

7. **Prohibited Uses:**
   Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.
8. **Regulations Related to Accessory Buildings:**
   Accessory buildings may be approved by a special use with an approved site plan and architectural standards review. All requests for a special use must designate the intended use of said accessory building. No accessory buildings may be permitted without the development of a principal building.
   1. **Use of Accessory Buildings:**
      Accessory buildings, structures and uses shall be accessory to and compatible with the principal use. Accessory buildings may not be used as a primary place of business for any use. Use of accessory buildings as overflow workspace for the principal building: meeting space; or human occupancy of an accessory building or structure is expressly prohibited. Accessory buildings may not be used for the keeping of livestock, poultry, or rabbits, whether for profit or not.
   2. **Number of Buildings:**
      One accessory building shall be permitted on a lot with an existing principal building. No detached or attached garage or accessory building may be constructed on a lot before the principal building being constructed except that a garage or approved accessory building may be erected for tool and material storage after the foundation for the principal building is completed and approved.
   3. **Location:**
      Accessory building may be located in the rear yard of the principal building with at least a 10-foot separation between buildings.
   4. **Setbacks:**
      All accessory buildings must be setback at least 10 feet from all property lines. Accessory buildings on lots bordering residential districts must abide by the setback requirements set forth for principal buildings.
   5. **Size:**
      Accessory buildings may not exceed a Floor Area Ratio of 5% or 1,000 square feet, whichever is smaller. Accessory buildings may not exceed the size of the principal building on the lot.

6. **Height:**
   Accessory buildings may not exceed 17 1/2 feet in height as defined by the Zoning Ordinance. Accessory buildings may not exceed the height of he principal building on the lot.
7. **Door Height:**
   The vertical distance from the bottom of all exterior overhead doors shall not exceed 12 feet in height.
8. **Architectural Standards:**
   All accessory buildings must be made of a like material and color to that of the principal building on the same lot. Brick and masonry structures are encouraged. EIFS, stucco, and vinyl or plastic siding are expressly prohibited as elevation materials.
9. **Access:**
   All accessory buildings must be accessible via a paved apron meeting the minimum specifications of commercial parking lot construction (Section XI.C.9.b of the Zoning Ordinance) leading to all exterior doors on an accessory building. No parking spaces shall be permitted in front of any overhead doors.

From: Mary C Bradley
To: Ella Stern
Subject: RE: Public Hearing relating to permitted and special uses in the L-I and G-I Manufacturing Districts.
Date: Tuesday, July 9, 2024 4:54:23 PM
Attachments: Compilation.Warehouse google searches.pdf
Bridge McCook project.pdf

Members of the Planning Commission:
Greg Trzupek, Chairman, Commissioner Stratis, Commissioner Broline, Commissioner Petrich, Commissioner Parrella, Commissioner Irwin, Commissioner Morton, Commissioner McCollian

As you consider terminology for warehouses, warehousing, and what should be considered as allowable in the "permitted use" and "special use" categories in the RA, L-1 and G-1 manufacturing districts, I offer a few thoughts.

In the first draft text amendment, the term "warehouses" was added as a special use in the LI zoning district – defining WAREHOUSE(S) to be: A building or structure used principally for the storage of goods, merchandise, materials, products, or items. It shall not include a motor freight terminal or manufacturing establishment, as defined herein. Is a fulfillment or logistics center or facility for parking or moving trucks also excluded in your definition?? They should not be allowed.

I definitely oppose adding warehouses, fulfillment, logistics centers and facilities for parking and moving of trucks in the L-1 District. Any warehousing needs of a business in the L-1 should be an ancillary need of the single business use. If warehouses are to be allowed in the village at all - they should be in a G-I district.

Additionally, I believe the draft definition of warehouse to be too simplistic and lacking restriction. The first two attachments to this email is a compilation of "warehouse definitions/terms from various sources – most notable to me was the piece that – divides warehouses today into 5 categories by use: **public, private, commercial, industrial and specialized.** **Private warehouses** are owned and managed by specific companies to store their own products and raw goods – something we see currently in our L-1 district in Burr Ridge. Public, commercial, and industrial take on a whole new meaning.

The draft proposal also changed the manufacturing paragraph under permitted uses in the L-1 category to:

"Manufacturing establishment with storing, warehousing, and shipping as ancillary to the principal use. Warehousing and storing used in conjunction with the principal use shall not occupy more than **49% percent** of the gross floor area developed on the lot. For an area that has previously been zoned as RA, 49% **for warehousing and storing only** sounds too large. Currently in the RA zone ancillary uses include storing, warehousing, **and fabricating, assembly, shipping** – **and limits them in total to 30%** - I fear the draft language for storage only to be too liberal.

Further I believe the texts, in their previous form, will not protect Burr Ridge from any company wanting to build massive warehouse-type buildings with numerous truck bays like we see in McCook (see pictures attached) in the L-I district. That is not what we know or are accustomed to in High Grove or the Tower Drive portion in the LI zone.

I remain opposed to:

1) Any language that would effectively allow an increase in truck traffic, particularly semi-truck traffic, on **County Line Road – Burr Ridge's main traffic artery.**

It was learned in the last Ad Hoc Committee meeting that Bridge would insist that truck traffic be allowed to flow freely in the middle of the night. This is NOT indicated in their traffic study, and we are finding newspaper stories in other states that discuss how Bridge underestimates their traffic.

2) Any language in the code that would effectively change what we consider as "light industrial" in Burr Ridge – with High Grove or the south side of Tower Drive as examples. ITE (Institute of Traffic Engineers) defines a light industrial facility as a **free standing facility devoted to a single use.**

Massive warehouse style buildings designed to accommodate multiple businesses, and especially semi-truck traffic **do not belong in the middle of an area surrounded by upscale residential homes or townhomes, a park district or paths on which our children walk or ride their bicycles.**

Please consider putting restrictions on any L-I site, especially one that has been previously classified as a RA facility. Some ideas for restrictions (you may have more) can take the shape of:

Number of Truck docks/bays
Hours of operation
Garage doors to conceal truck bays
Square Feet of building.
FAR Standards
Noise or pollution standards

In February 2024, the Board of Trustees in Deerfield, Illinois unanimously amended the village's zoning code to ban motor freight terminals, logistics centers, fulfillment centers, and facilities for parking or moving trucks.
To keep our motto that Burr Ridge is a Special Place, we need to focus on ways to keep it that way.

Mary Bradley, 121 Surrey Lane, Burr Ridge

Compilation of Google searches – using the terms warehouse/warehousing:

A warehouse is a building for storing goods. Warehouses are used by manufacturers, importers, exporters, wholesalers, transport businesses, customs, etc. They are usually large plain buildings **in industrial parks on the outskirts of cities, towns, or villages.** Wikipedia

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Warehouserentinfo.pf **Today, we consider uses, functions, advantages.**

In general, warehouses can be divided into five main categories: public, private, commercial, industrial and specialized. Public warehouses are available to all companies that need space to store their products. They are usually operated by logistics companies that optimize the flow of products. **Private warehouses** are owned and managed by specific companies to store their products. They allow for greater control over inventory but also require greater investment. **Commercial warehouses** are used by trading companies to store products before they are sold. They are often equipped with specialized equipment to effectively manage the product mix. **Industrial warehouses** are used to store raw materials, and semi-finished or finished products in sectors such as manufacturing, energy, or mining. **Specialized warehouses** are designed to store specific types of products, such as chemicals, food, or medicines. They require special conditions, such as temperature or humidity control.

Within the above classification, there are many different types of warehouses that meet specific business requirements. Here are some examples:

Cross-docking warehouse involves moving goods directly from an incoming shipment to a sorting facility and then to an export vehicle, minimizing the need for storage. **Seasonal warehouses** are used to store products that are sold only at certain times of the year. **Distribution centers** are large warehouses that serve as the main storage points for products before distribution to smaller stores. **Automated warehouses** use advanced technologies, such as robotics and artificial intelligence, to automate warehouse processes. **Refrigerated warehouses** are used to store products that require low temperatures, such as food and medicines.

ITE (Institute of Traffic Engineers): Land use: 150 – Warehousing Description-
A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

A high-cube warehouse (HCW) is a building that typically has at least 200,000 gross square feet of floor area, has a ceiling height of 24 feet or more, and is used primarily for the storage and/or consolidation of manufactures goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. A typical HCW has a high level of on-site automation and logistics management. The automation and logistics enable highly-efficient processing of goods through the HCW.

Bridge cites its Traffic Study on ITE's "**light industrial category"-** ITE definition of light industrial (land use 110): A light industrial facility is a free-standing facility **devoted to a single use.** The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Industrial park (130) and manufacturing (140) are related uses.

ITE definition of Manufacturing (140) – A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary

substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally have office, warehouse, research, and associated functions.

A warehouse is a commercial space vital in the supply chain that is used to store finished goods and raw materials and is widely used in industries such as manufacturing and distribution.

Warehousing is the process of storing goods until they're ready for transport to retailers, distributors or customers. Businesses can benefit from warehousing in several ways, including more efficiently managing inventory and optimizing the shipment process.

Warehousing is the process of storing physical inventory for sale or distribution. Warehouses are used by all different types of businesses that need to temporarily store products in bulk before either shipping them to other locations or individually to end consumers.

Warehouse means any premises or place primarily constructed or used or provided with facilities for the storage in transit or other temporary storage of perishable goods or for the conduct of normal warehousing business.

Warehouse Use means lands, buildings, or structures used or designed for the storage of goods which will be sold elsewhere or subsequently transported to another location for sale, including the storage of goods by a distributor or supplier who markets goods for retail sale at other locations, provided that the .**warehouse** use is located within an industrial zone as defined in the City's zoning by-laws.
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BUILDING 2
NEW CONSTRUCTION
189,953 SF


9140
BUILDING 2
NEW CONSTRUCTION
Colliers
189,953 SF
BRIDGE
Matthew Stauber
847 698 8236
David Bercu
847 698 8207

BRIDGE POINT MCCOOK

9301 W. 55th Street | McCook, IL



NEW INFILL DEVELOPMENT

I-55/CITY OF CHICAGO/COOK COUNTY SUBMARKET

HIGHLIGHTS

- Modern Class A specifications including 40' clear ceiling heights and 60' speed bays
- Ideal for last mile, data center and manufacturing/distribution
- Unprecedented highway access at the intersection of I-294 and I-55 with close proximity to City of Chicago and O'Hare International Airport
- Each building is equipped with significant trailer stalls, plus an additional lot with 137 trailer stalls

AVAILABLE SPACE
1,182,079 SF

CLEAR HEIGHT
36'-40'

LAND SIZE
87.2 Acres

DELIVERY DATE
Q4 2023

200
225

40' – manufacturing
no tenant in either bldg

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SITE PLAN

BRIDGE

BUILDING 1

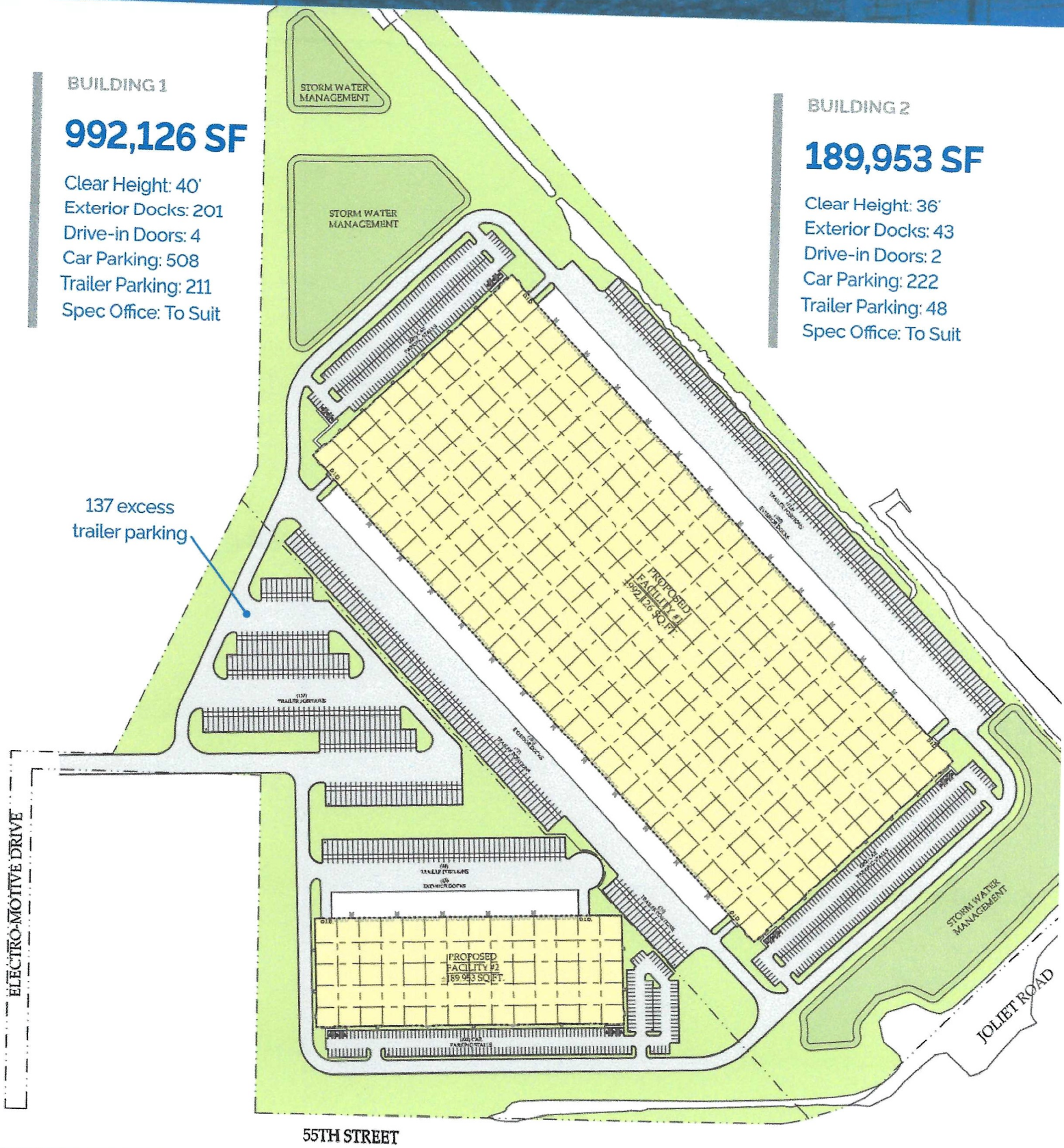
992,126 SF

Clear Height: 40'
Exterior Docks: 201
Drive-in Doors: 4
Car Parking: 508
Trailer Parking: 211
Spec Office: To Suit

BUILDING 2

189,953 SF

Clear Height: 36'
Exterior Docks: 43
Drive-in Doors: 2
Car Parking: 222
Trailer Parking: 48
Spec Office: To Suit



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VILLAGE OF BURR RIDGE A VERY SPECIAL PLACE	Z-06-2024: Request to consider text amendments to Section X.E, X.F, & XIV of the Burr Ridge Zoning Ordinance to clarify and define the "warehouse" and "warehousing" uses in the L-I and G-I districts**.**

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

Petitioner: Village of Burr Ridge

Prepared by: Ella Stern, Planner

Dates of Hearings: May 6, May 20, & June 17, 2024

On April 8, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to clarify and define the "warehouse" and "warehousing" uses in the Light Industrial (L-I) and General Industrial (G-I) districts**.**

At the May 20th Plan Commission meeting, the Commission discussed analyzing all permitted and special uses in the L-I and G-I Districts. At the May 20th Plan Commission meeting, the Plan Commission requested the Board of Trustees direct the Plan Commission to hold a public hearing regarding the permitted uses and special uses in the G-I and L-I districts. On June 10th, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to review the entirety of Section X: Manufacturing Districts and Section XIV: Rules and Definitions, specify any presently listed use as either permitted, special, or prohibited, as appropriate, and identify and classify uses not currently listed in Section X or Section XIV as permitted, special, or prohibited, and define them. This text amendment (Z-08-2024) will be on the July 15th Plan Commission Agenda. The Plan Commission may wish to withdraw case Z-06-2023 and incorporate it into the new text amendment (Z-08-2024).

Sections X.E and X.F of the Zoning Ordinance detail the regulations regarding warehousing in the L-I and L-I districts. In the L-I and L-I districts, "manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping, and servicing uses" are permitted. However, In the L-I district, only the uses listed above are permitted, and no additional uses that are permitted or special uses in the L-I district are allowed. In the L-I district, "warehouses" are listed as a separate permitted use, in addition to "manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping, and servicing uses."

Typically, the L-I district has a mix of office, manufacturing, and warehouse functions as part of a single business' operations. In the L-I district, a warehouse is identified as a large building dedicated to dead storage without ancillary manufacturing operations.

Current Regulations:
Sections X.E and X.F of the Burr Ridge Zoning Ordinance regulate warehousing in L-I and G-I districts as detailed below, with the specific passage highlighted yellow.

E. LI LIGHT INDUSTRIAL DISTRICT

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

1. **Permitted Uses:**
    a. Offices; business, professional, governmental, or institutional.
    b. Film production and recording studios.
    c. Radio and television broadcasting studios.
    d. Research and Testing laboratories.
    e. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.
    f. Manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping, and servicing uses, provided that no such use listed as a permitted or special use in the GI District will be permitted (except for permitted use F,1,a where it would be permitted hereunder).
    g. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.
2. **Special Uses:**
    a. Automobile Sales and Service (Amended by A-834-22-13).
    b. Heliports
    c. Import and export establishment; wholesale sales only
    d. Indoor Private Athletic Training and Practice Facility (Amended by A-834-29-13)
    e. Planned unit developments
    f. Public utility, transportation and governmental service uses
    g. Training centers, engineering, and sales
    h. Wholesaling establishments
    i. Sales and servicing of road paving equipment, provided all servicing or repair of equipment shall be done within completely enclosed buildings
    j. Retail banking facility located in an operations center of a bank
    k. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services) (Amended by A-834-16-07)
    l. Retail uses accessory to either a permitted use or a special use in this district (Amended by A-834-16-07)
    m. Child care center.

F. GI GENERAL INDUSTRIAL DISTRICT

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

1. **Permitted Uses:**

a. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping, and storing of material, products, and goods.
b. Data processing service centers.
c. Film production and recording studios.
d. Greenhouses, including retail and wholesale sales.
e. Team Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)
f. Newspaper printing offices.
g. Offices; business, professional, governmental, or institutional.
h. Pilot plants for experimentation and development of new and existing processes and products.
i. Printing and publishing establishments.
j. Radio and television production studios.
k. Research laboratories for conducting experiments in scientific fields.
l. Schools, commercial or trade.
m. Training center, engineering, or sales.
n. Warehouses.
o. Wholesale establishments.
p. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

2. **Special Uses:**
   a. Automobile and truck and equipment sales, rental, and service. (Amended by Ordinance A-834-9-01)
   b. Building material sales and storage (dimension lumber, millwork, cabinets, and other building materials(s) -- including milling, planning, jointing, or manufacturing of millwork.
   c. Contractor's office and shops.
   d. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.
   e. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)
   f. Team Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)
   g. Kennel
   h. Martial arts training schools. (Added by Ordinance A-834-01-04)
   i. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)

j. Medical or dental clinics but not including facilities devoted primarily to emergency medical services. (Added by Ordinance A-834-28-11)
k. Outside storage; provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas.
l. Parking lots and storage garages.
m. Planned unit developments; provided that no use shall be permitted in such planned unit developments that is not a permitted or special use in this or any other Manufacturing District set forth in this Ordinance.
n. Public utility, governmental service and similar uses as follows:
    1. Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.
    2. Electric distribution centers and substations.
    3. Compressor stations, well head stations, well separator, and other similar above-the-ground facilities customarily used for the distribution of natural gas as a part of the operations of a natural gas company or non-exempt operations of a public utility company.
    4. Gas regulator stations.
    5. Public utility and governmental service establishments, other -- including offices, storing, testing, repairing, and servicing.
    6. Railroad rights-of-way and passenger stations.
    7. Telephone exchanges and service buildings.
    8. Water-filtration plants, pumping stations, reservoirs, wells, and sewage-treatment plants and lift stations -- public or community.
o. Retail uses accessory to either a permitted use or a special use in this district.
p. Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.
q. Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:
    1. No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:
        1. adult arcade;
        2. adult bookstore, adult novelty store or adult video store;
        3. adult cabaret;
        4. adult motel;
        5. adult motion picture theater;
        6. adult theater;
        7. massage parlor;
        8. sexual encounter establishment;
        9. escort agency; or
        10. nude or semi-nude model studio.

2. This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.
3. The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)

r. Schools, workshops, training centers for developmentally disabled persons. (Added in August 2002)
s. Banks and financial institutions (Added August 22, 2005)
t. Driving through facilities accessory to any permitted or special use. (Added August 22, 2005)
u. School or training course for dog trainers. (Added in September 12, 2005)
v. Accessory building on a lot with an existing principal building
w. Outdoor, overnight storage of retail vehicles ancillary to a permitted or special use.

Section XIV of the Zoning Ordinance regulates the Rules and Definitions. There is no definition of "warehousing" or a "warehouse" in the Zoning Ordinance, and differences between these two uses have been subject to staff interpretation.

Neighboring Municipality Research
Staff surveyed surrounding municipalities and found the following information regarding warehouse and warehousing uses and definitions in their respective Zoning Ordinances.

Municipality	Regulation
Darien	**5A-9-3: OR&I OFFICE, RESEARCH AND LIGHT INDUSTRY DISTRICT:** **5A-9-3-3: PERMITTED USES:** (H) Light industrial activities, including, but not limited to, electronic and scientific precision instruments manufacture, cloth products manufacture, light machinery production and assembly, printing, and publishing. (I) Warehouses, wholesale, and storage facilities, but excluding motor freight terminals. **5A-9-4: I-1 GENERAL INDUSTRIAL DISTRICT:** **5A-9-4-3: PERMITTED USES:** Warehousing, storage (including ministorage) and distribution facilities. General manufacturing and wholesaling. Glass products production and sales. Heavy machinery production.

	Light machinery production. **5A-13-1: DEFINITIONS:** WHOLESALE: A business which primarily sells in quantity or bulk to a person or entity for resale. *(found no definition for "warehouse" or "warehousing" in the Zoning Ordinance)*
Hinsdale	The Village of Hinsdale does not regulate Industrial districts in the Zoning Ordinance, but there are currently a few semi-industrial uses in the Village's Office districts. **12-206: Definitions:** Wholesale Trade: A business engaged in the sale of commodities in quantity, usually for resale or business use chiefly to retailers, other businesses, industries, and institutions rather than to the ultimate consumer. *(found no definition for "warehouse" or "warehousing" in the Zoning Ordinance)*
Indian Head Park	**DIVISION 14. B-3 SERVICE BUSINESS DISTRICT** **Sec. 42-572. Special uses.** (4) Wholesale establishments with storage of merchandise; **DIVISION 15. B-4 SERVICE DISTRICT** **42-604. Special uses.** Special uses as allowed in a B-1, B-2 and B-3 district **DIVISION 16. B-5 BUSINESS DISTRICT** **Sec. 42-640. Prohibited uses.** (5) Wholesale uses **DIVISION 17. B-6 BUSINESS DISTRICT** **Sec. 42-638. Permitted uses.** (2) Warehousing uses. Warehousing uses shall be listed only to warehouse facilities ancillary to the permitted uses listed above and not as independent or separate uses. **Sec. 42-668. Site and structure provisions.** (11) Office/warehouse ratio. a. Structures with areas up to 3,000 square feet individual units of office/warehouse structures having areas of 3,000 square feet or less shall have at least 15 percent of their area allocated for office use; b. Structures with areas greater than 3,000 square feet. Individual units of office/ warehouse Structures having areas greater than 3,000 square feet shall have at least ten percent or 450 square feet of their area, whichever is greater, allocated for office use; c. Bulk regulations. On any parcel of land which is zoned for B-6 use and upon which one or more office/warehouse structures are to be erected, at least 60 percent of the sum total of the gross floor area of the structure that can be erected upon the buildable area of said parcel of land shall be allocated for use as office space. In the event there is more than one structure to be erected on the parcel under consideration, the foregoing percentage shall be applied to the total buildable area § 42-668 INDIAN HEAD PARK CODE CD42:102 in the entire parcel and not to

	each individual structure. However, to ensure ultimate compliance with the bulk regulations set forth herein, the developer of any parcel which may contain more than one structure shall, prior to the issuance of the building permit for the first structure, submit a conceptual plan indicating the allocation of office space for the structures intended to be built on the parcel, which plan shall be amendable by the developer at any time up to and including issuance of building permits for structures comprising buildable areas not to exceed 40 percent of the gross floor area to be constructed on the parcel. *(found no definition for "warehouse" or "warehousing" in the Zoning Ordinance)*
Oakbrook Terrace	**§ 156.088 B-4 BUSINESS PARK.** (B) Permitted uses. The following uses are permitted: (15) Warehousing and distribution facilities within enclosed buildings; provided that at least 5% of the gross floor area is comprised of office space. **156.087 B-3 GENERAL RETAIL.** (C) Special uses. The following uses may be allowed by special use in accordance with the provisions § 156.024: (38) Storage garages, overnight or more permanent, but not including auto wrecking yards, truck terminals, or motor-freight parking areas, but only on Roosevelt Road (IL-38) and IL-83. (41) Warehouse/distribution centers. *(found no definition for "warehouse" or "warehousing" in the Zoning Ordinance)*
Oakbrook	**13-10: OFFICE-RESEARCH-ASSEMBLY DISTRICT** **13-10-1: PROHIBITED USES:** - Industrial: No lot shall be used, and no structure shall be erected, altered or remodeled for any of the following uses: abattoirs; arsenals; crematories; creosote treatment or manufacture; fat rendering; fertilizer manufacture; fireworks manufacture or storage; dumping or reduction of garbage, dead animals, offal, or refuse; ore reduction; petroleum processing or refining; pyroxylin manufacture; gutta percha manufacture or treatment; saltworks; sauerkraut manufacture; smelters; stockyard or slaughter of or experimentation with animals or fowl; tallow, grease, or lard manufacture or treatment; tanning, curing, or storage of rawhides or skins; tar distillation or manufacture; cement, concrete, or asphaltic concrete, mortar or plaster batch mixing plants; or junkyard or other uses having operations that are deemed by the board of trustees to be incompatible with the intended environmental character of the ORA office-research-assembly district, except clinical testing of animals of the rodent family or domesticated fowl is permitted if conducted within a separate room or rooms not to exceed two thousand (2,000) square feet of gross floor area which is part of a building used for research. **13-10-2: USES ENCLOSED:** - All business, service, research, merchandise display and manufacturing activities and operations shall be conducted wholly within completely enclosed buildings except off street parking, off street loading, outdoor dining areas adjacent to restaurants and open sales lots and drive-in facilities in districts where they are permitted **ORA1 OFFICE_RESEARCH-ASSEMBLY DISTRICT** **13-10A-1: PERMITTED USES:**

	- Accessory uses and structures, including storage and service areas within the structures, garages for delivery trucks, central heating and air conditioning plants, and storage areas, yards, shops, and similar facilities that are used solely for operating, servicing, or maintaining the activities and improvements within the lot on which the accessory use is located. Accessory uses and structures shall also include dwellings occupied by watchmen, janitors, maintenance, and similar employees engaged upon the premises; but no dwellings shall be erected for any other purposes. - Any establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, storing, cleaning, servicing, or testing of materials, goods, or products, provided that operations conform with performance standards and other requirements of this title. **ORA2 OFFICE_RESEARCH-ASSEMBLY DISTRICT** **13-10B-1: PERMITTED USES:** - Accessory uses and structures, including storage and service areas within the structures, garages for delivery trucks, off street parking, central heating and air conditioning plants, and storage areas, yards, shops, and similar facilities that are used solely for operating, servicing, or maintaining the activities and improvements within the district. Accessory structures and uses shall also include dwellings occupied by watchmen, janitors, maintenance and similar employees engaged upon the premises; but no dwelling shall be erected for any other purpose. **13-2-2: DEFINITIONS:** MANUFACTURING ESTABLISHMENT: A lot and structure, the principal use of which is manufacturing, fabricating, processing, assembling, repairing, storing, cleaning, servicing, or testing of materials, goods, or products. *(found no definition for "warehouse" or "warehousing" in the Zoning Ordinance)*
Willowbrook	**9-3-5: PERMITTED, SPECIAL, AND TEMPORARY USES:** **M-1 LIGHT MANUFACTURING DISTRICT** Artisan Manufacturing Light Manufacturing, Assembly, Fabrication Warehouse, Distribution/Storage **9-4: USE-SPECIFIC STANDARDS** **9-4-09: INDUSTRIAL USES:** (A) Artisan Manufacturing: 1. Gross floor area shall not exceed five thousand (5,000) square feet. 2. Outdoor storage shall be prohibited. 3. Outdoor operations or activities may be approved with a Temporary Use Permit. 4. Artisan manufacturing shall not create or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties. 5. Retail sales of goods manufactured on-site shall be required and shall comprise a minimum of ten percent (10%) of the total area of the building. Retail sales areas shall be located on the ground floor and shall be directly adjacent to storefront windows. 6. Manufacturing areas are encouraged to be visible from retail areas.

	7. A maximum of one (1) residential unit shall be permitted within the same unit/leasable area as the artisan manufacturing use but shall be limited to twenty-five percent (25%) of the total area of the building. (B) Building Material, Machinery, And Equipment Rental, Sales, And Service: 1. A Type B transition area, as detailed in Section 9-5-02(H)(3), shall be required along lot lines adjacent to any parcel in a nonresidential district. 2. A Type D transition area, as detailed in Section 9-5-02(H)(3), shall be required along lot lines adjacent to any parcel in a residential I Institutional Zoning District. 3. Metal and/or vinyl siding is prohibited. Exterior building cladding materials shall be brick, stone, or decorative masonry only. 3. Outdoor storage and/or activity is prohibited. (Ord. 23-0-05, 1-23-2023) **9-11-21: "W" DEFINITIONS:** WAREHOUSE, DISTRIBUTION/STORAGE: Structures, or part thereof, or area used principally for the storage or distribution of goods and merchandise to retailers, nonresidential users, or to other wholesalers. The term "warehouse/ distribution" shall not include truck terminals/repair or light manufacturing, as defined herein. **9-11-11: "L" DEFINITIONS:** LIGHT MANUFACTURING, ASSEMBLY, FABRICATION: Industrial facilities at which all operations (with the exception of loading operations): Are conducted entirely within an enclosed building; not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; and do not pose a significant safety hazard (such as danger of explosion).
Willow Springs	**CHAPTER 7A L-1 LIGHT INDUSTRIAL DISTRICT** **9A-7A-3: PERMITTED USES** Warehouses and storage facilities. Wholesale establishments. **CHAPTER 7B HEAVY INDUSTRIAL DISTRICT** **9A-7B-3: PERMITTED USES** Any use permitted in the L-I Light Industrial District Self-Storage Facilities Warehouses **9A-7B-4: SPECIAL USES** Any special uses as authorized as a special use in the L-1 Light Industrial District. (Ord. 2019-O-34) **9A-1-1: DEFINITIONS** MANUFACTURING or INDUSTRY: Any use in which the major activity is the treatment, processing, rebuilding, repairing or wholesale storage of material, products or items and where the finished product is not acquired by the ultimate user on the premises, as distinguished from a rental use where the treatment, processing, repairing or storage is secondary to the sale, exchange or repairing of materials or products on the premises. *(found no definition for "warehouse" or "warehousing" in the Zoning Ordinance)*
DuPage County	**37-1001: - I-1 LIGHT INDUSTRIAL DISTRICT.** **37-1001.1: - PERMITTED USES.**

	Any manufacturing, fabricating, processing, packing and storage uses, provided such uses conform with the requirements set forth in Part 1 of this article, and with the performance standards in Section 37-1003 of this article. Warehousing, storage, and distribution facilities not including motor freight terminals. **37-1001.2: - CONDITIONAL USES.** Wholesale establishments. **37-1002: - I-2 GENERAL INDUSTRIAL DISTRICT.** **37-1002.1: - PERMITTED USES.** Any manufacturing, fabricating, processing, packaging and storage uses, provided such uses conform with the requirements set forth in Part 1 of this article, and with the performance standards in Section 37-1003 of this article. Light machinery production. Warehousing, storage and distribution facilities, not including a motor freight terminal, need not be enclosed. **37-302: - DEFINITIONS.** Warehouse**:** A building or structure or part thereof, used principally for the storage of goods and merchandise.

In many of the neighboring municipalities, including the Village of Burr Ridge, "warehouse" and “warehousing" regulations and definitions or lack of in the Zoning Ordinance can be subject to interpretation. Warehousing can involve storage, distribution, and logistics activities, but the scale and nature of these operations can vary widely. Managing and regulating warehouses within particular zoning districts may become difficult as a result of these complexities.

Proposed Language

At the May 6th meeting, the Commission directed staff to prepare draft language based upon the discussion; this included incorporating the existing definition of “manufacturing establishment” and limiting the warehousing as ancillary in the L-I District. At the May 20th meeting, the Commission directed staff to revise the draft language, examine truck traffic and truck docks to define warehousing, consider warehouses as a special use in the General Industrial District, and assess High Grove.

Draft language has been provided as follows and some notes about the language are below:

- For reference, the Zoning Ordinance definition of Manufacturing Establishment is “an establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, storing, cleaning, servicing, or testing of materials, goods or products.” In the L-I permitted use ‘1.f,’ warehousing and shipping are the only two uses missing from that definition.
- In the R-A/Research Assembly District, the following is a permitted use, “offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot.” If warehousing or storing is permitted as an accessory use to the manufacturing operations in L-I, the percentage could likely be 31-49% to be greater than the lesser intense R-A but still less than half of the floor area. For example, an office in R-A must be 70% and their processing/storage/etc. operations 30%. In L-I, the

manufacturing/processing/etc. operations could be 69-51% and their warehousing/storage 31-49%.

- The Zoning Ordinance definition of Motor Freight Terminal is "a building, structure, or area in which freight brought by motor truck or railroad is received, assembled, sorted, stored and/or rerouted for local intra-state or inter-state shipment by motor truck."
- The Plan Commission may wish to address a distribution facility as a separate use or include it within the motor freight terminal or warehouse definitions/uses. A distribution facility may potentially be defined as "where goods and/or merchandise is distributed to retailers, wholesalers, and nonresidential or residential users."
- The Plan Commission may wish to address and amend truck dock/loading berth regulations outlined in Section XI.D.7. Staff recommend cross-referencing the requirement for truck docks in Section X.B.7 of the Burr Ridge Zoning Ordinance to ensure the regulations apply to all uses within the manufacturing zoning district. Currently, in Zoning Ordinance Section XI.D.7, there is a minimum requirement for the number of truck loading berths based on specific ranges of square footage, but there is no maximum limit on the number of berths allowed. The upcoming text amendment (Z-08-2024) could include this potential amendment.
- The Plan Commission may wish to add a traffic study requirement to Section X.B.7 of the Burr Ridge Zoning Ordinance, ensuring it applies to all uses in the Manufacturing District. The Plan Commission may wish to add regulations necessitating a traffic impact study if requested by the Village for any proposed development or use. The upcoming text amendment (Z-08-2024) could include this potential amendment.
- High Grove is part of a Planned Unit Development. The development permits any amount or percentage of warehousing space, as a primary or secondary use, in any building or business within the business park area. Given the extent of the Planned Unit Development and how it departs from the standard L-I regulations, Staff did not believe that an assessment of each facility's use, floor area dedicated to such uses, and truck traffic/parking/loading docks would be beneficial at this juncture.

SECTION X
E. LI LIGHT INDUSTRIAL DISTRICT

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

1. **Permitted Uses:**
   a. Offices; business, professional, governmental, or institutional.
   b. Film production and recording studios.
   c. Radio and television broadcasting studios.
   d. Research and Testing laboratories.
   e. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.
   f. Manufacturing establishment with storing, warehousing, and shipping as ancillary to the principal use. Warehousing and storing used in conjunction with the principal use shall not occupy more than 40% percent of the gross floor area developed on the lot. ~~Manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping and servicing uses, provided that no such use listed as a permitted or special use in the GI District will be permitted (except for permitted use F,1,a where it would be permitted hereunder).~~

g. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

2. **Special Uses:**
   a. Automobile Sales and Service (Amended by A-834-22-13).
   b. Heliports
   c. Import and export establishment; wholesale sales only
   d. Indoor Private Athletic Training and Practice Facility (Amended by A-834-29-13)
   e. Planned unit developments
   f. Public utility, transportation and governmental service uses
   g. Training centers, engineering, and sales
   h. Wholesaling establishments
   i. Sales and servicing of road paving equipment, provided all servicing or repair of equipment shall be done within completely enclosed buildings
   j. Retail banking facility located in an operations center of a bank
   k. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services) (Amended by A-834-16-07)
   l. Retail uses accessory to either a permitted use or a special use in this district (Amended by A-834-16-07)
   m. Child care center.

F. GI GENERAL INDUSTRIAL DISTRICT

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

4. **Permitted Uses:**

   n. ~~*Warehouses*~~.

5. **Special Uses:**

   kk. Warehouses

SECTION XIV RULES AND DEFINITIONS

WAREHOUSE(S): A building or structure used principally for the storage of goods, merchandise, materials, products, or items. Shall not include a motor freight terminal or manufacturing establishment, as defined herein.

Public Comment
Five public comments were received and are included as an attachment.

Findings of Fact

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 the amendments fulfill the purpose and intent of the Zoning Ordinance.

Attachments

- Exhibit A – Petitioner's Materials and Findings of Fact
- Exhibit B – Current Zoning Ordinance regulations
- Exhibit C – Public Comments

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): Ella Stern, Planner, Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge

PETITIONER'S ADRESS: 7600 S. County Line Road, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630)-654-8181 x 6260

EMAIL: estern@burr-ridge.gov

PROPERTY OWNER: N/A

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

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

DESCRIPTION OF REQUEST:

Request to hearing to consider text amendments to Section X.E, X.F, & XIV of the Burr Ridge Zoning Ordinance to clarify and define the "warehouse" and "warehousing" uses in the L-I and G-I districts

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/A

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

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.

Ella Stern 4/11/24

Petitioner's Signature Date of Filing

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

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

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

Section X.E and X.F of the Zoning detail the regulations regarding warehousing in the L-I and G-I districts. In the Zoning Ordinance, both the L-I and G-I districts state, "manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping, and servicing uses" are permitted. However, in the L-I district, no other use that is permitted or a special use in the G-I district is allowed. In the G-I district, "warehouses" are listed as a separate permitted use. There is no definition of "warehousing" or a "warehouse" in the Zoning Ordinance, and differences between these two uses have been subject to staff interpretation. Typically, the L-I district has a mix of office, manufacturing, and warehouse functions as part of a single business' operations. In the G-I district, a warehouse is characterized as a large building dedicated to dead storage without ancillary manufacturing operations.

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

The Zoning Ordinance currently contains some regulations regarding warehousing. The proposed text amendment aims to clarify and define the warehouse/warehousing use within the Village of Burr Ridge, particularly in the Rules and Definitions, L-I and G-I districts, to ensure alignment with the community's zoning objectives and standards. Warehouses could be broadly applicable to both the L-I and G-I District within the Village of Burr Ridge and should be evaluated as a text amendment to the Zoning Ordinance.

(Please transcribe or attach additional pages as necessary)

In Section XIV Rules and Definitions, there is no definition for warehouse or warehousing.
https://burrridge.municipalcodeonline.com/book?type=zoning#name=XIV_RULES_AND_DEFINITIONS

Zoning Ordinance Language for Warehouse/Warehousing in the Light Industrial (L-I) and General Industrial (G-I) Districts – Section X.E & X.F.
https://burrridge.municipalcodeonline.com/book?type=zoning#name=X_MANUFACTURING_DISTRICTS

E. LI LIGHT INDUSTRIAL DISTRICT

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

1. **Permitted Uses:**
    1. Offices; business, professional, governmental or institutional.
    2. Film production and recording studios.
    3. Radio and television broadcasting studios.
    4. Research and Testing laboratories.
    5. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.
    6. **Manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping and servicing uses, provided that no such use listed as a permitted or special use in the GI District will be permitted (except for permitted use F,1,a where it would be permitted hereunder).**
    7. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.
2. **Special Uses:**
    1. Automobile Sales and Service (Amended by A-834-22-13).
    2. Heliports
    3. Import and export establishment; wholesale sales only
    4. Indoor Private Athletic Training and Practice Facility (Amended by A-834-29-13)
    5. Planned unit developments
    6. Public utility, transportation and governmental service uses
    7. Training centers, engineering and sales
    8. Wholesaling establishments
    9. Sales and servicing of road paving equipment, provided all servicing or repair of equipment shall be done within completely enclosed buildings
    10. Retail banking facility located in an operations center of a bank
    11. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services) (Amended by A-834-16-07)
    12. Retail uses accessory to either a permitted use or a special use in this district (Amended by A-834-16-07)
    13. Child care center.

F. GI GENERAL INDUSTRIAL DISTRICT

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

1. **Permitted Uses:**
    1. **Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products, and goods.**
    2. Data processing service centers.
    3. Film production and recording studios.
    4. Greenhouses, including retail and wholesale sales.
    5. Team Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)
    6. Newspaper printing offices.
    7. Offices; business, professional, governmental or institutional.
    8. Pilot plants for experimentation and development of new and existing processes and products.
    9. Printing and publishing establishments.
    10. Radio and television production studios.
    11. Research laboratories for conducting experiments in scientific fields.
    12. Schools, commercial or trade.
    13. Training center, engineering or sales.
    14. **Warehouses.**
    15. Wholesale establishments.
    16. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.
2. **Special Uses:**
    1. Automobile and truck and equipment sales, rental and service. (Amended by Ordinance A-834-9-01)
    2. Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s) -- including milling, planning, jointing or manufacturing of millwork.
    3. Contractor's office and shops.
    4. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.
    5. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)
    6. Team Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)

7. Kennel
8. Martial arts training schools. (Added by Ordinance A-834-01-04)
9. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)
10. Medical or dental clinics but not including facilities devoted primarily to emergency medical services. (Added by Ordinance A-834-28-11)
11. Outside storage; provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas.
12. Parking lots and storage garages.
13. Planned unit developments; provided that no use shall be permitted in such planned unit developments that is not a permitted or special use in this or any other Manufacturing District set forth in this Ordinance.
14. Public utility, governmental service and similar uses as follows:
    1. Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.
    2. Electric distribution centers and substations.
    3. Compressor stations, well head stations, well separator, and other similar above-the-ground facilities customarily used for the distribution of natural gas as a part of the operations of a natural gas company or non-exempt operations of a public utility company.
    4. Gas regulator stations.
    5. Public utility and governmental service establishments, other -- including offices, storing, testing, repairing and servicing.
    6. Railroad rights-of-way and passenger stations.
    7. Telephone exchanges and service buildings.
    8. Water-filtration plants, pumping stations, reservoirs, wells, and sewage-treatment plants and lift stations -- public or community.
15. Retail uses accessory to either a permitted use or a special use in this district.
16. Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.
17. Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:
    1. No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:
        1. adult arcade;
        2. adult bookstore, adult novelty store or adult video store;
        3. adult cabaret;
        4. adult motel;
        5. adult motion picture theater;

6. adult theater;
7. massage parlor;
8. sexual encounter establishment;
9. escort agency; or
10. nude or semi-nude model studio.

2. This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.
3. The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)

18. Schools, workshops, training centers for developmentally disabled persons. (Added in August 2002)
19. Banks and financial institutions (Added August 22, 2005)
20. Driving through facilities accessory to any permitted or special use. (Added August 22, 2005)
21. School or training course for dog trainers. (Added in September 12, 2005)
22. Accessory building on a lot with an existing principal building
23. Outdoor, overnight storage of retail vehicles ancillary to a permitted or special use.

Lisa M. Turano
Gioia Solano
Rocco Solano
6916 Fieldstone Drive
Burr Ridge, IL 60527
630.640.1124
lisaturano@comcast.net

April 30, 2024

Ms. Ella Stern
Planner
Village of Burr Ridge
7660 County Line Road
Burr Ridge, IL 60527

Re: CNH PROPOSAL/BRIDGE SUBMISSION

Dear Ms. Stern:

Please accept this correspondence as opposition to the proposed use submitted by Bridge Industrial for the development referred to as the “CNH Property” wherein said development would include “warehouses”.

First, we are actively engaged with the efforts of Burr Ridge Allies in Development to attempt to work WITH the Village to identify a need and development for the proposed land that both fits and benefits the community. We AGAIN stress that the best approach to this would be to engage a land use professional or planner to direct the Village before zoning amendments, definitions or variances are allowed. Any considerations, even any clarifications, at this point are premature and do a disservice to the Village identity, the residents and the potential quality of living herein.

It is our understanding that the subject “CNH property” or the proposal includes, or may include, a mix of L-1 and G-1 districts with both districts allowing “manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping and servicing uses”. Furthermore, we understand that the Plan Commission is to determine the definition of warehouse and warehousing.

Accordingly, we would propose the following:
We seek that the definition of **warehouse** would be the use of temporary storage for an organization or company's OWN products or service equipment, i.e., the primary purpose of the warehouse being temporary storage of a company's own product wherein their business is the sale or provision of a product or service. In this case, a warehouse would be a minor or de minimis part of the overall "business" activities of the organization or company akin to a garage being an accessory to a home where the primary purpose is tenantable living, not car repair or storage.

We seek that the definition of **warehousing** be the business of storage for profit for one or several organizations or companies with the intent to engage in the business of logistics wherein said items held in storage would be off loaded into the warehouse for storage and onloaded onto trucks for further delivery and distribution into a netowork of other warehouses, retail establishments or direct to customer, etc. Warehousing would include motor freight terminals, logistics centers, fulfillment centers and facilities used for the parking or moving of trucks, among other uses.

I am attaching hereto a Febraury 8, 2024 email exchanged with Village Mayor Gary Grasso wherein he commits to prohibition of an industrial zone within the CNH property that would include "motor freight terminals, logistics centers, fulfillment centers and facilities used for the parking or moving of trucks …"

Thank you for considering the above mentioned concerns. We hope that in the absence of a current land use study that the Plan Commission will reflect upon the existing 1999 Village Comprehensive Plan which clearly establishes that the Village is intended to be "a high quality suburban community with low density neighborhoods characterized by distinctive homes in natural wooded settings. Our Village accommodates residents who seek a sense of privacy in a tranquil environment. We desire to enhance the Village's physical beauty, keeping Burr Ridge a very special place."

Very truly yours,
Lisa M. Turano, individually and as Founder/Board Member B.R.A.I.D
Lisa M. Turano

Gioia Solano
Gioia Solano

Rocco Solano
Rocco Solano

From: Turano, Lisa
To: Ella Stern
Cc: Gary Grasso; Janine Farrell
Subject: FW: FYI - Deerfield strengthening its Industrial zoning regulations
Date: Tuesday, April 30, 2024 4:59:27 PM

Please refer to the thread below and include it as part of my 4/30/24 correspondence regarding definition of warehousing v warehouse.

Lisa M. Turano
630.640.1124

From: Gary Grasso <ggrasso@burr-ridge.gov>
Sent: Thursday, February 8, 2024 5:07 PM
To: Turano, Lisa <lturano@turano.com>
Cc: Tony Schiappa <tschiappa@burr-ridge.gov>; guyfranzese@aol.com; Janine Farrell <jfarrell@burr-ridge.gov>
Subject: RE: FYI - Deerfield strengthening its Industrial zoning regulations

CAUTION:THIS EMAIL ORIGINATED FROM OUTSIDE THE ORGANIZATION. DO NOT CLICK LINKS, OPEN ATTACHMENTS, OR RESPOND UNLESS YOU RECOGNIZE THE SENDER AND KNOW THE CONTENT IS SAFE.

Lisa: appreciate your diligence on this subject. The article you forwarded (thank you) opens and stresses that the issue in Deerfield is: "…Amendments to the Deerfield industrial zoning code to prohibit motor freight terminals, logistics centers, fulfillment centers and facilities used for the parking or moving of trucks…."

Not only am I in agreement with that prohibition, I understand the Trustees are too – especially w our history with the now SAIA truck terminal we tried so hard to prevent when I was Mayor over 15 years ago. When it came to that DuPage based terminal, we repeatedly urged and tried to entice the unincorporated residents near SAIA to petition BR for annexation so SAIA could be surrounded by BR and then annexed to prevent it from going 24-7 (which DuPage Co allowed). We did not want a 24-7 truck terminal but could not convince the unincorporated resident to join BR in time. It went 24-7 and when we could annex it, we could not revert the days and hours of operation. We then did the best we could to limit the lighting and noise pollution issues.

While we still do not have a submission from Bridge, I will oppose a petition for motor freight terminals, logistics centers, fulfillment centers and or facilities used for the parking or moving of trucks on the CNH property. Business parks may have some day time truck traffic, if that is proposed, but we will draw the line against freight terminals and the like that Deerfield is understandably addressing./ GARY

GARY GRASSO, MAYOR
BURR RIDGE, IL 60527
630.654.8181 O
312.498.3202 C

This message, including attachments, is covered by the Electronic Communication Privacy Act, 18 U.S.C., sections 2510-2521, is CONFIDENTIAL and also may be protected by ATTORNEY/CLIENT PRIVILEGE. If you believe you received this e-mail in error, do not read it. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. If the reader of this message is not the intended recipient, I did not intend to waive and do not waive any privileges or confidentiality of this message or the attachments. Please reply to the sender that you have received the message in error, then delete it. Thank you for considering the environmental impact of printing emails.

From: Turano, Lisa <lturano@turano.com>
Sent: Thursday, February 8, 2024 4:28 PM
To: Gary Grasso <ggrasso@burr-ridge.gov>
Cc: Tony Schiappa <tschiappa@burr-ridge.gov>; guyfranzese@aol.com; Janine Farrell <jfarrell@burr-ridge.gov>
Subject: FYI - Deerfield strengthening its Industrial zoning regulations

Mr. Mayor,

I want to point out that due to the Baxter/Bridge debacle this past summer in Deerfield, the city of Deerfield is about to enact zoning changes that would effectively prohibit large warehouse and distribution facilities and provide for stricter review of other industrial uses through the special use review process. Similarly, Lake County's Board is likely to take up a review of its regulations on this subject later this year.

This is a result of elected officials being responsive to organized, persistent constituents. Members of B.R.A.I.D continue to encourage Burr Ridge elected officials to be proactive in our concerns regarding future development within the Village, particularly as it pertains to the CNH property.

Today's Tribune article provide a decent overview of what Deerfield is about to enact. https://www.chicagotribune.com/2024/02/08/deerfield-poised-to-prohibit-warehouse-and-distribution-facilities-its-important-to-set-that-expectation-so-they-can-choose-a-different-community/ I've attached a PDF of the same article.

Additionally, we have learned from a contact in Deerfield that the local State Senator Julie Morrison is working on a draft bill creating **state guidelines** on the topic of restrictions and review/approval criteria for large warehouse and distribution facilities. While specific details of her proposal are unknown, we know that she took a keen interest in what happened in Deerfield. She is in Springfield this week gathering support for her bill, meeting with the Illinois Municipal League and Northwest Municipal League to discuss proposed legislation.

Thank you for your continued interests in our concerns.

Lisa M. Turano
for B.R.A.I.D.
630.640.1124

From: dhryan07@comcast.net
To: Ella Stern
Subject: Comment for May 6 Plan Commission
Date: Tuesday, April 30, 2024 9:13:19 AM

Date: April 30, 2024

To: Ms. Stern and Plan Commissioners

From: Donna Ryan, President Chestnut Hills Assoc.

Consider Text Amendments to Section X.E and X.F and XIV of the Burr ridge Zoning Ordinance to clarify and define the "warehouse uses and "warehousing" uses in the L1 and G1 Districts

L1 as we know it is a Low Impact Industrial District and can exist in harmony with residential, like High Grove! With that said there should be Limitations added to the Ordinance in consideration of the surrounding Districts: The following conditions and limitations that should apply, and are used by other municipalities:

1. A use which creates a nuisance because of the noise, smoke, odor, dust or gas is prohibited.
2. Points of access from a public street to properties in an L1 zone shall be so located as to minimize traffic congestion and avoid directing traffic into residential streets.
3. Building entrances or other openings adjacent to or across the street from a residential zone shall be prohibited if they cause glare, excessive noise or otherwise adversely affect land uses in the residential zone.

The above would support the X. Manufacturing Districts, Preamble….No deleterious effect on residential and business areas. And the BR Comprehensive Plan's Vision:

"Burr Ridge is a high quality suburban community with low density neighborhoods characterized by distinctive homes in natural wooded settings. Our Village accommodates residents who seek a sense of privacy in a tranquil environment. We desire to enhance the Village's physical beauty, keeping Burr Ridge a very special place."

And as for G1, these types of businesses should be located on a major, arterial road away from residences. The Zoning Code: Purpose and Intent, captures reasons for the need for its Limitations, to promote:

1. Promoting and protecting the public health, safety, comfort, morals, convenience, and general welfare;
2. Securing adequate natural light, pure air, and safety from fire and other dangers; and
3. Enhancing aesthetic values generally throughout the Village of Burr Ridge.

From: Mary C Bradley
To: Ella Stern
Subject: RE: Text Amendment to the Zoning Code re: definition of warehousing
Date: Tuesday, April 30, 2024 5:09:32 PM

While I do not have the exact text of the amendment to be considered, and I reserve the right to add to this in the public hearing, I feel it is very important that language be found that restricts any warehousing or industrial use in LI districts that involves extensive use of semi-trucks, especially as it relates to land that has previously been classified as R-A, or currently holds the R-A designation. Current R/A codes stipulate that accessory uses, including fabricating, processing, assembly, testing, storing, repairing or servicing operations shall not occupy more than 30 percent of the total floor area developed on the lot. Can this be preserved??

We need to protect the character established in the High Grove and other BR industrial areas where industrial is passive and hidden. Hiding 100-200 semi truck bays doesn't sound "light industrial" as we know it in Burr Ridge. Additionally we feel it mandatory to protect the residential peace and tranquility expected in Burr Ridge.

There are changing business models these days, and studies only indicate there will be increased freight and distribution needs in the future that require semi-truck traffic - which indeed will increase pollution in our village. We don't want that! We must find a way to stop and control.

In the High Grove area, for instance, there are 18 buildings, the largest building being a little over 100,000 sq feet. That building only has 3 bays (1 for semis). Most truck loading docks are hidden behind closed garage doors, and the traffic that this homeowner has seen from site visits is primarily big box trucks -- NOT SEMI trucks (admittedly not so scientific - but personal drive through and parking experience). Even on the weekends, trucks are hidden -- either not there or enclosed inside the buildings. We want to preserve that environment. Additionally, I was surprised at how many enjoy their walk through High Grove on the weekends or evenings.

Respectfully submitted, Mary Bracley, 121 Surrey Lane, Burr Ridge.

PS. These comments should also be considered to G-1 districts. We have enough semi trucks coming into Burr Ridge -- we do NOT need any more. We always can "grandfather" but we can limit for the future.

From: Ingrid Tepler
To: Ella Stern; Janine Farrell
Subject: TEXT AMENDMENTS WAREHOUSE Definition
Date: Tuesday, April 30, 2024 6:01:02 PM

April 30, 2024

Attention to : Ms. Stern and Plan Commissioners

Text Amendments to Section X.E, X.F, and XIV of Burr Ridge Zoning Ordinance to clarify and define the “warehouse” and “warehousing” using in L-I and G-I. I would propose that the Plan Commission carefully consider in which direction this village board and its constituents wish to see Burr Ridge prosper. It is slowly going to become an industrial suburb full of semi trucks rather than a wooded tranquil suburb if this L-I use allows more truck bays. We should work towards preserving our wildlife and tranquility rather than destroying it by welcoming more warehousing. I understand WHY developers want to put industrial here BUT I also understand why families would want to live here and pay a premium, at that, to be close to i55. There is so much wildlife in those 100+ acres currently owned by CNH that no doubt will be destroyed with the creation of the Bridge Industrial Park. Warehousing is a truck mecca. I would say LIGHT Manufacturing, no place that STORES products SOLELY for OTHER Companies, entities, people etc., No distributors, third party logistics also known as 3PL . No business moving products for others.

--

Ingrid Tepler
Cell (708) 602-1140

From: Don Chappel
To: Gary Grasso; Evan Walter; Janine Farrell
Cc: lisaturano@comcast.net
Subject: "CNH:Bridge Objections & Recommendations"
Date: Wednesday, May 15, 2024 2:39:09 PM

Good afternoon.

Attached is a letter that summarizes our thoughts with respect to the subject property and development proposal. Our thoughts on the subject development are shared by many others in the community including most of those on the CNH ad-hoc committee and the BRAID group. I've copied Lisa Turano as a representative of the BRAID Group.

I'm also separately sending a relevant letter related to the rejected Bridge Industrial Project Proposal in Deerfield/Lake County. I think that the information in the Deerfield letter is informative and relevant to the Bridge Industrial Proposal. It defines a variety of warehouse types and the traffic impacts of each. I believe that this information is relevant to the discussion of warehouses and warehousing that is scheduled for the May 20 meeting of the Plan Commission.

Janie, please distribute my attached letter to the full Village Board, the Village Plan Commission and to the CNH ad-hoc committee. You could include it in the upcoming warehouse/warehousing agenda item or the public comment agenda item for each of the 3 governance bodies. Thank you.

Don Chappel
630-240-2402

Open my shared document:

CNH:Bridge Objections & Recommendations
Pages

Sent from my iPad

DON CHAPPEL
ERIN CHAPPEL
7901 S COUNTY LINE ROAD
BURR RIDGE, IL 60527

Date: May 14, 2024

To: Mr. Evan Walter, Ms Janine Farrell, Village of Burr Ridge Mayor & Board Members, Village of Burr Ridge Plan Commission Members and Village of Burr Ridge CNH Committee Members

cc. Braid Group

Subject: CNH Property - Objections to Bridge Industrial's Development Plan and Suggestions for a Burr Ridge Strategic Land Use Development Study to Maximize Future Benefits to the Village Residents

We are writing to you to express our views with respect to the subject proposal.
My wife, Erin and I own a home at 7901 S County Line Rd in Burr Ridge. We have owned the home since 1999. We believe that our views are consistent with the views of many other residents.

OBJECTIONS to the Bridge Industrial's Development Plan:

We strongly oppose Bridge Industrial's development plan for the CNH site as the massive industrial development is not compatible with Burr Ridge's community vision which states that "Burr Ridge is a high quality suburban community with low density neighborhoods characterized by distinctive homes in natural wooded settings." The proposed use will have a material adverse impact on the quality of life in Burr Ridge as well as an negative impact on residential property values in Burr Ridge.

Bridge Industrial's development plan is NOT consistent with the Burr Ridge comprehensive plan and current Research-Assembly ("R-A") zoning and the Village Board has NO obligation to change the current zoning and would be wise to NOT change the zoning and NOT agree to other requested accommodations. Additionally, the Village has no obligation to vacate its public works facility which would enable Bridge to build more distribution center space.

Specific areas of objections are as follows:

1. The proposed large scale warehouses/distribution centers/truck terminals (with about 275 loading and unloading truck docks and the developers estimate of 300 truck trips daily - which may be significantly underestimated) operating 24 hours a day, 7 days a week does not fit the property's Research-Assembly zoning and it is not

compatible with nearby residential neighborhoods immediately to the north, south and east, the park district recreational areas immediately to the west and south, the High Grove business park to the north and west and with the Burr Ridge community as a whole.

2. Adverse impacts will extend well beyond the site and adversely impact homes and people living nearby as well as those living near or traveling on County Line Road, Plainfield Road, 79th Street, 83rd Street, 91st Street, Madison Street, Wolf Road, Willow Springs Road, Veterans Parkway, North Frontage Road and High Grove business park roads. Park District users will also be adversely impacted by traffic, noise and pollution. High Grove property owners and tenants will be adversely impacted by traffic and pollution. Business opportunities for Burr Ridge Center businesses will not be aided by the proposed use. This is a lost opportunity relative to other potential uses.

3. Adverse impacts will likely include:

Operations expected 24 hours per day, 7 days per week, 365 days per year. Bridge executives attending the most recent CNH ad-hoc committee meeting indicated in response to our questioning that anything less than 24 hour/7 day per operations was a deal breaker to their project. We believe that 24/7 operations should be a deal breaker for the Village of Burr Ridge and that the developers should be immediately put on notice that 24/7 hours of operation is unacceptable.

Semi-truck traffic - added congestion and safety issues as well as potential nuisance issues. “High-cube distribution facilities” like those proposed will likely have much greater traffic impacts than those modeled by the developer. Example: With a total of about 1.2 million square foot of distribution center space, high-cube storage areas, approximately 275 truck loading doors and assuming a truck arriving at or departing from each door every 2 hours the result would be 1,100 truck trips in an 8 hour shift or potentially 3,300 truck trips in a 24 hour operations day. That’s nearly a 10-fold increase over the developers estimate. If trucks unloaded and loaded every 4 hours (rather than every 2 hours) that would yield potentially 1,550 trips in a 24 hour operation. That’s a 5-fold increase over the developers estimate. Safety issues will adversely affect motorists, pedestrians and bicyclists. A significant increase in both trucks and cars exiting southbound I-55 at northbound County Line Road would need to cross several lanes of traffic in a short distance to make a left turn on Veterans Boulevard to access the new development.

Car traffic - significantly added congestion and safety issues with a much larger numbers of cars traveling to and from the large warehouse/distribution facilities adding to existing traffic and new truck traffic.

Roadway changes and added traffic signals - will reduce the relative intimacy and natural wooded feel of Burr Ridge and also potentially create more congestion, bottlenecks and safety issues at intersections. Additionally, the proposed changes to traffic signal timing will result in longer wait times. The significant increase in truck and car traffic may require additional road widening, tree clearing and additional traffic lights in the future. Again, potential future road widening would further degrade the charm and attractiveness to residents of Burr Ridge.

Air and water pollution - added air pollution and water pollution (truck and car exhaust, HVAC systems, diesel spills, truck washing, rain). Note that Cook and DuPage Counties received failing grades for high levels of air pollution in a recent “State of the Air” report published by the American Lung Association. The proposed facilities and vehicles operations are additive and in our neighborhoods and parks.

Noise pollution - heavy semi-truck noise from engines, trailers, brakes, connecting to trailers, backup beepers, loud voices in yard, etc. The 24 hour, 7 days a week planned operations will be an extreme nuisance to nearby residences as the seek to enjoy their homes, yards and sleep uninterrupted.

Light pollution - added light pollution adversely affecting people and wildlife

Visual - Massive, 42- 50 foot tall buildings adversely affects views. The development is adjacent to existing residential areas as well as a new residential townhome development. Also note that the High Grove light industrial buildings are about 1/2 as high as the proposed buildings.

Road wear and tear - added heavy truck traffic will create premature wear and maintenance expenses on nearby roads including Village roads

Open space and Storm water - High density development reduces open space and significantly increases water impermeable area which will significantly increase storm-water run-off. Proposed storm-water detention areas are located throughout the site and are deep and un-attractive as compared to large shallow open storm-water detention areas the can have alternate uses (additional park areas). The proposed numerous and deep storm-water detention areas will require regular maintenance and may pose safety issues and mosquito issues. The planned storm water detention may be inadequate and cause severe flooding for storms or a series of storms in excess of the modeled 100 year storms.

Ultimate owner(s) and tenants are unknown and their uses, traffic and financial resources needed to maintain property are unknown.

4. A Bridge Industrial proposal in 2023 on a 70 acre site in Willow Springs was withdrawn prior to a full public hearing on the project following the Village of Willow Springs notifying the developer and property owner that it would not agree to the requested zoning changes. The Village of Burr Ridge was also on the record opposing that development in Willow Springs prior to a full public hearing.

5. Deerfield and Lake County also opposed another large Bridge Industrial development for reasons similar to our stated objections.

6. Bridge has constructed and is leasing a large new development in McCook and the site is appropriate for the development (ie. former Electro-Motive heavy manufacturing site and its across the street from a major Vulcan Materials rock quarry and stone products distribution facility). The proposed Burr Ridge site adjacent to luxury homes and park recreational facilities is the complete opposite of the McCook site.

RECOMMENDED ACTIONS:

1. We encourage the Plan Commission and the Board to immediately and firmly reject the proposed development as doing so is in the best interests of the Village of Burr Ridge and its residents/homeowners/other stakeholders. The rejection of the proposal will make it clear to CNH that only appropriate uses based on current zoning or less impactful uses will be viewed favorably by Burr Ridge. Note that Willow Springs, Deerfield and Lake County opposed similar developments in their communities and Bridge Industrial and property owners withdrew development plans before formal public hearings. Note that both Deerfield and Willow Springs groups retained professional land use planners and other consultants that supported the rejection of the Bridge Industrial proposals.

2. We encourage the Plan Commission and Village Board to initiate a strategic land use development study for the CNH site and surrounding area. We have a one-time opportunity to provide input and steer the development of the large CNH site. Our goal should be to create the greatest long-term benefits to residents' quality of life and property values. I recommend that this study be facilitated by a nationally or regionally recognized land use planning firm, expert zoning attorney and other consultants as needed. The expert-led process should include substantial input from Burr Ridge officials/residents/property owners and other stakeholders. The results of the study would enable Burr Ridge to seek development proposals for the property that maximize the strategic benefits to Burr Ridge while protecting CNH's property rights.

Sincerely,

Don Chappel (signed)

Erin Chappel (signed)

From: Don Chappel
To: Gary Grasso; Evan Walter; Janine Farrell
Cc: lisaturano@comcast.net
Subject: "Deerfield/Bridge Industrial - Warehouse types and traffic analysis"
Date: Wednesday, May 15, 2024 2:50:12 PM
Attachments: 420Objector20SupplementInfoTrafficRptJohn20Nawn060123.pdf

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Good afternoon again.

Attached is a relevant letter related to the rejected Bridge Industrial Project Proposal in Deerfield/Lake County. I think that the information in the Deerfield letter is informative and relevant to the Bridge Industrial Proposal. It defines a variety of warehouse types and the traffic impacts of each. I believe that this information is relevant to the discussion of warehouses and warehousing that is scheduled for the May 20 meeting of the Plan Commission. It's also relevant to the Board's decision on the proposed development with 24/7 operations.

Janine, please distribute my attached letter to the full Village Board, the Village Plan Commission and to the CNH ad-hoc committee. You could include it in the upcoming warehouse/warehousing agenda item or the public comment agenda item for each of the 3 governance bodies. Thank you.

Don Chappel
630-240-2402

Sent from my iPad

THE LAW OFFICE OF DAVID MEEK, LLC

513 CENTRAL AVENUE, SUITE 400
HIGHLAND PARK, IL 60035-3264
(847) 579-6943
DAVID@BECKERGURIAN.COM
OF COUNSEL TO BECKER GURIAN

Memo

To: Deerfield Plan Commission

Cc: Jeffrey Ryckaert, Daniel Nakahara

From: David Meek

Date: June 1, 2023

Re: 1 Baxter Parkway – Bridge Industrial

On behalf of the Thorngate Owners Association I am filing the attached memorandum concerning traffic issues at the proposed Bridge Industrial development and the Traffic Impact Study prepared by KLOA (March 23, 2023). The May 31, 2023 memorandum was prepared by John A. Nawn, P.E., PTOE, FNSPE.

Mr. Nawn critiques the KLOA study's methodology and scope and challenges many of its conclusions.

Among the observations and conclusions to be drawn from Mr. Nawn's report:

- The KLOA study did not use the most appropriate land use category to model and analyze the traffic generation potential of this development. Consequently, the KLOA study significantly undercounts the traffic generation potential from this development which calls into question the sufficiency of the traffic analysis.

- Because this is a speculative development, the KLOA study should have analyzed the traffic impacts using the traffic projections generated by the most intensive warehouse distribution businesses that this project is designed to service. When the traffic generation is evaluated using the more intensive land uses, it is clear that the Bridge development generates significantly more traffic:

  - The development can be expected to generate 4 times more daily vehicle traffic (and 6 times to 8 times more vehicle traffic in the peak hours) than as modeled by KLOA.

  - Heavy vehicle (truck) traffic would be greater than as modeled by KLOA and the 24-hour distribution of truck traffic could mean 200 truck movements on Saunders Road between 7:00PM and 7:00AM.

- The scope of KLOA's study was too narrow to give the Village a full picture of the potentially significant implications of truck traffic on traffic conditions in the vicinity beyond Saunders Road. The KLOA study did not look at traffic data and level of service analysis at the 3 signalized intersections between Saunders Road and the Tri-State interchange. It also failed to evaluate the impact of truck access to and from I-94 at the Deerfield Road interchange and along Lake Cook Road to Route 41.

JOHN A. NAWN, P.E., PTOE, FNSPE

May 31, 2023

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RE: **Traffic analysis, Midwest RE Acquisitions, LLC/Bridge Industrial – Baxter Property, Lake County**

Per you request, I have reviewed the material listed below, available from the Village of Deerfield, IL website, regarding the Annexation, Re-zoning, Special Use Permit and associated relief and approvals sought for the proposed Bridge Industrial warehouse facilities, located at 1 Baxter Parkway, east of Saunders Road in Lake County, IL and offer the following findings and opinions.

REVIEWED MATERIAL

1. 1 Baxter Parkway Bridge Industrial Public Hearing Staff Memo 04/27/23
2. Tetra Tech Limited Emissions Assessment Dated 5/11/23
3. Bridge Industrial: Property Value Research 5/10/23
4. Bridge Industrial Plans 1 of 8 Narrative, Tax Analysis, Traffic Study
5. Bridge Industrial Plans 2 of 8 Site Architecture
6. Bridge Industrial Plans 3 of 8 Landscape and Tree Survey
7. Bridge Industrial Plans 4 of 8 Photometrics/Lighting
8. Bridge Industrial Plans 5 of 8 Building height, schedule, and signage
9. Bridge Industrial Plans 6 of 8 Survey Plats and Truck Turn Radius
10. Bridge Industrial Plans 7 of 8 Engineering
11. Bridge Industrial Plans 8 of 8 Stormwater Report
12. Thorngate Owners Association Request for Continuation 05/05/23
13. Thorngate Owners Association Letter to Plan Commission 4/25/23
14. Public Comment, various dates 04/21/23 through 5/19/23
15. 1 Baxter Parkway Bridge Industrial Prefiling Conference - Supplemental Memo 03/01/23
16. 1 Baxter Parkway Bridge Industrial Prefiling Conference Staff Memo 02/23/23
17. 1 Baxter Parkway Bridge Industrial Prefiling Conference Petitioner's Plans 02/23/23
18. Hearing Transcript from the May 11, 2023, Plan Commission Meeting
19. Draft Minutes from the May 11, 2023, Plan Commission Meeting

Analysis

The Trip Generation report prepared by KLOA, dated March 23, 2023, utilized ITE Land Use Code 150, Warehousing, to generate the trips for the proposed 1,124,931 SF combined warehouses. The ITE Trip Generation Manual (10th Edition, September 2017) defines a 'warehouse' as follows:

> A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

It is noted that the data for the generation of trips for LU 150 in the ITE Trip Generation Manual (11th Edition) is based on an average size of 292,000 SF or 26% of the size of the proposed warehouse. The largest size warehouse that comprises the data set was 560,000 SF or 50% of the size of the proposed, combined warehouses. *It is noted that these analyses are limited to a review of and comment on the use of the proposed warehousing facilities. No comments are provided regarding the proposed 155,940 SF sports facility.*

As presented within the traffic study and the reviewed plans, the proposed warehousing facilities consist of two proposed warehouse type buildings: a 896,562 SF warehouse, with a total of 177 loading dock locations situated on the east and west sides of the proposed building, with 90 docks on the west side and 87 docks on the east side respectively; and, a 228,369 SF warehouse with 50 loading docks located along the east side of the building.

Cross dock facilities, such as the larger of the two proposed warehouse buildings, are generally associated with types of facilities where storage of materials is less important than within a strict warehouse which exists primarily for storage and or light industrial use. A cross dock transfer is typically unnecessary in a traditional warehouse. The Trip Generation Manual provides additional definition for such related facilities, as noted in the warehouse definition above including: "*High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), and high-cube parcel hub warehouse (Land Use 156)*." An Amazon warehouse would be an example of a *high-cube fulfillment center warehouse*. As defined by ITE, a fulfillment center warehouse includes "*storage and direct distribution of e-commerce product to end users*".

The ITE Trip Generation Manual (11h Edition), defined a High-Cube Transload and Short-Term Storage Warehouse (Land Use 154) as follows:

> A high-cube warehouse (HCW) is a building that typically has at least 200,000 gross square feet of floor area, has a ceiling height of 24 feet or more, and is used primarily for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. A typical HCW has a high level of on-site automation and logistics management. The automation and logistics enable highly-efficient processing of goods through the HCW. A high-cube warehouse can be free-standing or located in an industrial park.
>
> The HCWs included in this land use include transload and short-term storage facilities. A

> transload facility has the primary function of consolidation and distribution of pallet loads (or larger) for manufacturers, wholesalers, or retailers. A transload facility typically has little storage duration, high throughput, and its operations are high efficiency. A short-term HCW is a distribution facility often with custom/special features built into the structure for the movement of large volumes of freight with only short-term storage of products.
>
> Some limited assembly and repackaging may occur within the facility.
>
> A high-cube warehouse may contain a mezzanine. In a HCW setting, a mezzanine is a freestanding, semi-permanent structure that is commonly supported by structural steel columns and that is lined with racks or shelves. The gross floor area (GFA) values for the study sites in the database for this land use do NOT include the floor area of the mezzanine. The GFA values represent only the permanent ground-floor square footage.

With regards to LU154, High-Cube Transload and Short-Term Storage Warehouse, the ITE Trip Generation Manual (11th Edition) noted that the average study size was 798,000 SF, like the size of the proposed Building C. LU154 is more representative of the proposed development than LU150.

The ITE Trip Generation Manual (11h Edition), defined a High-Cube Fulfillment Center Warehouse (Land Use 155) as follows:

> A high-cube warehouse (HCW) is a building that typically has at least 200,000 gross square feet of floor area, has a ceiling height of 24 feet or more, and is used primarily for the storage and/ or consolidation of manufactured goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. A typical HCW has a high level of on-site automation and logistics management. The automation and logistics enable highly-efficient processing of goods through the HCW. A high-cube warehouse can be free-standing or located in an industrial park.
>
> Warehousing (Land Use 150), high-cube transload and short-term storage warehouse (Land Use 154), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related land uses.
>
> Each fulfillment center in the ITE database has been categorized as either a sort or non-sort facility. A sort facility is a fulfillment center that ships out smaller items, requiring extensive sorting, typically by manual means. A non-sort facility is a fulfillment center that ships large box items that are processed primarily with automation rather than through manual means. Separate sets of data plots are presented for the sort and non-sort fulfillment centers. Some limited assembly and repackaging may occur within the facility.

The description for LU155 also included the following additional data:

> The High-Cube Warehouse/Distribution Center-related land uses underwent specialized consideration through a commissioned study titled "High-Cube Warehouse Vehicle Trip Generation Analysis," published in October 2016. The results of this study are posted on the ITE website…

With regards to LU155, High-Cube Fulfillment Center Warehouse, the ITE Trip Generation Manual (11th Edition) noted that the average study size for a non-sort facility, was 886,000 SF, similar to the size to the proposed larger warehouse (building C), with the average study size for a sort facility at 1,360,000 SF, similar in size to the combined size for both warehouses. LU155 is much more representative of the proposed warehouse development than LU150.

The ITE Trip Generation Manual (11h Edition), defined a High-Cube Parcel Hub Warehouse (Land Use 156) as follows:

> A high-cube warehouse (HCW) is a building that typically has at least 200,000 gross square feet of floor area, has a ceiling height of 24 feet or more, and is used primarily for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. A typical HCW has a high level of on-site automation and logistics management. The automation and logistics enable highly-efficient processing of goods through the HCW. A high-cube warehouse can be free-standing or located in an industrial park.
>
> A high-cube parcel hub warehouses typically serves as a regional and local freight-forwarder facility for time sensitive shipments via airfreight and ground carriers. A site can also include truck maintenance, wash, or fueling facilities. Some limited assembly and repackaging may occur within the facility.

With regards to LU156, High-Cube Parcel Hub Warehouse, the ITE Trip Generation Manual (11th Edition) noted that the average study size was 543,000 SF. In all cases, the sizes of the studied warehouses for high-cube warehouse were much closer in size to that of the proposed warehouse size than the land use code used in the applicant's Traffic Impact Study. The ITE High-Cube Warehouse Vehicle Trip Generation Analysis (October 2016) described the typical uses for warehouses as summarized in the following table.

	Standard Warehouse/ Storage LU 150	Transload Facility LU154	Short-Term Storage LU 154	Fulfillment Center LU 155	Parcel Hub LU 156	*Proposed*
Typical Function	Products stored on-site typically for more than one month	Focus on consolidation and distribution of pallet loads (or larger) of manufacturers, wholesalers, or retailers; little storage duration; high throughput and high efficiency	Focus on warehousing/ distribution with distribution space operated at high efficiency; often with custom/special features built into structure for movement of large volumes of freight	Storage and direct distribution of e-commerce product to end users; smaller packages and quantities than for other types of HCW; often multiple mezzanine levels for product storage and picking	Regional and local freight-forwarder facility for time-sensitive shipments via air freight and ground (e.g., UPS, FedEx, USPS); site often includes truck maintenance, wash, or fueling facilities	*Undefined, no commitment made by applicant.*
Location	Typically, in an industrial area within urban area or urban periphery	Typically, in an area with convenient freeway access; often in rural or urban periphery area	Typically, in an area with convenient freeway access	Often near a parcel hub or USPS facility, due to time sensitivity of freight	Typically in close proximity to airport; often stand-alone	*Suburban (R1)/Industrial area (L1) near freeway access*
Loading Dock Location	Either on one side or on two adjacent sides	Minimum of two sides (adjacent or opposite); can be on four sides	On either one or two sides	No information provided	Usually on both long sides of building; can be on four sides	*Two, opposite sides (larger warehouse)*
Number of Docks	Low number of dock positions to overall facility, 1:20,000 square feet or lower	Typical dock-high loading door ratio is 1:10,000 square feet; common range between 1:5,000 & 1:15,000 square feet	Typically, 1:10,000 square feet or lower	No information provided	No information provided	*177 docks 896,562 SF =* ***1:5,100 SF*** *50 docks 228,369 SF =* ***1:4,600 SF***

In comparing the features of the proposed facilities to the ITE criteria, it is evident that the proposed warehouses are best described as High Cube Warehouses and not simply a 'warehouse' as proposed in the KLOA report. The ITE High-Cube Warehouse Vehicle Trip Generation Analysis (October 2016) also noted that among the required information necessary for a proper analysis of the traffic impacts for

a warehouse includes the NAICS Industrial Code and the "*Commodity type (retail, manufacturing, other)*", neither of which were provided for the proposed facility. Regarding this, the testimony from the May 11, 2023 Plan Commission Meeting offered the following: "*So in addition to the design of the building, there's a lot of discussion of who is going to be in this building at the end of the day. So Bridge as an institutional leading investor of the industrial, we are designing this building specifically to garner to higher end tenants that would look to locate a corporate campus here, maybe a higher finish of office, a little bit less truck use at the end of the day is what we envision here. Ultimately we want to build it and we designed it to be as leasable and marketable as possible and we wanted to be successful for the project in the long term*." [Jerry Callahan.30] "*So we are planning to build this building on a speculative basis, so we don't know the tenant or type of operation that is going to be there at the end of the day*." [Jon Pozerycki.37]

The undefined, speculative nature of the proposed use fundamentally violates proper engineering practice related to the preparation of the submitted Traffic Impact Study. To be credible, a traffic study must be representative of the proposed use which, in this case, would require more definition of the use on the part of the applicant, as noted and supported by ITE. If the applicant wishes to develop the proposed warehouses for a future speculative use, than the Traffic Impact Study should reflect the most intensive use that could be accommodated by the proposed construction.

Using the same, combined 1,124,931 SF proposed building size as used in the KLOA analysis, trips were generated according to the ITE Trip Generation Manual (11th Edition) as follows in the table below.

LAND USE CODE ---->	Existing	150	154	155-nonsort	155-sort	156
AVERAGE WEEKDAY		1816	1575	2076	7245	5209
Enter		908	788	1083	3623	2604
Exit		908	787	1083	3622	2605
AM PEAK	216	159	90	169	979	788
Enter	200	**122**	**69**	**137**	**793**	**394**
Exit	16	**37**	**21**	**32**	**186**	**394**
PM PEAK	179	161	113	180	1350	720
Enter	15	**45**	**32**	**70**	**527**	**490**
Exit	164	**116**	**81**	**110**	**823**	**230**

As can be seen from the table above, the traffic generated by a High-Cube Fulfillment Center Warehouse can be expected to generate 4 times more daily traffic, and 6 to 8 times more traffic in the peak hours than as reported in the KLOA analyses using land use 150. The traffic resulting from a

potential high-cube parcel hub warehouse, characterized as a cross-dock facility, is 3 times greater for the average weekday and 4 to 5 times greater in the peak hour than that attributable to a typical warehouse, as calculated within the KLOA analysis. Similarly, the number of heavy vehicle trips were generated as noted in the table below.

LAND USE CODE ---->	150	154	155-nonsort	155-sort	156
AVERAGE WEEKDAY	615	248	259	214	653
Enter	307	124	129	107	326
Exit	308	124	130	107	327
AM PEAK	34	23	23	23	101
Enter	**13**	**11**	**11**	**11**	**51**
Exit	**21**	**12**	**12**	**12**	**50**
PM PEAK	42	11	11	23	68
Enter	**23**	**5**	**5**	**10**	**36**
Exit	**19**	**6**	**6**	**13**	**32**

The reviewed testimony from the May 11, 2023, hearing also indicated that the proposed warehouses were expected to operate 24 hours per day, 7 days a week. Accordingly, a breakdown of the 24-hour heavy vehicle volumes is presented for each of the High Cube warehouse types following this report.

The ITE terminology for 'trucks' typically represents what would be considered heavy vehicles, that is, large, single and tandem axle, single unit box trucks and tractor trailers. Accordingly, the ITE High-Cube Warehouse Vehicle Trip Generation Analysis (October 2016) provided data on the percentage of passenger cars that were typical of the various high-cube warehouse uses. By multiplying the percentage of passenger cars with the total generated trips, and subtracting the number of generated heavy vehicles, the remaining, non-passenger car, non-heavy vehicles can be calculated as presented in the table below:

Land Use	Total Vehicles Weekday	ITE 2016 % Cars	Cars Weekday	Heavy Vehicles Weekday	Other Weekday
150	1816	67.8%	1231	615	*n/a*
154	1575	67.8%	1068	248	**259**
155-nonsort	2076	92.1%	1912	259	*n/a*
155-sort	7245	92.1%	6673	214	**358**
156	5209	62.3%	3245	653	**1311**
Land Use	**AM Peak**	**AM Peak**	**AM Peak**	**AM Peak**	**AM Peak**
150	159	69.2%	110	34	**15**
154	90	69.2%	62	23	**5**
155-nonsort	169	97.2%	164	23	*n/a*
155-sort	979	97.2%	952	23	**4**
156	788	50.3%	396	101	**291**
Land Use	**PM Peak**	**PM Peak**	**PM Peak**	**PM Peak**	**PM Peak**
150	161	78.3%	126	42	*n/a*
154	113	78.3%	88	11	**14**
155-nonsort	180	98.2%	177	11	*n/a*
155-sort	1350	98.2%	1326	23	**1**
156	720	70.7%	509	68	**143**

'Other' vehicles typically include two axle, four to six wheel, trucks, not otherwise classified as heavy vehicles such as step vans, parcel vans, parcel delivery trucks. Warehouses (150) and non-sort fulfillment center warehouse (155) do not usually involve the use of smaller trucks such as step vans, parcel vans, or parcel delivery trucks.

Table 5 of the Traffic Impact Study compares the trips generated by the proposed development to that of the full office occupancy for the Baxter Corporate Headquarters, suggesting an approximately 50% reduction in daily traffic and as much as an approximately 80% reduction in peak hour traffic resultant from the proposed development. The KLOA Traffic Impact Study offered the following:

> This reduction in the number of trips will result in a significantly lower traffic impact on the area roadways, allowing for additional reserve capacity at the impacted intersections to accommodate future increases in traffic resulting from regional growth and/or other potential developments in the area.

However, the projected trips used by KLOA in making this comparison are not reflective of actual, existing conditions. In generating the projected traffic for the Baxter Corporate Headquarters, KLOA used ITE Land Use 714, Corporate Headquarters Building. the ITE Trip Generation Manual (11th Edition) offered the following regarding the use of LU 714:

> The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Georgia, Maryland, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania,

Vermont, Virginia, and Washington.

In other words, the data used on arriving at the trip generation rates for a Corporate Headquarters Building was based on pre-pandemic data. As we know, post pandemic commuter traffic volumes, transit use, etc., remain as much as 30% or more below pre-pandemic levels as many individuals continue to work from home

In support of the above, according to the traffic counts contained within the Traffic Impact Study, 200 vehicles were counted entering the Baxter Parkway from Sanders Road in November 2022 during the morning peak hour and 164 vehicles leaving the site during the afternoon peak hour. In comparison, the potential pre-pandemic trips for office building(s) as presented in the KLOA study of 732 entering (AM) peak and 712 existing (PM peak). The table below compares the volumes at the intersection of Baxter Parkway and Sanders Road for land uses 155 and 156.

		Office at Full Occupancy	Actual 11/22	Proposed KLOA	LU155 Non-Sort	LU155 Sort	LU156
AM Peak	Enter	732	200	100	137	793	394
	Exit	55	16	34	32	186	394
	Total	787	216	134	169	979	788
PM Peak	Enter	70	15	41	70	527	490
	Exit	712	164	100	110	823	230
	Total	782	179	141	180	1350	720

As can be seen from the table, while the traffic volumes proposed by KLOA, if one were to agree with their proposed land use, which, as noted above, I do not, are less than existing traffic volumes at the intersection of Sanders Road and Baxter Parkway, they are not "*significantly lower*" or the approximate 80% reduction as suggested in the KLOA study. In fact, while entering volumes in the AM peak and exiting volumes in the PM peak are lower, the exiting volumes in the AM peak and entering volumes in the PM peak are 50 to 66% higher. It is also noted that the volumes for a high-cube parcel hub warehouse are approximately equal to those for the projected, pre-pandemic, full office occupancy and the volumes generated for a high-cube fulfillment center sort warehouse exceed those for the projected, pre-pandemic, full office occupancy.

As presented, the Traffic Impact Study does not properly report the maximum number of trips that could be expected from this proposed use. With insufficient information provided as to its intended use, the Traffic Impact Study should, at the very least, document the maximum amount of vehicle traffic expected from the proposed use, otherwise, the Traffic Impact Study is deficient as presented.

Parking

The ITE Parking Generation Manual (5th Edition, 2017) provided parking generation procedures, based on square footage, for Land Use 150, the same land use as cited within the Traffic Study. For the 1,124,931 SF combined size of both proposed warehouses, between 439 and 448 parking spaces would be necessary, for all vehicles, under land sue 150, as proposed in the Traffic Impact Study, representing approximately one-third of the spaces proposed to be constructed. The number of parking spaces provided well exceeds ITE criteria for the proposed land use.

The plans propose a total of 787 employee parking spaces, including 767 to be built and 20 held in reserve, but not constructed, exclusive of the 227 truck dock spaces and 258 trailer holding spaces, for a total of 1,272 parking spaces to service the two, proposed warehouses. It's unclear why, with a projected total new vehicle count, cars, and trucks, of approximately 160 vehicles in either peak hour, why the developer would choose to construct approximately 8 times more parking than that which was projected to be needed, if, in fact, it was the developer's intention to use the warehouses consistent with the land use modeled in the Traffic Impact Study. The number of parking spaces more closely parallels the parking need consistent with a High-Cube Fulfillment Center or Parcel Hub Warehouse.

Truck Access

According to the reviewed Traffic Impact Study and hearing testimony on May 11, 2023, it is intended that all truck traffic will access the site via Saunders Road. The testimony offered: *"…we believe that the truck route from the site will be going down Saunders to Lake-Cook Road and back. That's the only place where trucks will go. We will restrict trucks from leaving the site going north along Saunders. We will also improve the exit to encourage trucks to go to the south along Saunders. And additionally, in all the leases we do we will restrict trucks from leaving the site any other way than that. And we will require it to come from Lake-Cook up Saunders.*" [Jerry Callahan.25,26] The Traffic Impact Study, however, only provides traffic data and level of service analyses for one intersection on Lake Cook Road and fails to analyze the other three, signalized intersections between Saunders Road and the interchange for the Tri-State Tollway including the intersections at Takeda Parkway/Pointe Drive and the ramp intersections east and west of the Tollway.

It is also noted that while full movement to and from the Tri-State Tollway is available at the Lake Cook Road interchange, there is no nearby access available to the Edens Spur/I-94 from Lake Cook Road. Inbound trucks using I-94 from Chicago have only two options: exit at US 41/Lake Cook Road and head west on Lake Cook Road or take the Edens Spur/I-94 to Deerfield Road (at which point they will either proceed west to Saunders Road or east to Wilmot Road and then south to Lake Cook Road). Outbound trucks using I-94 south to Chicago have only two options: proceed east on Lake Cook Road to 41 or proceed north on Saunders Road and east on Deerfield Road to the partial interchange to 294/94 south. However, the testimony from the May 11, 2023, hearing noted: "*So again there will be no trucks turning right coming out of our facility going north on Saunders. All of that traffic will head south on Saunders, then east on Lake-Cook and connects to 94 going either north or south. Same when the trucks are coming off of 94 at Lake-Cook taking that west to Saunders and coming up to the entrance and into*

the facility. As John said, we will have stipulations on the lease that they have to abide by this. Any traffic, even if it's minimal traffic, and any traffic trying to come in off the Edens and Edens spur will be directed to take 41 to Lake-Cook and Lake-Cook over. There will be some traffic because we can't control the, tenants can't control but there will be people that will try to get off at Deerfield and then go west on Deerfield to Saunders and down. But we are going to do our best to minimize that." [Mark Houser.46] The suggested route using US Route 41 at the I-94 split would entail an additional approximately 17 traffic signals along the approximately 4 miles of Lake Cook Road between US Route 41 and Saunders Road. Furthermore, nothing would preclude trucks from continuing on the Eden Spur to the Tri-State Tollway and using the Deerfield Road interchange and Deerfield Road west to Saunders Road. Consistent with this, the Traffic Impact Study does show at least one vehicle during the AM and PM peak hour using Saunders Road north off Baxter Parkway to access the site. Accordingly, the access to and from I-94 has potentially significant implications, and the magnitude of those implications is not fully understood and should be studied further.

It was noted that while the applicant testified that the proposed truck restrictions would be put into the lease(s), there was no discussion and/or no offer of how the landlord/developer/applicant would continuously monitor the truck traffic, enforce the provisions of the lease and what the penalties for non-compliance would be. As admitted numerous times by the applicant, 'we can't control the tenants.' The testimony also noted: "*One is obviously we post signs, we put it in the leases, we do everything we can. Other is when we design it, we will make it very difficult so if they do try a turn right, they are actually crossing over and getting into the other lanes*." [Mark Houser.48,49] As it is agreed that the landlord/developer/applicant cannot control how trucks access the site, the applicant testified to the installation of signs as a possible solution and/or intersection improvements at Saunders and Baxter to discourage travel on Saunders Road north of Baxter Parkway. The traffic engineer testified "*…measures will be taken to force truck traffic to utilize Saunders Road to Lake-Cook to the extent possible*." [Luay Aboona.56], although no specific, enforceable measures were presented.

The traffic engineer also testified: "*Currently the way the intersection is designed, trucks cannot physically make a right-hand turn. So radius of that corner is small, doesn't allow a truck to make that right-hand turn. If it's necessary we can restrict it further. So the trucks will not be able to do it. And we will have to approach and it will not be physically possible for them to do. We will obviously add signs as well. And as indicated, will be part of the leases for the trucks to travel south on Saunders Road*." [Luay Aboona.57] The only way to ensure that all trucks will only use Saunders Road south of Baxter Parkway, consistent with the reviewed testimony and the applicant's acknowledgement that they cannot fundamentally control truck traffic, would be to geometrically configure the intersection of Baxter Parkway and Saunders Drive to prevent southbound left turns into the site and west bound right turns out of the site for **all** vehicles. In the alternative, the applicant should provide traffic counts and intersection analyses for all signalized intersections on Deerfield Road between and including Saunders Road and the interchange intersections at the Tollway, in addition to all signalized intersections on Lake Cook Road between and including Saunders Road and the signalized intersections at the Tollway.

Roadway Pavement Degradation

The concept of the load equivalency between trucks and cars and the impacts to the pavement surface was introduced during the May 11, 2023, hearing, but no discussion followed. There was, however, merit in the subject matter as trucks have a far higher impact on the pavement surface than cars.

Fundamentally, roadway pavement design is based on the concept of a fixed vehicle loading referred to as an equivalent single axle loads or ESALs. Structurally, the pavement is designed for a standard axle load and all vehicles are factored or described in terms of the standard axle. Consistent with the criteria and standards of the American Association of State Highway and Transportation Officials (AASHTO), the standard axle load to which all other vehicles are compared to is an 18,000-pound (18 kip) axle load. For instance, a tractor trailer combination contains 5 axles, 4 with dual wheels: the tandem duals on the trailer and the tandem duals at the rear of the tractor, plus a front steering axle with single wheels. Each dual wheel axle represents an 18,000-pound load with each single wheel axle correspondingly representing a 9,000-pound load. For a tractor-trailer, therefore, with four dual wheel axles of 18,000-pounds each plus a single wheel axle of 9,000-pounds, we achieve a load limit of approximately 80,000-pounds (40 tons), the legal load limit. Accordingly, a tractor trailer has an equivalency factor of 4.5 as compared to the standard 18,000-pound axle.

A 4,000-pound passenger car, on the other hand, has an equivalency factor of 0.0004. In other words, the load on the pavement from a tractor trailer is over 11,000 times greater than the load on the pavement from a passenger car. In other words, the passage of 11,000 passenger cars over a section of roadway is the equivalent of the passage of a single, fully loaded, 80,000-pound tractor trailer. Pavement design is based on vehicle repetitions; the number of ESALs that pass over a specific pavement section over a specific period. In pavement design, therefore, due to the disproportionate load created by heavy vehicles when compared to the load created by passenger cars, the number of passenger cars and the impact therefrom are typically not considered. Federal Highway Administration (FHWA) guidance for pavement design offered the following, accordingly:

> Because motorcycles, passenger cars, and SUV/Pick-up trucks do not significantly contribute to the 18-kip ESALs they are considered negligible and an ESAL/truck factor of 0 is assigned.

The increased number of trucks resulting from the applicants proposed use will be expected to have an adverse impact on the pavement structure of Saunders Road. The applicant's proposal does not offer any analyses of the pavement impacts due to the increased number of trucks nor does the applicant offer any proposed remedial measures to ameliorate the negative impacts to the pavement surface.

CONCLUSIONS

1. The proposed warehouses are best described as High Cube Warehouses and not simply a 'warehouse' as proposed in the KLOA Traffic Impact Study.

2. A High-Cube Fulfillment Center Sort Warehouse (LU 155) or a Parcel Hub Warehouse (LU156) is much more representative of the proposed warehouse development as presented than a simple warehouse (LU 150) as modeled in the KLOA Traffic Impact Study.

3. The vehicular traffic generated by a High-Cube Fulfillment Center Sort Warehouse (LU 155) can be expected to generate 4 times more daily traffic, and 6 to 8 times more traffic in the peak hours than as reported in the KLOA Traffic Impact Study based on general warehouse use (LU 150).

4. The vehicular traffic generated by a High-Cube Fulfillment Center Sort Warehouse (LU 155) would exceed the traffic generated by the existing office use at full occupancy.

5. The heavy vehicle traffic generated by a Parcel Hub Warehouse (LU 156) would exceed the heavy vehicle traffic generated by the applicants proposed general warehouse use (LU 150).

6. The proposed amount of parking is approximately 3 times greater than that necessary to support the use of the site as a warehouse as modeled in the KLOA Traffic Impact Study.

OPINIONS

The following opinions are based upon a review of the materials, my education, and my experience, within a reasonable degree of engineering certainty:

- As presented, the Traffic Impact Study does not properly report the maximum number of trips that could be expected from this proposed use.
    - The size of the proposed warehouses, the configuration of the loading docks and the amount of parking provided are not consistent with the land use cited in the Traffic Impact Study.
    - Due to the speculative nature of the applicant's proposal, the Traffic Impact Study should be revised to reflect the most intensive use that could be accommodated by the applicant's proposed development.
- The heavy vehicle trip distribution and trip assignment within the Traffic Impact Study is not consistent with the local road network and how trucks would be expected to access the site with regards to access to and from the Tollway.
    - The Traffic Impact Study should be revised to provide traffic counts and intersection analyses for all signalized intersections on Deerfield Road between and including Saunders Road and the interchange intersections at the Tollway.

  - The Traffic Impact Study should be revised to provide traffic counts and intersection analyses for all signalized intersections on Lake Cook Road between and including Saunders Road and the interchange intersections at the Tollway.

- The increased number of trucks resulting from the applicants proposed use will be expected to have an adverse impact on the pavement structure of Saunders Road.

- As presented, the applicant's Traffic Impact Study does not provide sufficient information to determine whether the proposed use will be detrimental to the health, safety, or welfare of the neighborhood with regards to vehicular traffic .

- As presented, the applicant's Traffic Impact Study does not provide sufficient information to determine whether the peak traffic generated by the subject of the application can be accommodated in a safe and efficient manner.

COMMENTS

This report may be supplemented if additional information becomes available.

Respectfully submitted,

By: John A. Nawn

John A. Nawn

LUC 154 PEAK

1,124,931 **Combined SF**

Average weekday (heavy vehicles) **248**

Enter 124

Exit 124

Time	Total	Entering	Exiting
12:00 - 1:00 AM	2	2	0
1:00 - 2:00 AM	2	2	1
2:00 - 3:00 AM	2	1	1
3:00 - 4:00 AM	2	1	1
4:00 - 5:00 AM	2	1	1
5:00 - 6:00 AM	6	3	3
6:00 - 7:00 AM	5	3	2
7:00 - 8:00 AM	13	9	5
8:00 - 9:00 AM	12	4	8
9:00 - 10:00 AM	15	7	7
10:00 - 11:00 AM	15	7	8
11:00 - 12:00 PM	23	12	11
12:00 - 1:00 PM	19	8	11
1:00 - 2:00 PM	14	5	8
2:00 - 3:00 PM	16	10	6
3:00 - 4:00 PM	14	7	7
4:00 - 5:00 PM	17	9	8
5:00 - 6:00 PM	18	7	11
6:00 - 7:00 PM	14	7	7
7:00 - 8:00 PM	12	6	6
8:00 - 9:00 PM	13	6	7
9:00 - 10:00 PM	5	2	3
10:00 - 11:00 PM	4	3	1
11:00 - 12:00 AM	3	2	2

LUC 155 Non-Sort *(using LU154 breakdown)* PEAK

1,124,931 **Combined SF**

Average weekday (heavy vehicles) **259**

Enter 129

Exit 130

Time	Total	Entering	Exiting
12:00 - 1:00 AM	2	2	0
1:00 - 2:00 AM	2	2	1
2:00 - 3:00 AM	2	1	1
3:00 - 4:00 AM	2	1	1
4:00 - 5:00 AM	2	1	1
5:00 - 6:00 AM	6	3	3
6:00 - 7:00 AM	6	3	2
7:00 - 8:00 AM	14	9	5
8:00 - 9:00 AM	12	4	8
9:00 - 10:00 AM	15	8	8
10:00 - 11:00 AM	15	7	8
11:00 - 12:00 PM	24	12	12
12:00 - 1:00 PM	20	9	11
1:00 - 2:00 PM	14	5	9
2:00 - 3:00 PM	17	10	7
3:00 - 4:00 PM	15	7	8
4:00 - 5:00 PM	18	10	8
5:00 - 6:00 PM	18	7	12
6:00 - 7:00 PM	15	8	7
7:00 - 8:00 PM	13	6	7
8:00 - 9:00 PM	13	6	7
9:00 - 10:00 PM	5	2	3
10:00 - 11:00 PM	5	4	1
11:00 - 12:00 AM	4	2	2

LUC 155 Sort *(using LU154 breakdown)* PEAK

1,124,931 **Combined SF**

Average weekday (trucks) **214**

Enter 107

Exit 107

Time	Total	Entering	Exiting
12:00 - 1:00 AM	2	2	0
1:00 - 2:00 AM	2	1	1
2:00 - 3:00 AM	2	1	1
3:00 - 4:00 AM	1	1	1
4:00 - 5:00 AM	1	1	1
5:00 - 6:00 AM	5	3	2
6:00 - 7:00 AM	5	3	2
7:00 - 8:00 AM	11	7	4
8:00 - 9:00 AM	10	4	7
9:00 - 10:00 AM	13	6	6
10:00 - 11:00 AM	13	6	7
11:00 - 12:00 PM	20	10	10
12:00 - 1:00 PM	16	7	9
1:00 - 2:00 PM	12	4	7
2:00 - 3:00 PM	14	9	5
3:00 - 4:00 PM	12	6	6
4:00 - 5:00 PM	15	8	7
5:00 - 6:00 PM	15	6	9
6:00 - 7:00 PM	12	6	6
7:00 - 8:00 PM	11	5	5
8:00 - 9:00 PM	11	5	6
9:00 - 10:00 PM	4	1	3
10:00 - 11:00 PM	4	3	1
11:00 - 12:00 AM	3	1	1

LUC 156 *(using 10th Edition LU 156 breakdown)* PEAK

1,124,931 **Combined SF**

Average weekday (trucks) **653**

Enter 326

Exit 327

Time	Entering %	Exiting %	Total	Entering	Exiting
12:00 - 1:00 AM	0.7%	1.1%	6	2	4
1:00 - 2:00 AM	0.7%	0.6%	4	2	2
2:00 - 3:00 AM	2.3%	0.8%	10	7	3
3:00 - 4:00 AM	8.4%	0.6%	29	27	2
4:00 - 5:00 AM	4.8%	0.9%	19	16	3
5:00 - 6:00 AM	1.8%	0.6%	8	6	2
6:00 - 7:00 AM	4.8%	1.0%	19	16	3
7:00 - 8:00 AM	6.9%	6.9%	45	22	23
8:00 - 9:00 AM	10.4%	12.2%	74	34	40
9:00 - 10:00 AM	2.3%	13.9%	53	7	45
10:00 - 11:00 AM	1.7%	2.9%	15	6	9
11:00 - 12:00 PM	1.7%	2.4%	13	6	8
12:00 - 1:00 PM	1.9%	2.3%	14	6	8
1:00 - 2:00 PM	2.9%	2.4%	17	9	8
2:00 - 3:00 PM	3.5%	2.7%	20	11	9
3:00 - 4:00 PM	4.4%	4.1%	28	14	13
4:00 - 5:00 PM	9.1%	4.7%	45	30	15
5:00 - 6:00 PM	13.5%	6.8%	66	44	22
6:00 - 7:00 PM	9.2%	10.0%	63	30	33
7:00 - 8:00 PM	4.0%	6.3%	34	13	21
8:00 - 9:00 PM	1.4%	4.6%	20	5	15
9:00 - 10:00 PM	1.4%	6.7%	26	5	22
10:00 - 11:00 PM	1.1%	4.2%	17	4	14
11:00 - 12:00 AM	1.1%	1.3%	8	4	4

John A. Nawn, P.E., PTOE, F. NSPE
P.O. Box 527, Newtown Square, PA 19073 · **610-733-2681**
janawn64@gmail.com · www.linkedin.com/in/John-A-Nawn-PE

Over 36 years' experience in Civil and Structural Engineering, specializing in Traffic and Transportation Engineering, Highway, Bridge and Street Design and Construction, Transit Facility Design, Vehicle Accident Reconstruction and Human Factors related to the driving task, Building Damage Assessments, Utilities Construction, Storm Drainage, Pedestrian Safety, Walkway Surface Evaluations, Concrete and Asphalt Pavement Evaluations, building Codes and Standards and ADA compliance.

PROFESSIONAL ENGINEER: PA, NJ, MD, DE, OH, MI, MA, MO, and RI.

EDUCATION: BS in Civil Engineering (1987), Drexel University, Philadelphia, PA
MS in Civil Engineering (2012), Drexel University, Philadelphia, PA
Traffic Crash Reconstruction II (2014), Northwestern University, Evanston, IL

AWARDS: 2017 Civil Engineer of the Year, American Society of Civil Engineers, Philadelphia
2017 Delaware Valley Engineer of the Year, Delaware Valley Engineers Week
2011 State Engineer of the Year, Pennsylvania Society of Professional Engineers
2011 Delaware County Engineer of the Year, PA Society of Professional Engineer
2008 Engineering Manager of the Year, American Society of Civil Engineers, Philadelphia

ADJUNCT PROFESSOR: *Temple University*, Department of Civil and Environmental Engineering; professor for two Graduate level courses; Transportation Engineering and Transportation Systems Management. (2012 to 2022)

Widener University, Department of Civil Engineering; professor for the required undergraduate Highway Engineering Course, (2019 to present); professor for graduate level course in Technical Communications, (2023 to present).

PROFESSIONAL BACKGROUND:

10/2021 to Present – Independent Forensic Engineer/Expert Witness – Newtown Square, PA (part time)
Independent professional engineer providing forensic engineering analyses and expert witness services to plaintiffs and defendants on matters including highway design, highway construction, highway maintenance, work zone traffic control, traffic control devices including traffic signals, signs and markings, intersection design, pavement and road surface design and maintenance, human factors related to the driving task, accident analyses and trucking related matters, snow and ice control, parking lot design, layout, operation and pedestrian accommodation, pedestrian movement, sidewalks, ramps, crosswalks, ADA accessibility, municipal and public utilities placement, operation, and maintenance within the public right-of-way, construction management, professional engineering practice, liability, and standard of care, construction management, premises liability, stairway and means of egress analyses. Over 500 expert reports completed. Testified in deposition and/or trial over 50 times as an expert witness, in local, state, and federal court in multiple states and jurisdictions.

01/2022 to Present – Delon Hampton Associates Chartered – Silver Spring, Maryland (full time)
Team member providing Project Management Oversight (PMO) services on transit, bus, and rail projects in excess of 500M on behalf of the Federal Transit Administration (FTA). Presently assigned to the Raritan River Bridge Replacement on NJ Transit's North Jersey Coast Line (heavy rail) and MTA's 2.5B ADA Station upgrade program covering stations on NYCT, Metro North, and Long Island Railroad.

10/2021 to 12/2021– ProNet Group, Inc. – Newtown Square, Pennsylvania.
Senior Project Engineer with national Forensic Engineering and Consulting firm providing professional civil and structural engineering investigations, analyses, and evaluations to clients nationwide.

10/2012 to 9/2021 – Fleisher Forensics – Ambler, Pennsylvania.
Forensic Engineer responsible for evaluating matters involving highway and traffic engineering, including accident reconstruction, intersections; urban and rural roadways; interstate highways; parking lots; signage, pavement marking and traffic controls; codes and zoning requirements; sidewalks and crosswalks; public utilities including sanitary sewer, storm sewer and water mains. Consulting in code compliance and standards; work zone safety, construction management, claims and safety. Evaluations of ice, snow control, grading, storm water management, detention and retention basins, and soil and sedimentation control. Walkway safety and ADA compliance analyses.

8/11 to 6/12 - Czop Specter, Inc., Worcester, PA, Executive Vice President. Executive Vice President/Chief Engineer and a member of the Board of Directors

2/10 to 8/11 - KS Engineers, P.C., Philadelphia, PA, Vice President. Manager of PA operations. Responsibilities included direction of operations, marketing & business development, technical direction, project management and application of QA/QC policies.

9/08 to 2/10 - Patrick Engineering, Wayne, PA, Business Unit Leader. Group Manager for PA Transportation Team. Responsibilities included management of technical staff and providing technical direction and quality control on bridge, roadway and utility projects.

10/05 to 8/08 - GAI Consultants, Inc., Berwyn, PA, Vice President. Managing Officer (Principal) of regional operations. Oversaw staff of design and inspection professionals providing design and construction engineering services including Civil Engineering, Highway Engineering, Traffic Engineering, Structural Engineering, Geotechnical Engineering, Environmental Engineering, Materials Testing and Inspection Services.

02/02 to 10/05: URS Corp, Phila., PA, Director Transportation & Municipal Eng., Branch Manager
03/01 to 02/02: DMJM+Harris, Philadelphia, PA, Project Manager
05/94 to 03/01: Valley Forge Laboratories, Inc., Devon, PA, Director Transportation Engineering
06/89 to 05/94: Remington & Vernick Engineers., Haddonfield, NJ, Municipal Project Engineer/Manager
06/87 to 06/89: NJ Department of Transportation, Trenton, NJ, Highway Project Engineer

SELECTED PROFESSIONAL EXPERIENCE

Interstate 95 Point of Access Study, *Girard Avenue Interchange, PennDOT,* Provided traffic engineering review and guidance in the development of the Point of Access Study.

Interstate 95 Cottman Avenue Interchange, *PennDOT,* Task Manager for the preparation of the multi-phase, Maintenance and Protection of Traffic Plans to support the full reconstruction of the six-lane urban interstate highway.

Northeast Extension Widening, MP A20 to A30, *Pennsylvania Turnpike Commission*, Task Leader for local road detour route evaluation & analyses to support the replacement of four bridge structures.

Mainline Widening, Valley Forge to Norristown, *Pennsylvania Turnpike Commission,* Task Leader for the traffic control design to support full detour and staged construction alternatives.

Point of Access Study Review, *PennDOT*, Provided Traffic Engineering review services on two Point of Access Studies for interstate highway access in the Pittsburgh area.

Maintenance and Protection of Traffic, *US 202, PennDOT,* Task Leader for design of Traffic Control Plans for a section of the US 202 reconstruction and widening north of Norristown.

Philadelphia International Airport Access/I-95, *PennDOT,* Task Leader for the redesign of the traffic signal systems serving the main access points to the Philadelphia International Airport.

Interstate 95, Girard Point Bridge, *PennDOT,* Task Leader for developing and estimating the Road Users Liquidated Damages clause to reduce impact & evaluate the various traffic control measures.

South Street Bridge Detour Mitigation Project, *City of Philadelphia, PA,* Project Manager for 32-signal corridor upgrade project involving signal timing and equipment improvements.

Broad Street Ice Study, *PennDOT,* Project Manager for analyses and evaluation of detour route to support temporary closure of the Roosevelt Expressway.

Maintenance & Protection of Traffic, *Kernville Viaduct & War Memorial Bridge, PennDOT*, Project Manager for design of detour route signing including re-timings of the traffic signals

Bustleton Pike Reconstruction, *PennDOT,* Project Manager, for re-alignment and reconstruction of a two-lane urban collector, to correct geometrically deficient combination horizontal and vertical curve.

Central Business District Traffic Study & Signal Design, City of Pottsville, *PA,* Optimized and coordinated the signal timings to create better levels of service. Prepared revised signal design plans.

Montoursville Airport Access Road, *PennDOT,* Task Leader for traffic engineering for a new roadway connection from the Williamsport-Lycoming County Regional Airport to the local interstate.

Interstate 80, Open Road Tolling Conversion, *Delaware River Joint Toll Bridge Commission,* Project Manager for construction engineering services to contractor on Open Road Tolling conversion project.

Schuylkill River Bridge Rehabilitations, Penrose Avenue & George C. Platt Bridges, *PennDOT* Task Leader responsible for preparation of Maintenance and Protection of Traffic Control Plans.

SR 0196-0652, Superstructure Replacement, *Design/Build*, *PennDOT* Project Manager for single span steel beam bridge. Included preparation of TS&L plans and calculations and final plan preparation.

SR 0309 over Toby Creek, Substructure and Superstructure repairs, *Design/Build*, *PennDOT* Project Manager for two single span concrete bridges on SR 0309 in Luzerne County.

SR 0502 over Springbrook Creek, Culvert Replacement, *Design/Build*, *PennDOT,* Project Manager for culvert replacement on SR 0502 in Lackawanna County

SR 0191-01B, Ackermanville Bridge, *Design/Build*, *PennDOT,* Project Manager for design of bridge and culvert replacement on SR 0191 in Northampton County.

Delaware River Bridge Scour Remediation, *Delaware River Joint Toll Bridge Commission,* Project Manager for construction engineering services on scour remediation projects on six.

Four Bridges, Delaware County, *PennDOT,* Project Leader and QA/QC manager for four bridge replacements in Delaware County.

Jim Thorpe Bridge, SR 903, *PennDOT,* Task Leader for the preliminary engineering and final design of new bridge over the Lehigh River in Jim Thorpe.

Cameron Bridge Replacement, *PennDOT,* Led the traffic engineering efforts to support the development and consideration of 14 different alternative intersection/bridge designs.

Betzwood Bridge, *PennDOT,* Task Leader for the design of three new traffic signals to accommodate the new bridge and associated new development and access points.

SR 0082 and Marriot Drive, *Coatesville, PA,* Project Manager for the design of the reconstruction of SR 0082 to support a new signalized intersection and left turn lane.

SR 0030 and Berkeley Road, *Devon, PA,* Prepared Signal Design Study, Warrant Analyses and Traffic Signal design for new signal at this intersection.

Traffic Impact Study & Traffic Signal Design, *SR 0322 & 4017, Downingtown Area School District* Project Manager for the preparation of the Traffic Impact Study and design of a new traffic signal.

Traffic Impact Study & Traffic Signal Design, *SR 0093, SR 3026, Laurel Mall Associates, PA,* Project Manager for Traffic Impact Study and the design of two traffic signals.

North Penn Signals, *PennDOT,* Provide traffic engineering and traffic signal design services to assist the completion of the final design of six revised and 5 new traffic signal projects in the Lansdale Area.

Corridor Analyses, Central Business District Parking Study & Traffic Calming Plan, *Borough of Pottstown, PA,* Project Manager, 4-lane arterial corridor within urbanized central business district.

Statewide Traffic Impact Study Reviews, *DelDOT,* Project Manager/Traffic Task Leader for the review of traffic impact studies statewide on behalf of DelDOT.

Traffic Impact Study, *Lexus of Lehigh Valley***,** *PA,* Prepared and presented traffic study to support new automobile dealership including the re-timing of four adjacent signalized intersections.

Traffic & Parking Study, *Harrisburg International Airport,* Project Manager for the preparation of a Traffic Impact Study and Traffic Signal Plans to support the airport.

Traffic Impact Study, *Boulevard Plaza*, *PA,* Project Manager for preparation of access analysis and signal timing revisions for large shopping complex in northeast Philadelphia.

Traffic Impact Study, *Strath Haven MS*, *PA,* Project Manager to support Middle School expansion.

Traffic Study & Landside Master Plan, *Philadelphia International Airport.* Deputy Project Manager for management of data collection efforts, traffic analyses and preparation of the final report.

Transportation Master Planning, *Villanova University***,** *PA,* Project Manager for conducting data collection, traffic models and alternative analyses including design of two new traffic signal systems.

Traffic & Civil Engineering Design, *The Ohio State University*, Project Manager for traffic and civil engineering assignments to support electrical facilities upgrades at The Ohio State University.

Municipal Traffic Impact Studies, *Whitemarsh Township, PA,* Project Manager for over three dozen traffic impact studies to support and analyze various land developments and land uses.

Borough Traffic Engineer, *Narberth, PA,* provided engineering design, review and ordinance development services on a number of traffic engineering issues.

Municipal Traffic Engineer, *Penn Township, PA,* provided engineering design, review and ordinance development services on a number of traffic engineering issues including traffic signal design.

Township Traffic Engineer, *Elk Township, PA,* Provided municipal traffic engineering support for review of land development projects and developer commissioned traffic impact studies.

Township Engineer, *Marple Township, PA* Managed municipal inspections, developed capital programs, conducted planning and zoning reviews, designed and manage annual road program.

Civil & Traffic Engineering Services, Tower Bridge Complex, *Oliver Tyrone Pulver Corp.*, *PA* Project Manager for various traffic engineering tasks and civil engineering designs.

Construction Management Services, *Oliver Tyrone Pulver Corporation*, *PA,* Construction Manager for intersection reconstruction and traffic signal installation project.

Central Delaware River Waterfront Master Plan, *Delaware River Waterfront Corporation, Phila.*
Project Manager, utility assessment, floodplain analysis, site assessments and pier stability assessments.

Walgreens, *Philadelphia, Pennsylvania,* Project Manager for site design and development

The Parking Spot, *Philadelphia, Pennsylvania,* Project Manager for 1000 car private parking facility

The Hickman, *Penrose Properties*, *PA,* Project Manager responsible for providing all civil, traffic, survey, and environmental engineering services for new multi-story, age restricted facility.

Vault Design, *Northeast Utilities*, *CT,* Project Manager for the design of pre-cast concrete vault covers.

Utility Coordination Research and Guidelines Development, *PennDOT,* Prepared recommendations to utility coordination procedures including recommendations for improvement to manual(s).

Dams and Lakes, Structural and Hydraulic Analyses, *Southwestern Energy Corporation, PA,* Project Manager for the structural and geotechnical investigation of two dam structures.

R-3 Line Extension, Elwyn to Media, *SEPTA,* Project Manager for 2-mile extension of rail line including track design, electrification design, communications and signaling, six bridge structures and a new ADA compliant station. Oversight of all engineering functions. (2005)

Red Rose Transit Authority, Paradise Railroad Station, Paradise, Lancaster County, PA. Project Manager responsible for the design oversight of a new rail station on Amtrak's Harrisburg Line. The project involved design of the station facilities including eastbound and westbound platforms and parking facilities for approximately 30 vehicles. Special attention was afforded for the accommodation of transit buses, ADA requirements and pedestrian facilities. Both low level and mini-high level platforms were incorporated into the design. SEPTA GEC/Warminster Station Expansion. **Signing Authority/Engineer of Record**. (2001 to 2005)

SEPTA Warminster Station. Project Manager for Transportation Impact Study to assess the impacts of the expansion of this station on the local road network. The Warminster Station is located at the northern terminus of SEPTA's R-5 Warminster Line with the station expansion undertaken to better serve the increased patronage of the line. The expansion increased the amount of available parking by 300 spaces to create an 825-space parking facility. The work included traffic data collection, a parking utilization study, and analysis of existing traffic operations, estimation and projection of new traffic volumes resulting from the expansion, and analysis and evaluation of impacts at five, adjacent signalized intersections. Tasks also included analysis of proposed circulation patterns, parking layout and pedestrian circulation. Particular attention was paid to pedestrian and vehicle interaction, pedestrian safety and ADA compliance. (2001)

SEPTA GEC/Elm Street Station Expansion Project Manager for Transportation Impact Study to assess the impacts of the expansion of this station on the local road network. The Elm Street Station is located at the northern terminus of SEPTA's R-6 Norristown Line with the station expansion undertaken to better serve the increased patronage of the line. The expansion increased the amount of available parking by 100 spaces to create a 260-space parking facility. The work included traffic data collection, a parking utilization study, analysis of existing traffic operations, estimation and projection of new traffic volumes resulting from the expansion, and analysis and evaluation of impacts at adjacent signalized intersections. Tasks also included analysis of proposed circulation patterns, parking layout and pedestrian circulation. Particular attention was paid to pedestrian and vehicle interaction, pedestrian safety and ADA compliance. (2001)

Scour Protection for Lieutenant River Bridge, AMTRAK*, CT*, Project Director for construction drawings and environmental permitting for the construction of rock scour protection. Oversight of all engineering functions. (2008-2009)

Reconstruction of Culvert 3.35, AMTRAK*, CT,* Project Director for construction drawings and environmental permitting for relining of Culvert 3-35, due to erosion, on Amtrak's Northeast Corridor. Oversight of all engineering functions. (2008-2009)

Sharon Hill Train Station, *PA***,** Project Manager for design of the historic reconstruction of station on SEPTA/Amtrak NEC including ADA compliance. Oversight of all engineering and architectural functions. (1995-2005)

Project Manager for the **Bernardsville Rail Station Improvement Project in Bernardsville, Somerset County, NJ**. This project included redesign of station platforms, reconfiguration and expansion of the 200-car parking lot, pedestrian and ADA improvements, along with drainage, landscaping and environmental permitting. (1993)

Conrail. Project Manager for a Conrail/pedestrian grade crossing project in Brooklawn, NJ. Project included new crossing signals/gates/protection, pedestrian route studies, and ADA compliance issues. (1993).

AFFILIATIONS:

- Institute of Transportation Engineers, c*ertified Professional Traffic Operations Engineer*
- Community Transit of Delaware County, (DELGO), *Chairman of the Board*
- National Society of Professional Engineers, *Northeast Region Managing Director*
- Pennsylvania Society of Professional Engineers, *Past President*
- Newtown Township, Delaware County, *past Township Supervisor/Chairman*

Performance Standards regulations, Zoning Ordinance section IV.W: https://burrridge.municipalcodeonline.com/book?type=zoning#name=IV_GENERAL_REGULATIONS

W. PERFORMANCE STANDARDS

Any use established in any district shall be so operated as to comply with the performance standards as set forth hereinafter. Established uses other than legal, nonconforming uses subject to the regulations of Section XII may be altered, enlarged, expanded or modified provided that the additions or changes comply with said performance standards. (Amended by Ordinance A-834-5-10)

1. Noise

Definitions

Amplification Device. Any speaker, loudspeaker, amplifier, stereo, radio, television, or other device or system of any kind that can emit, increase, or magnify sound.

Day Hours. 7:00am-10:00pm

Excessively Audible. Any sound that can be detected by a person by ear, unaided by any device such as hearing aid, which unreasonably affects the enjoyment of an adjacent property owner's use of their property and/or impacts one or several adjacent property owners' ability to perform normal tasks without interruption. A sound is considered excessively audible regardless of whether particular words or phrases are not determinable and regardless of whether the instrument or device can be determined. The detection of reverberation or similar types of sound is sufficient to constitute an Excessively Audible sound.

Night Hours. 10:00pm-7:00am

Noise Pollution. The emission of sound that unreasonably interferes with the enjoyment of life, use of property or with any lawful business activity.

Sound. An oscillation in pressure in air.

Noise Pollution Prohibited

No person may cause or allow Noise Pollution to become Excessively Audible within the corporate limits of the Village.

Noise Standards for Public Property

A. Authority to Abate Violations. The Village Administrator or their designee is authorized to determine violations of this Section and, in the event of Noise Pollution or other violation, take reasonable actions necessary to abate the violation.

B. Performances on Public Property, Ways Prohibited. No person may perform, with or without musical instruments, on any street, sidewalk, public right of way, or publicly owned property while seeking or in expectation of a monetary gift or payment.

C. Advertisements. No person, business, or other entity may use a sound amplification device for the purpose of advertising or announcing goods or services, or to invite or encourage the patronage

of any person or any business in such a way as to be Excessively Audible on any street, sidewalk, public right of way, or publicly owned property.

D. Attention-Getting Devices. No person or other entity may operate or cause to be operated, on any street, sidewalk, public right of way, or publicly owned property any attention-getting device such as, but not limited to, sound amplification, mechanically-operated, inflatable, noise-generating, or other device for the purpose or effect of attracting attention.

Noise Standards for Private Property

No person may cause or allow the emission of sound from any property in such a manner so as to cause Noise Pollution which is Excessively Audible with a determination taken from the property line of the property on which the noise is received.

Exceptions

The standards and limitations set forth in this Chapter do not apply to the following:

A. Trains on rails or safety mechanisms associated with railways.

B. Emergency related sounds, such as any type of sound rendered on an intermittent, emergency basis, including but not limited to sounds associated with police/fire/emergency medical vehicles, snow removal, flood water removal, and/or storm debris removal, emergency generators that are used during electrical storms, as well as alarms and other emergency warning sounds.

C. Landscaping equipment during Day Hours as permitted by the Municipal Code

D. Noises associated with religious activities or places of worship, such as bells and chimes.

E. Events occurring in public spaces or rights-of-way, such as concerts, that are approved by either the Village Administrator or Board of Trustees.

F. Noise emitting from generators in Residential Districts are specifically governed by Section IV.I.21 of the Zoning Ordinance.

G. Construction activity during Day Hours as permitted by the Municipal Code.

H. Garbage and recycling trucks.

I. Government, utility, and other such vehicles or equipment in operation.

J. Educational institutions, public or private, operating during Day Hours, including but not limited to recess, outdoor learning activities, or the like, in any District.

Permit for Private Event

Those owners of real property in the Village wishing to hold a special event on one's property which may violate the standards set forth in this section may apply for one-time exemptions to these standards. Examples of these exemptions may include weddings or wedding receptions, graduation parties, charity events, and the like. A property owner wishing to obtain an exemption to these standards must comply with the following regulations:

A. Not less than 21 calendar days prior to the event, an application must be placed on file with the Village Administrator describing the nature of the request. The request must include the following information:

a. The address of the property owner in which the event will occur. b. The name of the property owner where the event will occur. c. The contact information of the property owner where the event will occur, including an active phone number and email address.

d. The times of day in which the noise is expected to be generated. e. The number of people expected to be present at the gathering.

B. The Village shall notify all property owners within 500 feet of the subject property at which the event will occur with a written notice of the event's occurrence at least five business days prior to the event's occurrence.

C. The application shall include a $50 fee.

D. At no point shall the exemption extend beyond midnight or prior to 6:00am in any District.

E. Property owners shall be entitled to one exemption per six calendar months; that is, if an exempted event were held on January 1, the property owner shall not be permitted to apply for or receive an exemption to these standards until July 1 or thereafter.

F. No exceptions will be given if the activities listed in which the noise will be generated are found to be in violation of any local, state, or federal law.

Penalty

Any person, firm, or corporation who violates, disobeys, omits, neglects, refuses to comply with, or who resists enforcement of any of the provisions of this Section shall, upon conviction, be fined not less than $100.00 nor more than $750.00 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

3. Air Pollution

In all Districts, all uses shall comply with the State of Illinois Pollution Control Board rules and regulations codified as Title 35 of the Illinois Administrative Code, Sub-Title B and as may be amended from time to time.

4. Toxic Substances

a. Definition of Toxic Substances; Any gas, liquid, solid, semi-solid substance or mixture of substances, which if discharged into the environment could, alone or in combination with other substances likely to be present in the environment, cause or threaten to cause bodily injury, illness, or death to members of the general public through ingestion, inhalation, or absorption through any body surface. In addition, substances which are corrosives, irritants, strong sensitizers, or radioactive substances shall be considered toxic substances for the purposes of this regulation.

b. The use, storage, handling or transport of toxic substances shall comply with applicable laws and regulations.

c. In the RA, LI and GI Districts, any toxic substance listed by the U.S. Department of Health and Human Development (Public Health Service, Center for Disease Control, National Institute for Occupational Safety and Health, "Registry of Toxic Effects of Chemical Substances"), as revised from time to time, contained in one or more containers within the lot line in quantities in

excess of 100 gallons as a liquid, 1,000 pounds as a solid or 100 pounds as a gas shall not be permitted.

d. In the RA, LI & GI Districts, the storage, utilization, manufacture or handling of any toxic or radioactive substance shall be allowed only as a conditional use and only after a conditional use permit is granted under the standards set forth above.

5. Water Pollution

In all Districts, all uses shall comply with the State of Illinois Pollution Control Board rules and regulations codified as Title 35 of the Illinois Administrative Code, Sub-Title C and as may be amended from time to time.

6. Fire and Explosive Hazards

a. In a Manufacturing District, activities involving the storage, handling, utilization's, or manufacture of materials or products which decompose by detonation and which are classified by the Department of Transportation as Explosive A (and/or by the United Nations as UN Class 1.1 or 1.2), Explosive B (and/or by the United Nations as UN Class 1.3), or Explosive C (and/or by the United Nations as UN Class 1.4), as such classes are amended from time to time (See C.F.R. 49, Parts 100 to 177), shall be permitted only as a conditional use, in accordance with the standards set forth below, provided that such quantities do not exceed the limits set forth in the following Table 7. Explosives categorized or classified by the Department of Transportation as "Forbidden" or "Restricted" shall not be permitted. Permitted explosives shall be stored, utilized, handled, and manufactured in accordance with National Fire Protection Association - National Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances. The storage and accountability of permitted explosives shall comply with applicable Department of the Treasury, Bureau of Alcohol, Tobacco and Firearms Regulations ("Your Guide to Explosive Regulations as most recently amended and as amended from time to time - ATF P5400.7). This includes the requirement of an explosives permit (18 USC Chapter 40).

b. In a Manufacturing District, the storage, utilization, handling or manufacture of radioactive isotopes (fissionable material) (regardless of atomic mass) shall not be permitted except as a conditional use and only after a conditional use permit is granted under the standards set forth in this Ordinance, and also shall not be permitted unless the material is contained in an approved (by the Village) shielded and fire resistant container for which it is never removed. Radioactive isotopes (fissionable materials) in such shielded and fire resistant containers which are granted a Conditional use shall be classified for the purposes of the Manufacturing Districts as Explosive A materials and shall comply with the quantity limitations set forth in the following Table 7.

c. In the Manufacturing District, the storage, utilization, handling or manufacture of highly reactive oxidizing or reducing agents, unstable or pyroforic materials, or highly unstable materials which include but are not confined to organic peroxides, organic nitrated, fluorine, liquid oxygen, hydrazine, acetylides, tetrazoles, ozonides, percholoric acid, perchalorated, chlorated, alkyaluminums, diborane, calcium trifluoride, hydroxylamine and other similar materials shall be considered as Explosive C materials and shall comply with the quantity limitations set forth in the following Table 7. The storage utilization, handling or manufacture of these materials shall be in accordance with The National Fire Protection Association - National

Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances.

d. In the Manufacturing District, the storage, utilization, handling or manufacture of flammable liquids and gases shall be permitted in accordance with the following Table 8, including the storage of finished products. Flammable liquid and storage tanks shall not be less than fifty (50) feet from all lot lines. The storage, utilization, handling or manufacture of flammable liquids and gases shall be in accordance with the National Fire Protection Association National Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances.

e. No activities covered by this Subsection are allowed anywhere other than in a Manufacturing District and in conformance with the requirements set forth above.

TABLE 7: TOTAL CAPACITY OF EXPLOSIVE AND OTHER UNSTABLE OR HIGHLY REACTIVE MATERIAL

Materials Classification	Total Quantity
Forbidden	0
Restricted	0
Explosive A	0.1 Pounds
Explosive B	1 Pounds
Explosive C	10 Pounds
(The Total Quantity of All Such Materials Shall Not exceed Ten (10) Pounds).	

TABLE 8: TOTAL CAPACITY OF FLAMMABLE MATERIALS PERMITTED (IN GALLONS)

For Material Having an Open Cup Flash Point	Above Ground		Underground	
	RA & LI Districts	GI Districts	RA & LI Districts	GI Districts
…at or above 140 degree F	5,000	30,000	20,000	100,000
…at or above 100 degree F., and below 140 degree F	2,000	10,000	20,000	100,000

…below 100 degree F	500	2,000	20,000	100,000
(When flammable gases are stored, utilized or manufactured and measured in cubic feet, the quantity in cubic feet at standard temperature and pressure shall not exceed 30 times the quantities listed in Table 8 above).				

7. Glare

In all Districts, any activity or operation producing glare shall be conducted in accordance with the following requirement: Exposed sources of light shall be controlled so that direct and indirect illumination within the lot lines shall not cause illumination in excess of 1/2 foot candle in any R District.

8. Other Nuisances

In addition to the performance standards specified above in subsection 1 through subsection 7 above, the dissemination of noise, vibration, particulate matter, odor, toxic substances, or fire or explosive materials in either such manner or quantity as to be determined to endanger the public health, safety, comfort or welfare is hereby declared to be a public nuisance and shall be unlawful.

9. Landscaping

All required yards or other required open spaces shall be appropriately landscaped in accordance with landscaping plans submitted to and approved by the Community Development Director, and thereafter maintained in such a manner as to retain at least the intended standards of the initial landscaping plan and to conform to the landscaping requirements as set forth as follows:

a. Required Landscaping

All Manufacturing uses (uses established in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products) must be buffered from adjacent residential uses and residentially zoned properties through the use of substantial berming and landscaping in accordance with applicable Village regulations and a landscaping plan submitted to and approved by the Community Development Director. All such buffering shall be as close to 100 percent opacity as possible, including during the dormant stage of such landscaping, and shall include a mix of the plant materials set forth in EXHIBIT I. Approval of the landscaping plan or approval of the landscaping plan with modification shall be based on the recommendations of the Village Forester.

b. Building Setback

If landscaping complies with the requirements above, no buildings or structure may be located within 50 feet of a residence district boundary line. If landscaping does not comply with said requirements, no building or structure shall be located within 150 feet of a residence district boundary line.

c. Parking Lot Setback

No parking lot may be located within 30 feet of a residence district boundary line. This setback area shall also be landscaped as set forth above.

SECTION X MANUFACTURING DISTRICTS

D. RA RESEARCH ASSEMBLY DISTRICT

The RA Research-Assembly District is established to provide an environment suitable for Research-Assembly activities that require a pleasant and nuisance-free environment and will be compatible with adjacent residential and business uses.

1. **Permitted Uses:**
   - *a. Accessory uses customarily incidental to principal uses*
   - *b. Media Production and Broadcasting Facilities*
   - *c. Medical, Dental, Health and Wellness Clinic*
   - ~~a.~~*d.* Offices; business, professional, governmental or institutional~~; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot.~~
   - ~~b. Medical and dental laboratories.~~
   - ~~c. Research and Testing laboratories.~~
   - ~~d. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.~~
   - ~~e. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.~~
2. **Special Uses:**
   - *a. Automobile and truck and equipment sales, rental, repair, and service*
   - b. *Banking institutions with or without drive-in facilities.*
   - *c. Child care center*
   - ~~a.~~*d.* Heliports~~.~~
   - ~~b. Import and export establishment; wholesale sales only.~~
   - e. *Indoor private exercise and athletic training facilities*
   - ~~*f. Medical, Dental, Health and Wellness Clinic*~~
   - *c.* ~~Planned unit developments.~~
   - *f. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.*
   - g. Public utility, transportation and governmental service uses~~.~~
   - *h. Research Laboratories*
   - *i. Schools, commercial or trade, or training facilities*
   - ~~e. School for dog trainers.~~
   - ~~f. Training centers, engineering and sales.~~
   - ~~g. Wholesaling establishments.~~
   - ~~h. Yoga training studio.~~
   - ~~i. Indoor Sales of Luxury and Exotic Automobiles (Added by Ordinance A-834-19-11).~~
   - *j. Wholesale establishment*

E. LI LIGHT INDUSTRIAL DISTRICT

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

1. **Permitted Uses:**
   - *a. Accessory uses customarily incidental to principal uses*
   - *b. Greenhouses, including retail and wholesale sales*
   - *c. Media Production and Broadcasting Facilities*
   - ~~a.~~*d.* Offices; business, professional, governmental or institutional~~.~~*; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot.*
   - ~~*b.* Film production and recording studios.~~
   - ~~c. Radio and television broadcasting studios.~~
   - ~~d. Research and Testing laboratories.~~
   - ~~e. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.~~
   - ~~f. Manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping and servicing uses, provided that no such use listed as a permitted or special use in the GI District will be permitted (except for permitted use F,1,a where it would be permitted hereunder).~~
   - ~~g. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.~~
2. **Special Uses:**
   - *a.* Automobile *and truck and equipment s*~~S~~ales*, rental,* and s~~S~~ervice ~~(Amended by A-834-22-13).~~
   - *b. Banking institutions with or without drive-in facilities.*
   - ~~b.~~*c.* Heliports
   - *d. Manufacturing establishment*
   - *e. Medical, Dental, Health and Wellness Clinic*
   - ~~c. Import and export establishment; wholesale sales only~~
   - ~~d. Indoor Private Athletic Training and Practice Facility (Amended by A-834-29-13)~~
   - ~~e. Planned unit developments~~
   - *f. Indoor private exercise and athletic training facilities*
   - *g. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.*
   - ~~f.~~*h.* Public utility, transportation and governmental service uses
   - ~~g. Training centers, engineering and sales~~
   - ~~h. Wholesaling establishments~~
   - ~~i. Sales and servicing of road paving equipment, provided all servicing or repair of equipment shall be done within completely enclosed buildings~~

i. Research Laboratories
~~j. Retail banking facility located in an operations center of a bank~~
~~k. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services) (Amended by A-834-16-07)~~
~~l. Retail uses accessory to either a permitted use or a special use in this district (Amended by A-834-16-07)~~
j. Schools, commercial or trade, or training facilities
~~m.~~*k.* Child care center~~.~~
l. Wholesale establishment

F. GI GENERAL INDUSTRIAL DISTRICT

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

1. **Permitted Uses:**

~~a. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products, and goods.~~
a. *Accessory uses customarily incidental to principal uses*
~~b. Data processing service centers.~~
~~c. Film production and recording studios.~~
~~d.~~*b.* Greenhouses, including retail and wholesale sales
~~e. Team Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)~~
c. Manufacturing establishment
d. Media Production and Broadcasting Facilities
~~f. Newspaper printing offices.~~
~~g.~~e. Offices; business, professional, governmental or institutional~~.~~*; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations ~~providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot~~.*
~~h. Pilot plants for experimentation and development of new and existing processes and products.~~
~~i. Printing and publishing establishments.~~
~~j. Radio and television production studios.~~
~~k. Research laboratories for conducting experiments in scientific fields.~~
~~l. Schools, commercial or trade.~~
~~m. Training center, engineering or sales.~~
~~n. Warehouses.~~
~~o. Wholesale establishments.~~

~~*p.* Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.~~

2. **Special Uses:**

a. Automobile and truck and equipment sales, rental, *repair,* and service~~. (Amended by Ordinance A-834-9-01)~~

b. Accessory building on a lot with an existing principal building and business

c. Banking institutions with or without drive-in facilities.

~~b. Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s) -- including milling, planning, jointing or manufacturing of millwork.~~

~~c. Contractor's office and shops.~~

d. Data centers as defined by the Illinois General Assembly.

e. Distribution Facility

~~d. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.~~

~~e. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)~~

f. Heliports

~~f. Team Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)~~

g. Indoor private exercise and athletic training facilities

~~g.~~*h.* Kennel

~~h. Martial arts training schools. (Added by Ordinance A-834-01-04)~~

i. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)

~~j. Medical or dental clinics but not including facilities devoted primarily to emergency medical services. (Added by Ordinance A-834-28-11)~~

j. Medical, Dental, Health and Wellness Clinic

~~k. Outside storage; provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas.~~

k. Outdoor, Overnight Storage

l. Parking lots and storage garages~~.~~

~~m. Planned unit developments; provided that no use shall be permitted in such planned unit developments that is not a permitted or special use in this or any other Manufacturing District set forth in this Ordinance.~~

m. Pilot plants for experimentation and development of new and existing processes and products.

n. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.

o. Printing and Publishing Facilities

~~n. Public utility, governmental service and similar uses as follows:~~

~~(1) Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.~~

~~(2) Electric distribution centers and substations.~~

~~(3) Compressor stations, well head stations, well separator, and other similar above-the-ground facilities customarily used for the distribution of natural gas as a part of the operations of a natural gas company or non-exempt operations of a public utility company.~~

~~(4) Gas regulator stations.~~

~~(5) Public utility and governmental service establishments, other -- including offices, storing, testing, repairing and servicing.~~

~~(6) Railroad rights-of-way and passenger stations.~~

~~(7) Telephone exchanges and service buildings.~~

~~(8) Water filtration plants, pumping stations, reservoirs, wells, and sewage treatment plants and lift stations -- public or community.~~

p. Public utility, transportation and governmental service uses

q. Research Laboratories

~~o. Retail uses accessory to either a permitted use or a special use in this district.~~

r. Schools, commercial or trade, or training facilities

~~p.~~*s.* Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.

~~q.~~*t.* Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:

(1) No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:

(A) adult arcade;
(B) adult bookstore, adult novelty store or adult video store;
(C) adult cabaret;
(D) adult motel;
(E) adult motion picture theater;
(F) adult theater;
(G) massage parlor;
(H) sexual encounter establishment;

(I) escort agency; or
(J) nude or semi-nude model studio.

(2) This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.

(3) The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)

~~*r.* Schools, workshops, training centers for developmentally disabled persons. (Added in August 2002)~~

~~*s.* Banks and financial institutions (Added August 22, 2005)~~

~~t.~~*u.* Driving through facilities accessory to any permitted or special use. ~~(Added August 22, 2005)~~

~~u. School or training course for dog trainers. (Added in September 12, 2005)~~

~~v. Accessory building on a lot with an existing principal building~~

~~w. Outdoor, overnight storage of retail vehicles ancillary to a permitted or special use.~~

v. Warehouses

w. Wholesale establishment

XIV RULES AND DEFINITIONS

DISTRIBUTION FACILITY: A facility whose principal use is the temporary storage of products that are held for a short duration prior to being redistributed to retailers, wholesalers, or directly to consumers, particularly on an on-demand basis. As with such turnover, activity in a distribution center in receiving and shipping parcels is more constant and consistent than a general warehouses. Shall not include a warehouse, motor freight terminal, or wholesale establishment as defined herein.

GREENHOUSES: A business where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are grown and sold; may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, and paving stone and bricks, within an enclosed building, as accessory uses. This definition does not include the cultivation or selling of cannabis or psychoactive substances.

INDOOR PRIVATE EXERCISE AND ATHLETIC TRAINING FACILITIES: A facility where individuals participate in individual or group physical activity, or the commercial instruction of athletic activities and skills involved in the performance of team and individual sports.

MANUFACTURING ESTABLISHMENT: *An establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, ~~storing,~~ cleaning, servicing, or testing of materials, goods or products. Warehousing and storing used in conjunction with the principal use shall not occupy more than 40% percent of the gross floor area developed on the lot.*

MEDIA PRODUCTION AND BROADCASTING FACILITIES: A facility that provides indoor commercial and public communication/telecommunication uses.

MOTOR FREIGHT TERMINAL: A building, structure, or area used principally for the parking, storage, or dispatching of motor trucks or semi-trailers or where ~~in which~~ freight is brought by motor truck or railroad and is received, ~~assembled~~, sorted, stored and/or rerouted for ~~local intra-state or inter-state distribution by~~ shipment by motor truck.

PILOT PLANT: A facility for the testing and evaluation of commercial or industrial processes and products, as well as for the manufacturing of products specifically for testing purposes. This facility allows for the investigation of production processes planned for use in other locations, employing methods such as 3D printing or other low-nuisance and light manufacturing production or assembly techniques to ensure a thorough assessment of the product or process.

PRINTING AND PUBLISHING FACILITES: A facility that provides services related to the creation and production of printed materials, such as books, newspapers, magazines, brochures, and other publications. Such facilities may encompass activities related to printing, binding, and finishing of printed products, as well as associated functions such as design, editing, and distribution.

PUBLIC UTILITY: Any person, firm, or corporation under public regulation furnishing franchised services such as cable television, electricity, gas, telephone, water, or sewage service.

RESEARCH LABORATORIES: A facility primarily dedicated to experimental study, including scientific research, investigation, testing, or experimentation. Such facilities shall not include:

1. *Any activities related to the manufacture or sale of products.*
2. *The utilization of live animals of any type for testing or experimentation.*
3. *On-site retail sales of any kind.*
4. *Psychoactive substances.*

SCHOOLS, COMMERCIAL OR TRADE, OR TRAINING FACILITES: Post-secondary educational institutions that provide specialized training and education for specific trades, professions, or industries. This definition shall not include two-to four-year colleges or universities.

WAREHOUSE(S): A building or structure used principally for the storage of goods, merchandise, materials, products, or items by or for a single tenant. Shall not include a wholesale establishment, motor freight terminal, distribution facility, or manufacturing establishment, as defined herein.

WHOLESALE ESTABLISHMENT: A business engaged in the bulk sale of goods, primarily intended for resale or industrial, business, or institutional use, rather than direct sale to consumers. Operations may also include accessory manufacturing, fabricating, processing, assembly, repairing, cleaning, servicing, or testing of materials, goods or products. Shall not include a warehouse, distribution facility, or motor freight terminal as defined herein.

SECTION X MANUFACTURING DISTRICT PROHIBITED USES:

~~**X.D.7 Prohibited Uses:**~~

~~Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization, or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.~~

~~**X.E.7 Prohibited Uses:**~~

~~Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.~~

~~**X.F.7 Prohibited Uses:**~~

~~Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.~~

X.B.2 Prohibited Uses

No lot, parcel, or tract of land shall be used, and no building or structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; arsenals; blast furnaces; coke ovens; crematories; creosote treatment or manufacture dumps and slag piles; fat rendering; drop forges and forge plants; fertilizer manufacture; fireworks or explosive manufacture or storage; dumping, reduction or other processing of garbage; pulp or paper mills; dead animals, offal or refuse, except as customarily incidental to a permitted principal use; foundries; ore reduction; petroleum processing or refining; pyroxylin manufacture; manufacturing natural or synthetic rubber; caoutchouc or gutta percha manufacture or treatment; meat packing plants; rock excavation and crushing; salt works; sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowl; processing of fish oil, tallow or grease; lard manufacture or treatment; tanning curing, or storage of rawhides or skins; tar distillation or manufacture; cement, concrete or asphaltic concrete mixing plants; junk shop; junk yards or automobile wrecking yards*; motor freight terminals; fumigant manufacture; manufacturing of or use of ethylene oxide; Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization, or Processor, and Cannabis Transporting Organization or Transporter*.

SECTION X MANUFACTURING DISTRICT PERFORMANCE STANDARDS:

X.B.8. COMPLIANCE WITH PERFORMANCE STANDARDS

~~Any use established in any zoning district which involves the manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be operated in such a manner as to comply with applicable performance standards governing noise, vibration, air pollution, toxic substances, water pollution, fire and explosive hazards and glare established herein in general or specifically for the district in which such use shall be located; and no use, already established on August 1, 1995,~~

~~or whenever this ordinance becomes applicable to such use due to annexation of the property on which the use exists, whichever is later, shall be so altered or modified as to conflict with such applicable performance standards for the district in which such use is located.~~ *See section X.C.*

X.C. PERFORMANCE STANDARDS

Any use established in the manufacturing districts (or which is otherwise elsewhere in this Ordinance required to comply with these performance standards) after August 1, 1995, or any use in any district (including but not limited to legal nonconforming uses, regardless of when such uses were established) involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be so operated as to comply with the performance standards as set forth in Section IV.W of this Ordinance. (Amended by Ordinance A-834-05-10)

SECTION X MANUFACTURING DISTRICT PARKING AND LOADING:

X.B.7. Parking and Loading

a. All drives, loading dock and berth aprons, parking areas, outside display or storage yards, and walkways throughout the site shall be paved with asphalt or concrete material.
b. Loading docks and berths fronting on any public or private street or opening onto a yard which is adjacent to a residential district shall be within completely enclosed buildings. All loading docks and berths on lots which contain industrial or warehousing uses or activities in the RA District shall be within completely enclosed buildings.
c. Off-street parking and loading shall be provided in accordance with the regulations established in Section XI of this Ordinance.
d. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:
    1. A maximum of two delivery trucks may be parked overnight on a lot or parcel.
    2. Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.
    3. Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.

e) Any facility, structure, or use exceeding five loading berths shall require special use approval. As part of the special use, a traffic impact analysis, noise assessment, and environmental study may be required, along with any necessary mitigation measures to minimize impacts on surrounding areas.

FY2025 Budget Amendments
As of November 30, 2024

Account Number	Account Description	Budget Amendment Needed Revenue	Budget Amendment Needed Expense	Effect on Budget	Description	Funding Source
10-0300-33-3320	State Grants	$ 3,500		Increase Revenue	Police CALEA Grant	Grant
10-0300-39-3925	Transfer from Business District Fund	50,000		Increase Revenue	Additional Transfer from Business District Fund	Fund Transfer
10-1010-50-5010	Legal Services		$ 15,000	Increase Expenditures	Additional Legal Services	Fund Balance
10-1010-80-8010	Public/Employee Relations		13,700	Increase Expenditures	Retirement Party for Police Chief	Fund Balance
10-2010-40-4002	Salaries Part-Time		7,000	Increase Expenditures	Staffing Changes	Fund Balance
10-2010-40-4042	Training & Travel Expense		2,500	Increase Expenditures	Organizational Development & Training	Fund Balance
10-3010-40-4042	Training & Travel Expense		2,500	Increase Expenditures	Organizational Development & Training	Fund Balance
10-3010-50-5020	Other Professional Services		100,000	Increase Expenditures	CNH Redevelopment Reviews - Board Approved	Fund Balance
10-3010-50-5096	Reimbursable Contractor Services		3,156	Increase Expenditures	Construction of Fence @ 7213 Giddings Ave	Fund Balance
10-3010-60-6000	Office Supplies		1,050	Increase Expenditures	Sign Holders	Fund Balance
10-4010-40-4042	Training & Travel Expense		2,500	Increase Expenditures	Organizational Development & Training	Fund Balance
10-4020-40-4042	Training & Travel Expense		2,500	Increase Expenditures	Organizational Development & Training	Fund Balance
10-4020-60-6010	Training & Travel Expense		1,000	Increase Expenditures	Organizational Development & Training	Fund Balance
10-5010-40-4042	Training & Travel Expense		2,500	Increase Expenditures	Organizational Development & Training	Fund Balance
10-2010-40-4002	Salaries Part-Time		3,500	Increase Expenditures	Staffing Changes	Fund Balance
10-6010-40-4042	Training & Travel Expense		2,500	Increase Expenditures	Organizational Development & Training	Fund Balance
10-6010-50-5052	Maintenance - Buildings		6,950	Increase Expenditures	Additional Cost for Painting Police Station	Fund Balance
10-6010-50-5085	Rentals		1,470	Increase Expenditures	Emergency Aerial Truck Rental	Fund Balance
10-6010-50-5096	Reimbursable Contractor Services		39,585	Increase Expenditures	Tartan Ridge Fence Replacement	Fund Balance
10-6010-60-6043	Supplies - Trees		13,401	Increase Expenditures	Purchase of Reimbursable Trees	Fund Balance
10-6010-70-7010	Improvements		18,500	Increase Expenditures	Police Department Facilities Study	Fund Balance
						Fund Balance
Total General Fund - 10		$ 53,500	$ 239,312			
23-7030-50-5069			$ 14,534	Increase Expenditures	Repair and Replace Gateway Lights with LED 36 Fixtures, Signs, Stop Bars & Cross Walk Markings for Burr Ridge Parkway	Fund Balance
23-7030-80-8011			2,017	Increase Expenditures	DuPage Convention & Visitors Bureau Grant Program	Fund Balance
Total Hotel/Motel Fund - 23		$ -	$ 16,551			
25-7050-90-9031	Transfer to Capital Improvement Fund		$ 150,000	Increase Expenditures	Replace Lincolnshire Drive Pathway & Install Crosswalk at Intersection Burr Ridge Parkway & Lincolnshire Drive	Fund Balance
25-7050-90-9010	Transfer to General Fund		50,000	Increase Expenditures	For Downtown Public Safety Cameras	Fund Balance
Total Business District Fund - 25		$ -	$ 200,000			
31-0300-37-3710	Donations	$ 12,015		Increase Revenue	School Impact Fees & Steet/Sidewalk Donation	Donation
31-0300-39-3925	Transfer from Business District Fund	150,000		Increase Revenue	Transfer from Business District Fund	Fund Balance
31-8010-70-7010	Improvements		$ 40,465	Increase Expenditures	Wolf Road Pedestrian Crossing Improvements Local Match - Construction & Engineering	Fund Balance
31-8010-70-7010	Improvements		3,500	Increase Expenditures	Supplemental Engineering Services for Grant Submissions	Fund Balance
Total Capital Improvement Fund - 31		$ 162,015	$ 43,965			
51-6030-40-4042	Training & Travel Expense		$ 4,000	Increase Expenditures	Organizational Development & Training	Fund Balance
51-6030-50-5020	Professional Services		55,605	Increase Expenditures	62nd Street & Cove Creek Water Main Improvement Project - Board Approved	Fund Balance
51-6030-50-5020	Professional Services		16,000	Increase Expenditures	Water System Operations Assistance with Crawford, Murphy & Tilly	Fund Balance
						Fund Balance
Total Water Fund - 51		$ -	$ 75,605			
Total All Funds		**$ 215,515**	**$ 575,433**			

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS

DUE DATE:
June 12, 2024

SERVICE PROPOSAL
AUDIT SERVICES

PREPARED FOR:

VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

FOR THE YEARS ENDING:
April 30, 2025, 2026, 2027,
2028 and 2029

SUBMITTED BY:

Ronald J. Amen, Partner
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June 12, 2024

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

Lauterbach & Amen, LLP (L&A) is pleased to respond to your request to provide auditing services to the Village of Burr Ridge (Village).

Enclosed in this proposal are details about our practice, our people and our reputation for quality service, as well as an outline of our audit approach and scope of the audit process. L&A is a Firm nearly entirely specialized in the governmental sector, allowing us to provide an unrivaled commitment to exceeding your expectations with regards to quality service, government specific expertise, and timing and approach of the audit process. Our 13 partners share a combined 250+ years of exclusive government experience, with past experience in nonprofit, tax and commercial clients. Their years of experience in the governmental sector will directly benefit the Village. L&A possesses the resources and drive to continually exceed your expectations.

At L&A our mission is to provide accounting, compilation, assurance, and consulting services to governments in the spirit of excellence and altruism. As a Firm, we are committed to adhering to stringent moral standards in addition to the legally imposed professional standards and guidelines, priding ourselves in our flexible attitude towards accommodating our clients, and continually striving to be an elite personal client service Firm. L&A will attain the highest quality employees who share our core values and capacities in order to continue to service our clients at the level at which they are accustomed. Our staff utilizes their expertise to educate clients, with the anticipation that it will lead to accurate solutions to challenges that may arise in the daily course of financial activities. Our goal is to maintain personalized relationships with our current clients, while continuing to acquire new clients with the hopes of creating equally valuable bonds. At L&A we continually strive to distinguish ourselves from other service firms by emphasizing our core values:

RESPECT

Our firm respects the ideas, contributions, and hard work of our valued clients and team members, fostering an exceptional professional environment.

- L&A provides thoughtful responses to client questions and needs, striving for personalized relationships.
- L&A understands clients' limited time and efficiently plans and conducts audits to ensure quality results.
- L&A accommodates client scheduling needs related to the audit process, meeting or beating deadlines.
- L&A communicates with management throughout the year, including reviewing engagement progress and presenting audit results.
- L&A dedicates the right resources so we can listen, customize our audits, and meet professional expectations.

BALANCE

Our leadership believes in the importance of work-life balance. We believe our team is best equipped to deliver outstanding service to our clients when they embrace a healthy, sustainable, balanced lifestyle.

- L&A cultivates an environment with high communication between team members and leadership, listening and responding to our team.
- L&A embraces a give-back culture shared by our charitable team. We promote volunteering time, resources and talents to deserving nonprofits through fundraisers, donation drives, and more.
- L&A maintains a generous, holistic employment package recognizing that a well-balanced team provides the best client service.

TEAMWORK

We know that collaboration is the key to success. We foster an environment that encourages teamwork to ensure our clients experience the best service.

- L&A maintains a highly professional team, with extensive local government knowledge. We broaden their knowledge through in-house training, involvement in local government organizations, and formal Continuing Professional Education.
- L&A maintains a program of continuity for multi-year engagements, including minimal audit team rotation to ensure a productive and efficient audit team year over year.
- L&A identifies and communicates opportunities for improved, more efficient financial or procedural operations, recognizing the audit as a team effort.
- L&A continually educates clients and team members on new pronouncements, financial statements, accounting and finance efficiencies, best practices, and complex compliance requirements. We believe a well-educated team is the best approach.

PASSION

We are proud that every member of our team truly believes in the services we provide and the value they bring to our clients.

- L&A provides audit and financial services to over 600 local governments and pension services to over 600 public pension funds annually.
- L&A possesses exclusive local government expertise, evidenced by our exemplary client retention rate for the Certificate of Achievement for Excellence in Financial Reporting. Our passion lands us among the top ten GFOA national firms.
- L&A strives to continually lead the governmental accounting industry, assisting clients in implementing complex new compliance requirements through one-on-one help and extensive training.
- L&A customizes our audit approach focusing on significant client risks, leveraging our government expertise and knowledge of complex issues.
- L&A has formed alliances with industry service providers in HR, tax, IT and legal to provide the highest service levels to clients, within audit independence standards.

L&A currently provides auditing, pension and actuarial services to the Village, and we are thrilled about the opportunity to continue to serve the Village. We are committed to providing the Village with quality service and commit to perform the work within the established time period. We believe we have talented people and the appropriate experience to provide you with a quality audit at a fair and competitive price. The Partners that are signing this proposal are entitled to represent the Firm, empowered to submit the proposal and authorized to sign a contract with the Village. This proposal is a firm and irrevocable offer for 90 days. If you have any questions about this proposal or need to discuss these matters further, please contact us. We look forward to your reply.

Respectfully Submitted,

Ronald J. Amen
Partner
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Jamie L. Wilkey
Partner
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630.393.1483

FIRM PROFILE

Lauterbach & Amen, LLP (L&A) provides clients with unparalleled service from an experienced team of knowledgeable professionals who double as valuable management resources.

L&A is based in the Chicagoland area, with clients based in nearly all 50 states. Founded in 1997 by Sherry Lauterbach and Ron Amen, L&A provides clients with accurate, timely and personalized services that combine large-firm capabilities with small-firm values. Through the years, our services have evolved to meet the growing demands of our clients in the governmental, nonprofit and private sectors.

OUR SERVICES

- Audit Services
- Actuarial Services
- Client Accounting & Advisory Services
- Pension Administration Services
- Tax Services

OUR TEAM

13 Partners

50+ Managers

140+ Staff





OUR INDUSTRIES

Government

Private Sector

Nonprofit

L&A was once again named among the top 200 largest public accounting firms in Inside Public Accounting's prestigious annual list of leading firms.

INSIDE public accounting TOP 200 FIRMS 2023



FIRM PROFILE

Firm Philosophy

We are fully dedicated to our specialized industries, focusing extensive resources in the governmental and nonprofit sectors. Our comprehensive expertise enables us to help clients proactively anticipate and adapt to changes in their operational landscape. The value of our services extends beyond executing efficient engagements; it encompasses a profound understanding of pivotal issues impacting our clients.

Drawing from our extensive experience in local government, we have successfully served numerous entities, including municipalities, park districts, libraries, special districts, school districts, pension funds, joint ventures, and various governmental organizations. A partial list of such entities is provided as references, and we encourage you to reach out to any or all of them for insights into our qualifications and the quality of our service. In addition, we have included current client references to underscore our ongoing commitment and expertise in the industries we serve.

Close Working Relationship with Management

Fostering a continuous and collaborative partnership with management throughout the year is the optimal way to leverage our depth of knowledge for the benefit of our clients. This approach facilitates the prompt resolution of inquiries as they arise, rather than after the fact. By comprehensively understanding each client's activities and maintaining a close working relationship with management, L&A is well-positioned to respond effectively and proactively initiate programs that enhance operational efficiency, leading to a more successful engagement.

We deem it crucial to uphold open lines of communication year-round. To achieve this, we employ both formal means such as meetings and newsletters and informal channels like telephone calls and emails. This ensures that our clients stay informed about relevant changes and recent developments that impact their operations.

An Audit is a People-Oriented Endeavor

The L&A team acknowledges our involvement in a people-centric venture, and our goals and objectives are rooted in this recognition. We endeavor to:

- Cultivate an atmosphere that fosters extensive communication between each client and our team.
- Deliver the utmost level of staff proficiency by engaging in discerning recruitment practices and establishing a work environment conducive to personal growth.
- Attentively listen to our clients, consistently enhancing the quality of our services.
- Contribute to the well-being of our financial, business, professional, and social communities.

FIRM PROFILE

A Strong Commitment to the Industry

We actively engage with the industries we serve through membership, support, and active participation in various professional organizations dedicated to serving the financial and management teams of our clients.

"Involvement in our industry's organizations and providing educational support to those groups is a passion of our leadership team."

FIRM PROFILE

Our Services



Actuarial Services

Pension planning is a specialized industry demanding an expert actuarial team. Our role is to guide clients through the intricacies of actuarial standards, crafting a funding plan that aligns with the needs of all relevant parties. Additionally, we guarantee that the necessary financial statement disclosures meet reporting requirements.



Audit Services

At L&A, we take pride in delivering high-quality auditing services. Our firm undergoes an independent peer review of our auditing practice, and we have received the highest opinion on our attest services.



Client Accounting and Advisory Services

The dedicated professionals at L&A collaborate closely with clients to address and manage a wide range of responsibilities, including accounting, financial reporting, payroll, IT, and other outsourced or temporary tasks. By tailoring our diverse and skilled professionals to meet the specific needs of each client, we have assisted in controlling costs and enhancing efficiencies of our clients.



Pension Administration Services

L&A is proud of our two-decade commitment to assisting public pension fund trustees in comprehending complex pension codes. We understand the significance of the Board's responsibilities and the challenges it poses, especially when balancing these tasks with the daily responsibilities outside the pension realm.



Tax Services

Navigating the preparation of a tax return can be an overwhelming process, often leaving clients with more questions than answers due to the evolving nature of tax laws. The seasoned professionals at L&A diligently scrutinize and consider every deduction, break, and incentive to provide comprehensive assistance.

FIRM PROFILE

Additional Services and Resources

Sharing our knowledge and expertise in the governmental industry is one of the greatest values we can bring to our clients. We are committed to continually reviewing our process to ensure an efficient audit, ensuring exemplary communication with our clients, and providing education on issues affecting local governments on a year-round basis. With our strong background in government, many of our areas of expertise are complementary of one another.

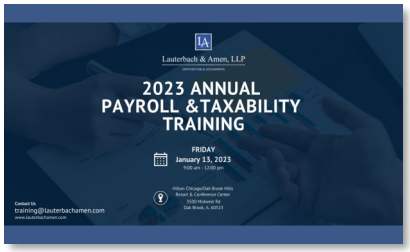
Client Educational Opportunities

We offer multiple training opportunities throughout the year, on-demand webinars and important newsletter updates to our clients, at no additional cost. Our client trainings cover a variety of relevant topics such as:

- Implementation of GASB pronouncements
- State and local government updates
- Changes to auditing standards
- Understanding of financial statements
- Identification of department efficiencies and best practices
- Other statutory or hot topics affecting governments

"L&A's value add approach to an audit includes extensive no-cost client training throughout the year."

We record and share all of our client trainings so that they may be accessed on-demand directly from our website. Below are some recent examples of previous training webinars that we hosted:



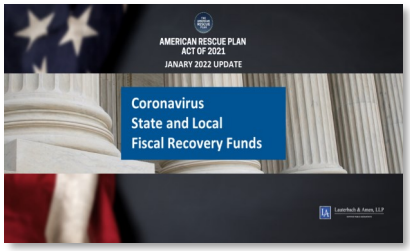
Payroll



Government Software



Audit Reports



Government Updates



GASB87



Management Software

FIRM PROFILE

Government Expertise Means Extensive Services Available

It has been our experience that questions or problems may arise during the year for which a client might call upon us for assistance. The following is a partial list of the services we can provide to our clients:

- Financial reporting-assistance in the implementation of authoritative pronouncement requirements
- Assistance in obtaining or securing the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA)
- Utility or enterprise funds-analysis, forecasting, rate structure, and consulting services
- Federal, state and local grant reporting requirements
- Budget-assistance in obtaining the Distinguished Budget Award from the GFOA, appropriation and tax levy documents
- Personnel issues-evaluation and executive search
- Policies and procedures documentation and implementation
- Temporary staffing and training
- Pension fund related issues, including benefit calculations, funding analysis, etc.
- Human resources-taxability issues, fringe benefits, policies, etc.
- Outsourced finance and accounting department functions, including all levels of finance functions
- Taxpayer compliance-specialized audits for selected revenue sources
- Capital asset services to track net book value, depreciation expense and accumulated depreciation



FIRM PROFILE

Quality Assurance

We are dedicated to delivering the utmost quality to our clients at every stage of the engagement. Our Quality Assurance Team plays a crucial role in this commitment by reviewing all deliverables before issuance, offering support for technical inquiries, and scrutinizing documentation and reports to ensure compliance with both professional standards and our Firm's policies. At L&A, our commitment to providing high-quality deliverables is evident in our membership in the Private Companies Practice Section (PCPS) of the Division for CPA Firms within the American Institute of Certified Public Accountants (AICPA). This membership involves subjecting our accounting and auditing practice to quality control reviews, ensuring adherence to the professional standards set by the AICPA.

L&A has undergone no federal or state desk reviews of its audits in the past five years. Additionally, there has been no disciplinary action taken against the firm by state regulatory bodies or professional associations within the same timeframe.

Peer Review

As a requirement for membership in the AICPA, the national organization representing CPAs in public practice, industry, government, and education, our Firm undergoes an independent peer review of our accounting and auditing practice. You can find a copy of our most recent peer review opinion in the Appendix section of this proposal. L&A has received the highest opinion, a "pass," demonstrating our commitment to maintaining the highest standards in our practices.

Independence

All personnel are mandated to promptly report to the Firm any instances of compromised independence concerning any clients. The guidelines for maintaining independence align with the AICPA's Code of Professional Ethics. Furthermore, our adherence extends to compliance with the standards established by the General Accounting Office (GAO). It is important to note that we maintain independence specifically in relation to your engagement.

License to Practice

We confirm that both L&A as a firm and all essential personnel hold valid licenses to practice in the State of Illinois.

Our State of Illinois license number is 066-003655.


State of Illinois
Department of Financial and Professional Regulation
Division of Professional Regulation
LICENSE NO.
066.003655
065.049659
EXPIRES:
11/30/2024
PUBLIC ACCOUNTANT FIRM LICENSE
LAUTERBACH & AMEN LLP
668 N RIVER RD
NAPERVILLE, IL 60563-8940
MARIO TRETO, JR.
ACTING SECRETARY
CECILIA ABUNDIS
ACTING DIRECTOR
The official status of this license can be verified at www.idfpr.com

FIRM PROFILE

DFK International/USA

Lauterbach and Amen is an independent member of DFK International, a worldwide association of independent accounting and management consulting firms, with locations in over 40 major markets throughout the United States and representation in over 85 countries worldwide. Our membership in DFK enhances our worldwide reach, provides us with additional resources, and expands the world of opportunity for our clients.

Other Information

In accordance with our firm's quality control document, all relevant staff members must fulfill the AICPA's continuing professional education requirements. Given our specialization in government, the mandated CPE hours for the staff outlined in this proposal are specifically tailored to the government industry, with a particular emphasis on Uniform Guidance/Single Audit continuing professional education as necessitated by our field. Our firm employs a variety of methods, including self-study, in-house training, participation in State Society or AICPA programs, involvement in Government Audit Quality Center programs, and engagement with programs offered by diverse government associations.

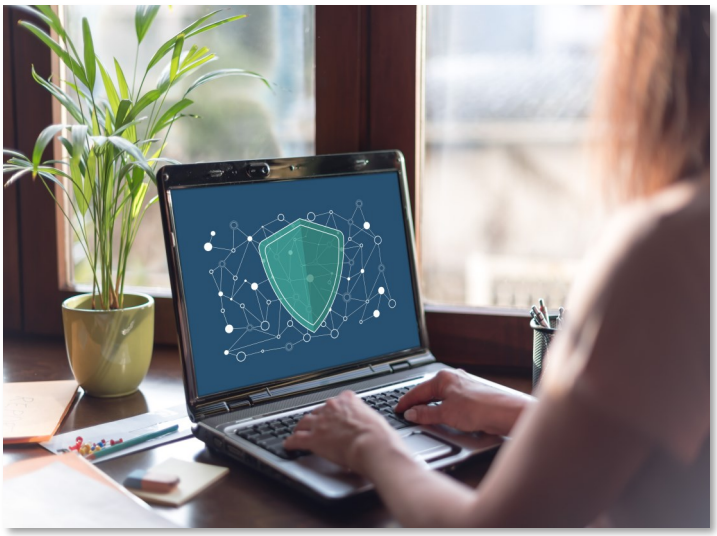
While we do not foresee any issues arising throughout the engagement, we will promptly communicate any noteworthy concerns to the relevant representatives of management and/or the governing board. This communication will align with our established standards for addressing such matters.

Conclusion

We are excited about the prospect of continuing to serve the Village. Our enthusiasm for the industry is matched by our commitment to delivering a service that goes beyond the mere issuance of deliverables. Our client service approach involves continuous communication throughout the year, an extensive network of resources to address even non-engagement-related queries, and a steadfast commitment to staying updated on industry technical standards and best practices. At L&A, you will be served by partners who are deeply devoted to the industry, supported by a team of over 200 L&A members who share that passion and dedicate all twelve months of the year to working on industry engagements.

SOFTWARE & SECURITY

Cybersecurity



In the face of ever-evolving threats that are increasingly perilous, it is imperative for us to stay ahead of the curve, consistently refining our strategies for information security. In order to meet the distinctive security standards expected by our clients and effectively tackle the dynamic regulatory landscape, L&A has deliberately chosen tools and procedures essential for safeguarding client data and managing security risks throughout the duration of a client project. Various safeguards, such as Multi-Factor Authentication, restricted human access, anti-virus software, and firewalls, have been implemented firm-wide to reduce risks and bolster the security of client data.

L&A Portal Security

L&A has opted for an application for online access to client data that operates through a secure portal hosted at some of the world's most extensive and secure data centers. Employing the industry's cutting-edge security and reliability measures, this system is designed to ensure the safety of your data. The incorporation of built-in redundancy encompasses multiple data locations, internet connections, and power sources, ensuring the continuous operation of our secure portal. Additionally, we employ secure password protection and 256-bit encryption to safeguard your data during its transmission between the data center and your computer.

Disaster Contingency Plans

L&A has formulated recovery plans for our IT infrastructure, encompassing systems, applications, and data. These plans extend to networks, servers, desktops, laptops, wireless devices, and connectivity. Our recovery strategies are designed to preemptively address potential disruptions to one or more of the following system components:

- Hardware (networks, servers, laptops)
- Internet connectivity
- Software applications
- Data and restoration



COMMUNITY INVOLVEMENT

A Culture and Passion for Community Involvement



Our firm is dedicated to both the clients we serve and the communities in which we reside. Our partners and team members are actively involved with numerous deserving nonprofit organizations. We are grateful to have individuals on our team who share our firm's philanthropic ethos, regularly volunteering their time, resources, and talents. In addition to volunteering, L&A organizes various fundraisers and donation drives to support local organizations and neighborhoods. Here is a glimpse of some of our recent community involvement and initiatives:

FEED MY STARVING CHILDREN

HESED HOUSE
BECAUSE EVERYONE DESERVES DIGNITY

Ronald McDonald House®

WORKING TOGETHER Chicago

L&A is honored to collaborate with Working Together Chicago, a nearby nonprofit dedicated to offering development and placement opportunities for individuals with disabilities. The team members introduced to L&A through Working Together Chicago have not only enriched our company culture but have also contributed valuable skills to our projects.







KEY ENGAGEMENT PERSONNEL

Ronald J. Amen, CPA

Managing Partner



With a wealth of experience spanning more than 35 years, Ron Amen has dedicated his career to serving clients in the governmental sector. He has actively contributed to a wide array of governmental engagements, involving municipalities, park districts, school districts, state and federal government entities, universities, nonprofits, and various other government organizations.

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ramen@lauterbachamen.com

Educational and Membership Background

- University of Nebraska
- Certified Public Accountant
- American Institute of Certified Public Accountants
- Member of Government Finance Officers Association (GFOA) and Illinois GFOA
- Member of AICPA Government Audit Quality Center
- Member of Illinois Municipal Treasurers Association (IMTA)
- Member of Illinois Association of Park Districts/Illinois Parks and Recreation Association (IAPD/IPRA)
- GFOA Special Review Committee for the Certificate of Achievement for Excellence in Financial Reporting
- Instructor for IGFOA Training Courses
- Instructor for IMTA Training Courses

Governmental Accounting and Auditing Experience

Ron has overseen a multitude of governmental projects throughout his tenure in public accounting. His diverse assignments have encompassed audits, single audits, TIF audits, performance reviews, budgeting, strategic planning, and various other projects, offering a comprehensive overview of his professional background. Leveraging his extensive experience in government affairs, he is frequently tapped as a resource for innovative problem-solving related to local government issues. Serving in a hands-on capacity, he acts as a working partner, maintaining availability and active participation in every phase of the audit process.

Additionally, Ron has played a key role in the management of substantial commercial and nonprofit initiatives. His involvement spans audits, tax preparation, consulting, and strategic planning, addressing the needs of both commercial and nonprofit clients.

KEY ENGAGEMENT PERSONNEL

Jamie L. Wilkey

Technical Partner



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jwilkey@lauterbachamen.com

Jamie Wilkey has over 23 years of professional accounting experience exclusively in the governmental sector. She has participated in numerous governmental engagements, including municipalities, park districts, school districts, libraries, special districts and various other units of government.

Educational and Membership Background

- Truman State University
- Northern Illinois University
- Member of Illinois Government Finance Officers Association (IGFOA)
- Member of Technical Accounting Review Committee (TARC) with IGFOA
- Member of Illinois Municipal Treasurers Association (IMTA)
- Member of Illinois Association of Park Districts/Illinois Parks and Recreation Association (IAPD/IPRA)
- GFOA Special Review Committee for the Certificate of Achievement for Excellence in Financial Reporting
- Instructor for IGFOA Training Courses
- Instructor for IMTA Training Courses
- Instructor for IPPFA Training Courses

Governmental Accounting and Auditing Experience

Jamie's experience in the governmental sector includes management of numerous units of government. Such assignments include annual audits, single audits, TIF audits, grant specific audits, and other related projects. Jamie has been responsible for the management of numerous annual audits for government units, all of which has either received the Certificate of Achievement for Excellence in Financial Reporting Award from the GFOA in the first year of their submittal to the program or maintained their Certificate standing.

Jamie also has extensive government consulting experience, which includes the responsibility for all financial operations of the government unit, including, but not limited to, the maintaining of the general ledger, trial balance, balance sheet and consolidated financials. Jamie has also assisted numerous clients with payroll processing, budget preparation, supervision of accounts receivable, accounts payable and utilities billing processing, tax levies and related documents, and the recommendation and implementation of various finance/accounting department procedures and policies.

KEY ENGAGEMENT PERSONNEL

Matt R. Beran, CPA

Operations Partner



Matt Beran has over 21 years of professional accounting experience, 14 of those are exclusively in the governmental sector. Prior to working in government, Mr. Beran was a supervisor at one of the Big 4 accounting firms. He has participated in numerous governmental engagements, including municipalities, park districts, school districts, libraries, special districts, nonprofits and various other units of government.

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mberan@lauterbachamen.com

Educational and Membership Background

- Truman State University
- Certified Public Accountant
- American Institute of Certified Public Accountants
- Member of Illinois Government Finance Officers Association (IGFOA)
- Member of Illinois Municipal Treasurers Association (IMTA)
- Member of Illinois Association of School Board Officials (IASBO)
- Instructor for IMTA Training Courses
- Instructor for IASBO Training Courses

Governmental Accounting and Auditing Experience

Matt's experience in the government sector includes managing numerous governmental engagements. Assignments ranging from audits, single audits, TIF audits, performance reviews, budgeting, strategic planning, and other projects is a brief history of his background.

Matt has been responsible for the training of staff at Lauterbach and Amen. The training includes audit methodology and the specifics of governmental accounting, such as property taxes, debt, and full accrual versus modified accrual accounting. He researches new GASB pronouncements and gains an understanding of the change and how it will affect clients, audit staff, and the audit process. Then Matt passes along this knowledge to clients to ensure they understand what is changing.

Matt has also been responsible for various agreed-upon procedures including forensic audits. He has been able to observe various municipalities, park districts and libraries and prepare an extensive report on their current internal controls and procedures. Matt will also then give various suggestions on how to improve internal controls and procedures to improve efficiency and accuracy while still having proper segregation of duties.

KEY ENGAGEMENT PERSONNEL

Jennifer Martinson, CPA

Audit Partner

Jennifer Martinson has over 13 years of professional accounting experience serving clients in the governmental sector. She has participated in numerous governmental engagements in both an audit and financial services capacity. These engagements primarily include municipalities, park districts, nonprofit entities and pension funds.



668 N. River Road
Naperville, Illinois 60563
630.393.1483
jmartinson@lauterbachamen.com

Educational and Membership Background

- University of Miami
- Certified Public Accountant
- American Institute of Certified Public Accountants (AICPA)
- Member of Illinois Government Finance Officers Association (IGFOA)
- The Illinois CPA Society (ICPAS)

Governmental Accounting and Auditing Experience

Jennifer's experience in the government sector includes both audit and project -based engagements with various municipalities, park districts, libraries, counties, nonprofit entities and pension funds. Additionally, she coordinates training opportunities for these entities to ensure they are responsibly educated on all relevant topics and standards.

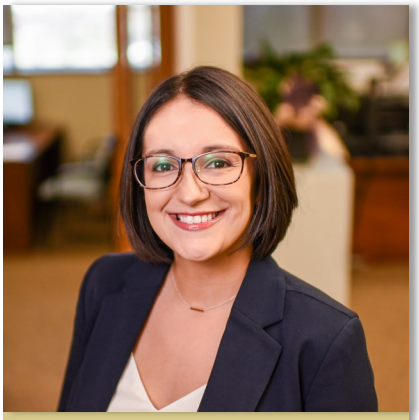
Jennifer also plays an active role in the supervision and development of audit procedures and personnel. This role includes the implementation of GASB pronouncements, accounting standards, and other quality control initiatives throughout all engagements, as well as the training of staff involved in these engagements. She is a technical resource to the team and to clients, and works closely with both to identify effective solutions and implement best practices.

KEY ENGAGEMENT PERSONNEL

Melissa Juntunen, CPA

Audit Partner

Melissa Juntunen has over 17 years of professional accounting experience serving clients in the governmental sector. She has participated in numerous governmental engagements in both an audit and financial services capacity. These engagements primarily include municipalities, park districts, nonprofit entities and pension funds.



668 N. River Road
Naperville, Illinois 60563
630.393.1483 ext. 243
mjuntunen@lauterbachamen.com

Educational and Membership Background

- DeVry University
- Certified Public Accountant
- American Institute of Certified Public Accountants (AICPA)
- Member of Illinois Government Finance Officers Association (IGFOA)
- The Illinois CPA Society (ICPAS)
- Technical Accounting Review Committee (TARC) Member with IGFOA
- Illinois CPA Society Government Review Committee Member

Governmental Accounting and Auditing Experience

Melissa's experience in the government sector includes management of numerous units of government. Such assignments include annual audits, single audits, TIF audits, grant specific audits, and other related projects.

Currently, Melissa oversees the audit team at L&A. This team works to complete annual financial reports, comptrollers reports, Illinois Department of Insurance reports, TIF compliance reports and Government Finance Officers Association (GFOA) filings for all audit clients of the Firm. Melissa's role includes researching new GASB pronouncements to gain an understanding of the change and how it will affect clients, audit staff, and the audit process, complete technical reviews of the annual financial reports, help train staff on new technical guidance to ensure the proper inclusion into the reports, and help communicate the changes out to clients.

KEY ENGAGEMENT PERSONNEL

Audit Team Key Personnel

Don Shaw, Principal



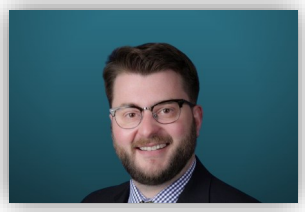
Don has 15 years of professional accounting experience, with 9 of those years being exclusively in the governmental sector. He is a graduate of Northern Illinois University and is a Certified Public Accountant. Don specializes in municipalities, school districts and Uniform Grant Guidance single audit testing, reporting and submissions.

Riley Martin, Manager



Riley has 4 years of professional accounting experience exclusively in the governmental sector. He is a graduate of Loras College and is a Certified Public Accountant. Riley specializes in new staff development and training, as well as auditing municipalities, park districts, libraries, and other governmental entities.

Macade Thorpe, Manager



Macade has 7 years of professional accounting experience, with 4 of those years being exclusively in the governmental sector. He is a graduate of Butler University with a Bachelor's Degree in Accounting and a Master's Degree in Public Accounting. Macade specializes in school district, township, and other municipal audits.

AUDIT APPROACH

Overview

We are prepared to meet or exceed all requirements and expectations of the Village. The Leadership of L&A will be involved in all phases of the audit of the Village as outlined below. L&A does not use statistical sampling in any phase of the audit process. Sample sizes used for testing are in accordance with standards established by the profession and will be determined in the planning phase.

Throughout the audit process we will inform management of audit issues as they arise and maintain the highest level of professionalism in the identification and communication of these issues. Discussion of the issues will take place immediately following their discovery and will allow management ample time to rectify any issues.

GFOA Certificate of Achievement

L&A fully supports the Government Finance Officers Association's (GFOA) Certificate of Achievement for Excellence in Financial Reporting Program. Annually, we assist over 100 clients in obtaining their certificates and have submitted over a thousand award applications to GFOA over the years. We also work with our clients in subsequent years on the implementation of any recommendations provided by the GFOA. We will respond to GFOA comments for improvement and take care of the filing of the necessary documents each year. We are in the top ten firms nationally that submit to the program.

Audit Scope and Standards

L&A will issue an opinion on the governmental activities, business-type activities, each major fund and the aggregate remaining fund information, including the notes to the financial statements, which collectively comprise the Village's financial statements, with "in-relation-to" coverage provided on the combining and individual fund financial statements and on any supplementary information. We will not provide an opinion on the Management Discussion and Analysis, but will provide customary review of this information. Introductory and Statistical Sections of the Annual Comprehensive Financial Report, if applicable, will not be audited by us.

The audit will be conducted in accordance with generally accepted auditing standards, and, if a single audit becomes necessary, the standards for financial audits contained in Governmental Auditing Standards (2004), issued by the Comptroller General of the United States, and the Single Audit Act of 1996; and the provisions of Uniform Grant Guidance 2CFR-2000/OMB Circular A-133, Audits of State and Local Governments and Nonprofit Organizations.

AUDIT APPROACH

Below is our proposed schedule for your audit phases:

PHASE		TIMING	PARTNER	MANAGER	SUPERVISOR	STAFF	TOTAL HOURS (EST)
Phase 1	Planning	April	2 Hours	4 Hours	2 Hours	2 Hours	10 Hours
Phase 2	Preliminary Fieldwork	May	6 Hours	10 Hours	8 Hours	8 Hours	32 Hours
Phase 3	Fieldwork	August	15 Hours	25 Hours	45 Hours	38 Hours	123 Hours
Phase 4	Drafts	September	8 Hours	10 Hours	8 Hours	6 Hours	32 Hours
Phase 5	Audit Completion	October	2 Hours	4 Hours	4 Hours	0 Hours	10 Hours

Phase 1: Planning



April

The purpose of the planning phase is to provide the foundation for the direction that the audit will take. During the planning phase of the audit, we will hold a planning meeting with you to discuss the audit approach, develop a schedule for completing the audit, and review the areas that we will be focusing on during our fieldwork procedures and testing.

The following is an outline of the key steps performed during the planning phase of the audit:

- Discussing and agreeing upon report formats to provide information which complies with generally accepted accounting principles. The format should be agreed upon during the planning phase of the audit to ensure timely issuance of the report. Our plan is to adopt a format similar to the previous year.
- Discussing availability of accounting records and source documents and developing a detailed list of schedules to be prepared by your team.
- Developing a schedule for completing the subsequent phase of the audit.

AUDIT APPROACH

Phase 2: Preliminary Fieldwork



May

Preliminary fieldwork is the next phase of the audit process and involves expanding our understanding of your operations through a review of various documents and through discussions with your personnel. During this phase, we will engage in the required study and evaluation of internal accounting controls as part of the financial and compliance audit.

The purpose of our study and evaluation will be to obtain sufficient knowledge and understanding of the internal accounting and administrative control systems used by the Village for reliance on the system of internal control and the degree of such reliance; or to aid us in designing substantive tests in the absence of such reliance. We will hold progress meetings with key management, as necessary, to keep you apprised of the results of our preliminary review and to discuss the key internal controls to be tested.

Our approach to the study and evaluation of the internal accounting and administrative controls will be accomplished through the following techniques:

- We will perform an in-depth review of internal control documentation and working papers made available by the prior audit Firm and the Village.

- We will use internal control questionnaires, narratives and/or flowcharting techniques to document key flows of information. Because of our extensive commitment to the industry, the questionnaires utilized are designed specifically for use on governmental engagements. We will utilize this information and identify key internal control procedures which will be tested in order to warrant reliance on the identified controls. The objectives of such reliance will be to reduce the extent of substantive work performed, resulting in a more cost-efficient audit approach.

- We will evaluate audit risk for all key financial statement assertions and compliance determinations using the procedures outlined above. Audit risk is the risk that material financial statement misstatements or material noncompliance will not be prevented or will not be detected and corrected in a timely manner.



AUDIT APPROACH

Phase 3: Fieldwork



August

This phase of the audit will consist primarily of substantive testing of year-end balances. If any audit issues come to our attention during the course of our work, we will immediately inform you so that action can be taken before the completion of our fieldwork.

We will design our detailed testing procedures to provide both compliance and financial audit coverage where applicable. We utilize custom designed audit programs that are specifically designed for government clients and therefore, provide for the most efficient and effective approach.

At a minimum, management is to provide supporting schedules for the following areas once we commence fieldwork:

Cash	**Accounts Payable**
Investments	**Payroll**
Governmental Revenues/Receivables	**Debt Service**
Proprietary Revenues/Receivables	**Fund Balance/Net Position**
Inventories	**Grants**
Interfunds	**Risk Management**
Capital Assets	

For financial audit purposes, we will assess the risk of material misstatement associated with a given objective, and perform substantive and compliance procedures. Our substantive procedures will gather evidence as to the completeness, accuracy, or validity of the information contained in the financial statements. These procedures will include confirmation of year-end balances, vouching documents and analytic reviews. Through our compliance procedures, we will gather evidence related to the existence and effectiveness of specific internal controls. These procedures include examinations of documents for proper approval and review of procedures for compliance with rules, regulations and internal policies.

At the conclusion of fieldwork, workpapers will be reviewed by the engagement partner and we will prepare the Annual Comprehensive Financial Report in accordance with generally accepted accounting principles for government entities. In addition, we will prepare a draft management letter and other required communication letters that we will review and discuss with the Village during the draft phase of the audit.

AUDIT APPROACH

Phase 4: Drafts



September

The final completion and quality review of the initial draft of the Annual Comprehensive Financial Report will be completed at our office and a draft of the Annual Comprehensive Financial Report and related communication letters will be provided to the Village no later than the date previously agreed to. The Village will then have a sufficient amount of time to review the draft for questions and/or changes. L&A will then coordinate with the Village a final draft where we will review the Village's questions and/or changes to the Annual Comprehensive Financial Report as well as the client communication letters and submit a final draft of the Annual Comprehensive Financial Report to the Village.

Phase 5: Audit Completion



October

Upon approval of the drafts by the Village, we will deliver final, bound Annual Comprehensive Financial Reports. At the completion of our audit, we will also provide a the final management letter addressing reportable conditions, if any, and other comments and observations for improvements. The management letter will be provided as a separate document. The management letter will contain, as warranted and appropriate:

- Specific recommendations for improvement of the accounting practice and procedures and the internal accounting and administrative controls.
- Comments on the design, controls and audit trails of new and redesigned automated systems, along with suggestions to improve processing methods and procedures.
- Suggestions for operational improvements or cost efficiencies noted during the course of our work.
- Findings relative to compliance with the applicable rules and regulations.
- Comments regarding compliance with laws.
- Other comments or recommendations and best practices that we believe may be relevant.
- Upcoming GASB Pronouncements or auditing standards that may affect the Village's financial statements in the future.
- Additionally, all reports and communication letters will be provided to the Village in a high-quality PDF format.

L&A strives for continual communication with Village staff and management as well as the Board. As such, the engagement partner will be available for meetings and/or formal presentations of the Annual Comprehensive Financial Report and communication letters with representatives of the Village.

PRICE AND BILLING

Exhibit B – Cost Proposal

Client Name: Village of Burr Ridge

	Schedule of Professional Fees for the Audit of the Financial Statements	Option – Single Audit, If Required*
Year 1:	$28.000	$5.000
Year 2:	$29.100	$5.200
Year 3:	$30.300	$5.400
Year 4: Optional	$31.500	$5.600
Year 5: Optional	$32.800	$5.800

* The Single Audit fee is for 1 Major Program testing. An additional $1,500 per additional program required to be tested.

Schedule of Hourly Rates for Additional Professional Services

	Year 1	Year 2	Year 3	Year 4	Year 5
Partner:	$180	$187	$195	$202	$211
Manager:	$150	$156	$162	$169	$175
Supervisor:	$130	$135	$141	$146	$152
Staff:	$100	$104	$108	$112	$117
Clerical:	N/A	N/A	N/A	N/A	N/A

Firm Name: Lauterbach & Amen, LLP

Address: 668 N. River Rd., Naperville, IL 60563

Phone: 630.393.1483

Printed Name: Ronald J. Amen

Signature: 

Title: Partner

Date: June 12, 2024

PRICE AND BILLING

HOURS SCHEDULE				
	Hours	**Standard Rate**	**Quoted Rate**	**Total**
Partner	33	$190	$180	5,940
Manager	53	$160	$150	$7,950
Supervisor	67	$140	$130	$8,710
Staff	54	$110	$100	$5,400
	207			$28,000

In 27 years of providing auditing services, Lauterbach & Amen, LLP has never increased an audit price from what was proposed in the RFP.

Our Firm stresses that we are available throughout the year to provide technical accounting and financial reporting assistance to the Village. We encourage clients to contact us with questions that may arise. In addition, we provide no-cost client trainings to introduce new GASB pronouncements and auditing standards that may affect the Village, as well as providing other training topics based on client requests and needs.

Schedules Requested

The proposed annual prices are based upon staff support at all levels from Village personnel and that the Village will provide adjusted trial balances and support (detailed schedules that reconcile to the trial balance) for all balance sheet accounts. At a minimum, management is to provide supporting schedules for the areas outlined in the Fieldwork Phase of the Audit Approach section of this proposal.

Additional Services

Should it become necessary for the Village to request us to render additional services to either supplement the services requested in the RFP or to perform additional work as a result of the specific recommendations included in any report issued on this engagement or new accounting standards, then such additional work will be performed only after discussing with management the level of effort and estimated costs prior to performing any such work.

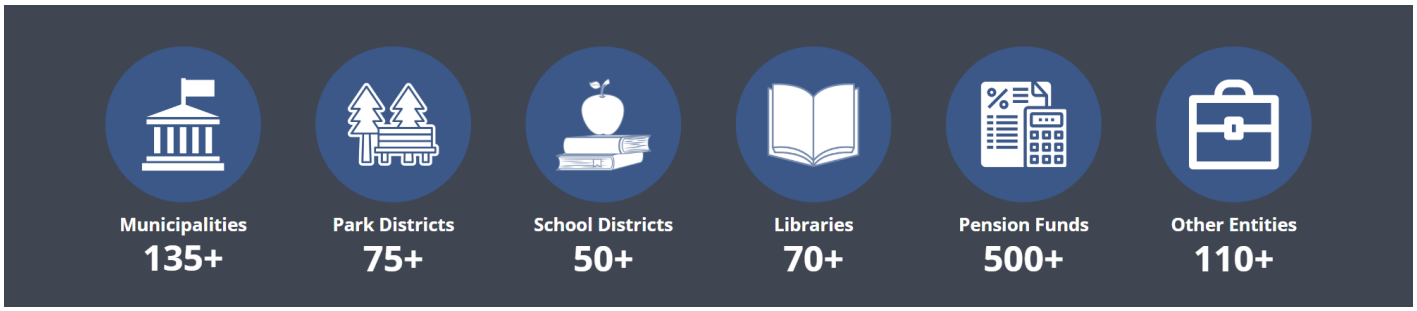
As independence standards have recently become more stringent related to the types of additional services auditors can perform, L&A would review these independence standards and the types of services requested prior to proposing on any additional services.

REFERENCES

Our strongest endorsement comes from satisfied clients. Feel free to reach out to the individuals listed below, who have benefited from our firm's services, to learn about their experiences and the ongoing value our services bring to their organizations. Additional references can be provided upon request.

	Client	Contact
	Village of Downers Grove*	**Robin Lahey** 630.620.5700 rlahey@downersgrovedev.jjcbigideas.com
	Village of Lombard*	**Tim Sexton** 630.620.5700 sextont@villageoflombard.org
	Village of Elk Grove Village*	**Christine Tromp** 847.357.4050 ctromp@elkgrove.org
	Village of Hanover Park*	**Remy Navarrete** 630.823.5790 rnavarrete@hpil.org

* Indicates governments who currently hold the GFOA Certificate of Achievement.



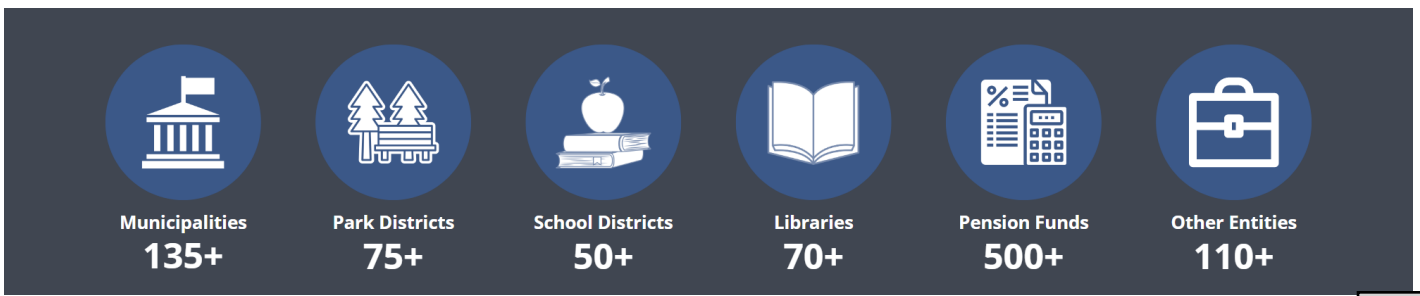
REFERENCES

L&A is committed to maintaining high standards of quality and service. We encourage you to connect with any of the clients listed below, whom we have had the privilege of serving, to gain insights into their experiences with L&A.

Municipalities, Townships and Counties

Municipalities					
Algonquin*	East Moline*	Lake Barrington	North Chicago	Skokie*	Woodridge*
Amery	Elburn	Lake Bluff	North Riverside*	Sleepy Hollow	Worth
Antioch*	Elk Grove Village*	Lake Geneva, WI	Northbrook*	South Barrington	Yorkville*
Barrington*	Elwood*	Lake Villa	Northfield*	South Beloit	**Counties**
Barrington Hills	Evanston	Lakemoor	Orland Park	South Elgin*	Henry County
Bartlett*	Forest Park	Lakewood	Palos Park*	Springfield*	LaSalle County
Beach Park*	Fox River Grove*	Libertyville*	Park Forest*	St. Joseph, MI	**Townships**
Berkeley*	Frankfort*	Lincolnshire	Park Ridge*	Stickney	Addison Township
Bloomingdale*	Freeport	Lindenhurst	Paw Paw	Stone Park	Blackberry Township
Bonfield	Georgetown	Lombard*	Pekin	Streamwood*	Cuba Township
Bradley*	Glen Ellyn*	Lyndon	Peotone	Streator	Cunningham Township
Buffalo Grove*	Glencoe*	Machesney Park	Pingree Grove*	Sugar Grove*	Hanover Township
Burlington, WI	Glendale, WI	Manhattan*	Plano	Summit	Maine Township
Burnham	Glenview*	Maple Park	Pontiac	Sycamore*	Milton Township
Burr Ridge*	Golf	Markham	Poplar Grove	Thornton*	Naperville Township
Campton Hills	Grant Park	Melrose Park	Princeton	Timberlane	Northfield Township
Carpentersville*	Grayslake	Midlothian	Prophetstown	Tower Lakes	Rutland Township
Cary*	Gurnee*	Minooka	Prospect Heights	Urbana*	Vernon Township
Champaign*	Hampshire	Mokena	Quincy	Vernon Hills*	Warren Township
Cherry Valley	Hanover Park*	Monee	Riverside*	Volo*	Wauconda Township
Clinton	Harvard	Montgomery*	Rock Island*	Warrenville*	Winfield Township
Collinsville*	Hickory Hills	Morton Grove*	Rockford*	Washington	Zion Township
Cortland	Hinckley	Mount Prospect*	Rolling Meadows*	West Chicago*	
Country Club Hills	Homewood	Mundelein*	Rosemont	Westchester	
Countryside*	Indian Head Park	Naperville*	Sandwich	Western Springs	
Dolton	Inverness	New Milford	Savoy	Wheeling	
Downers Grove	Johnsburg*	Normal*	Schaumburg*	Willowbrook*	
East Dundee*	Kenilworth	Norridge	Schiller Park	Wilmette*	
East Hazel Crest	Kildeer*	North Aurora*	Shabbona	Wilmington	
	La Grange Park	North Barrington	Silvis	Winnetka*	

* Indicates governments who currently hold the GFOA Certificate of Achievement.



APPENDIX

ELLIN & TUCKER

REPORT ON THE FIRM'S SYSTEM OF QUALITY CONTROL

To the Partners of
Lauterbach & Amen, LLP and the Peer Review Alliance Report Acceptance Committee

We have reviewed the system of quality control for the accounting and auditing practice of Lauterbach & Amen, LLP (Firm) in effect for the year ended June 30, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

FIRM'S RESPONSIBILITY

The Firm is responsible for designing a system of quality control and complying with it to provide the Firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The Firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with professional standards, when appropriate, and remediating weaknesses in its system of quality control, if any.

PEER REVIEWER'S RESPONSIBILITY

Our responsibility is to express an opinion on the design of the system of quality control and the Firm's compliance therewith based on our review.

REQUIRED SELECTIONS AND CONSIDERATIONS

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As part of our peer review, we considered reviews by regulatory entities as communicated by the Firm, if applicable, in determining the nature and extent of our procedures.

APPENDIX

ELLIN & TUCKER

OPINION

In our opinion, the system of quality control for the accounting and auditing practice of Lauterbach & Amen, LLP in effect for the year ended June 30, 2022 has been suitably designed and complied with to provide the Firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Lauterbach & Amen, LLP has received a peer review rating of *pass*.

Ellin & Tucker

ELLIN & TUCKER
Certified Public Accountants

Baltimore, Maryland
December 29, 2022

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Tracey Meicher, CIC, CRIS
Crum-Halsted Agency, Inc. 427 N Kirk Road Suite 113 Geneva, IL 60134	PHONE (A/C, No, Ext): (630) 443-7300 FAX (A/C, No): (630) 587-9826 E-MAIL ADDRESS: tmeicher@crumhalsted.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Citizens of America	31534
INSURER B: Allmerica Financial Benefit	41840
INSURER C: The Hanover Insurance Company	22292
INSURER D: Trisura Specialty Insurance Company	16188
INSURER E :	
INSURER F :	

INSURED
Lauterbach & Amen, LLP
668 N River Road
Suite 100
Naperville, IL 60563

COVERAGES **CERTIFICATE NUMBER:** 2024 Standard Cert **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR			OBCA886072	3/31/2024	3/31/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
D	GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PRO-JECT / LOC X OTHER: Cyber Liability			ATB662062803	3/31/2024	3/21/2025	Aggregate Limit of Insurance	$ 1,000,000
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS / SCHEDULED AUTOS X HIRED AUTOS / X NON-OWNED AUTOS			OBCA886072	3/31/2024	3/31/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $			OBCA886072	3/31/2024	3/31/2025	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		W2CA886039	3/31/2024	3/31/2025	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Professional Liability			LHCA59592809	3/31/2024	3/31/2025	Limit per Claim / Aggregate	$5,000,000
C	Crime			LHCD87204606	3/31/2024	3/31/2025	Employee Dishonesty	$3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Evidence of Coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Ted Rosenow, CIC/TM

Theodore A. Rosenow

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VILLAGE OF
BURR RIDGE
7660 COUNTY LINE ROAD
BURR RIDGE IL 60527

MAYOR
GARY GRASSO

VILLAGE ADMINISTRATOR
EVAN WALTER

December 9, 2024

Mayor Gary Grasso and Board of Trustees
7660 County Line Road
Burr Ridge, Illinois 60527

Re: Z-05-2024: 340 Shore Drive (Factor75); Special Use and Findings of Fact

Dear Mayor and Board of Trustees:

The Plan Commission transmits its recommendation to approve a request by Tim Foley, the attorney of Factor75 for special uses from sections IV.J & X.F of the Burr Ridge Zoning Ordinance to permit (1) outside storage in accordance with Zoning Ordinance Section X.F.; and (2) a fence in a non-residential district in accordance with Zoning Ordinance Section IV.J.

Factor75 provides prepared and ready-to-eat food. Factor75 operates three shifts per day. Factor75 employs approximately 140 hourly employees and 15 salaried employees per shift. The petitioner requests a special use for outdoor storage to improve operation efficiency. The area located in the rear yard of Factor75 has approximately nine parking spaces that the petitioner intends to use for outdoor storage. To the east of the outdoor storage, there are 16 parking spaces provided onsite. Factor75 has shared parking leases with adjacent properties and companies, which provide approximately 171 parking spaces for the Factor75 employees. The Village's Zoning Code requires two parking spaces for every three employees. Factor75 employs 115 employees throughout a shift. Therefore, Factor75 must have 104 parking spaces but will maintain around 178 parking spaces, exceeding the requirement.

After due notice as required by law, the Plan Commission held a public hearing on May 20, and August 19, 2024. No public comments were received.

The Plan Commission supported a 50% open fence and outdoor equipment not taller than 6 feet in height. The Plan Commission discussed concerns regarding the required amount of parking spaces for Factor75 and the neighboring properties leasing parking spaces to Factor75. A Commissioner raised concerns regarding the proposed amount of outdoor storage and parking. The Plan Commission determined that if the outdoor dumpsters complied with the trash enclosure regulations and did not exceed the height of the proposed fence, it would not negatively impact other properties or businesses in the area. The Plan Commission requested that approval be contingent upon staff confirming that the neighboring properties leasing parking spaces to Factor75 met the required amount of parking spaces and that the outdoor dumpsters complied with the trash enclosure regulations.

Based on the above considerations and the submitted Findings of Fact, the Plan Commission voted 4 to 1 to ***recommend that the Board of Trustees approve*** Z-05-2024, special use requests from sections IV.J & X.F of the Burr Ridge Zoning Ordinance to permit (1) outside storage in accordance with Zoning Ordinance Section X.F.; and (2) a fence in a non-residential district in accordance with Zoning Ordinance Section IV.J, with Findings of Fact, and with the following conditions:

1. The special use shall be limited to Factor75, LLC and shall expire at such time thatFactor75, LLC no longer occupies the space or an assignment or termination of the lease at 340 Shore Drive occurs.
2. The outdoor storage is limited to equipment and materials, and restricted only to the screened area as shown in Exhibit A.

3. The fences and gates shall substantially comply with the plans submitted by the petitio included as Exhibit A.
4. The fifty percent open, steel or iron fence, 6' in height and located in the rear yard and interior side yard, is permitted.
5. All outdoor storage, except for the box truck, is not to exceed 6' in height.
6. The dumpsters must comply with the trash enclosure regulations.
7. Staff must confirm that the properties leasing to Factor75 comply with the Village Code parking space requirements.
8. If conditions six and/or seven do not meet the requirements, the petition must be returned to the Plan Commission.

Following the meeting, staff determined that the outdoor dumpsters did not meet the requirements for a trash enclosure. The dumpsters must be screened with a solid fence to comply with the trash enclosure regulations. The petitioner noted they were preparing a site plan to show the outdoor dumpsters fully enclosed within a single structure, but the site plan has not yet been provided. Additionally, one of the conditions was to confirm that the properties leasing parking spaces to Factor75 complied with the Village Code parking space requirements. This information has also not yet been provided or verified.

Sincerely,

Greg Trzupek, Chairman
Plan Commission/Zoning Board of Appeals

VILLAGE OF
BURR RIDGE
7660 COUNTY LINE ROAD
BURR RIDGE IL 60527

December 9, 2024

Mayor Gary Grasso and Board of Trustees
7660 County Line Road
Burr Ridge, Illinois 60527

Re: ***Z-19-2024: Zoning Ordinance Amendment for the Height of an Overhead Door (Village of Burr Ridge); Text Amendment and Findings of Fact***

Dear Mayor and Board of Trustees:

The Plan Commission transmits its recommendation to approve a request for a text amendment to Section IV.H.8.e of the Burr Ridge Zoning Ordinance to increase the height of an overhead door for detached accessory structures in residential districts.

On July 22, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on a potential Zoning Ordinance text amendment to increase the height of an overhead door for detached accessory structures in residential districts. This was part of the annual zoning review from 2023. The Plan Commission's direction to staff included increasing the height of a garage door from 9 feet to 10 feet to match the existing regulations for attached garages.

After due notice as required by law, the Plan Commission held public hearings on October 21, 2024. During the public hearing, one public comment was made in opposition to the proposed text amendment request.

Under current Zoning Ordinance regulations for detached accessory structures, Section IV.H.8.e states, "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." Currently, any deviations from this provision require a variation.

At the public hearing, the Plan Commission supported amending the overhead door height regulation to permit one overhead door height to not exceed 10 feet by obtaining special use approval. The Commissioners discussed amending the height of an attached overhead garage door to maintain consistency with the height of detached garage doors. The Plan Commission requested that the Board of Trustees direct the Plan Commission to hold a public hearing on a potential Zoning Ordinance text amendment to require a special use for overhead doors measuring 10 feet in height for attached garages in residential districts.

Based on the above considerations and the submitted Findings of Fact, the Plan Commission voted 7 to 0 to ***recommend that the Board of Trustees approve*** Z-19-2024, a request for a text amendment to Section IV.H.8.e of the Zoning Ordinance to increase the height of an overhead door for detached accessory structures in residential districts for one door to 10 ft. in height through a special use, with Findings of Fact.

> *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, except one door may not exceed 10 feet in height if approved through a special use.*

Sincerely,

Greg Trzupek, Chairman
Plan Commission/Zoning Board of Appeals

Z-19-2024: Request to consider a text amendment to Section IV.H.8.e of the Burr Ridge Zoning Ordinance to increase the height of an overhead door for accessory structures in residential districts.

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

Petitioner: Village of Burr Ridge

Prepared by: Ella Stern, Planner

Date of Hearing: October 21, 2024

On July 22, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendment to increase the height of an overhead door for accessory structures in residential districts. This was part of the annual zoning review from 2023.

Current Regulations:
Section IV.H.8.e of the Zoning Ordinance regulates the height of an overhead door for accessory structures in residential districts as detailed below, with the specific passage highlighted yellow.

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).

On December 13, 2021, an Ordinance (#834-20-21) was approved amending the regulations for the height of attached garage overhead doors within the R-1, R-2, R-2A, R-2B, R-3, and (former) R-4 districts. The amendment permits one overhead door up to 10 feet width to be up to 10 feet in height. The purpose of the proposed text amendment is to establish consistent regulations for the overhead height of garage doors in both attached and detached garage requirements to ensure alignment with the community's zoning objectives and standards.

Proposed Language:
Staff provided proposed language below, changing the 9 ft. height limitation to 10 ft.

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~~ 10 feet in height. (Amended by Ordinance A-834-07-07).

The Plan Commission may wish to further restrict how many doors on detached structures are permitted to be 10 feet in height, as with the attached accessory structure regulation (one door up to 10 feet in width).

Findings of Fact
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 the amendments fulfill the purpose and intent of the Zoning Ordinance.

Attachments
- Exhibit A – Petitioner's Materials
  - Application
  - Findings of Fact

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): Ella Stern, Planner, Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge

PETITIONER'S ADRESS: 7600 S. County Line Road, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630)-654-8181 x.6260

EMAIL: estern@burr-ridge.gov

PROPERTY OWNER: NA

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

PUBLIC HEARING REQUESTED: ____ Special Use ____ Rezoning __X__ Text Amendment ____ Variation(s)

DESCRIPTION OF REQUEST:

Request to consider a text amendment to Section IV.H.8.e of the Burr Ridge Zoning Ordinance to increase the height of an overhead door for accessory structures in residential districts.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/A

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) #: N/A

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.

Ella Stern — Petitioner's Signature

10/9/24 — Date of Filing

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

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

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

As part of the 2023 Annual Zoning Review, the Plan Commission asked the Board to direct them to hold a public hearing on amending the regulation for a detached garage door height, increasing it from 9 ft. to 10 ft. For an attached garage, the Zoning Ordinance states that the overhead door height shall not exceed 10 feet in height, with a width allowance for one garage door not exceeding 10 feet. For a detached garage, the Zoning Ordinance states that 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.

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

The proposed text amendment aims to establish uniform regulations regarding the overhead height of garage doors for both attached and detached garages, to ensure alignment with the community's zoning objectives and standards.

(Please transcribe or attach additional pages as necessary)

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).

VILLAGE OF
BURR RIDGE
7660 COUNTY LINE ROAD
BURR RIDGE IL 60527

December 9, 2024

Mayor Gary Grasso and Board of Trustees
7660 County Line Road
Burr Ridge, Illinois 60527

Re: ***S-03-2024: 800 Burr Ridge Parkway (JD Real Estate); Sign Variations and Findings of Fact***

Dear Mayor and Board of Trustees:

The Plan Commission transmits its recommendation to approve a request by Christina Koliopoulos, representative of 800 Burr Ridge Parkway LLC, for variations from Section 55 of the Sign Ordinance to permit (1) a wall sign mounted higher than twenty feet, and (2) a combined area of the wall sign and ground sign to exceed 100 square feet.

After due notice as required by law, the Plan Commission held a public hearing on December 2, 2024. No public comments were received.

The petitioner seeks to install one new wall sign and one new ground sign at the subject property, replacing old signage from a former tenant. The wall sign has been removed; however, a ground sign is currently on the property. The proposed wall sign measures 12 feet in height and 14 feet in length. The wall sign alone totals 168 square feet. The proposed ground sign measures 7 feet and 8 inches in height, 1 foot in width, and 10 feet in length, totaling 76.67 square feet. The wall sign is to be mounted approximately 56 feet above grade. The signs include channel letters illuminated from both the front and back using LED modules inside the letters. The proposed ground sign and wall sign exceed a combined area of 100 square feet. The combined area of the two proposed signs is 244.67 square feet, exceeding the regulations by 144.76 square feet.

At the Plan Commission meeting, the Commission determined that the sign variation request for a wall sign mounted higher than 20 feet was necessitated by practical difficulties or particular hardships created by the requirements of the Sign Ordinance due to the height of the existing building. However, the Commission did not support the proposed combined area of the sign totaling 244.67 square feet, as it was deemed large and inconsistent with the character of the locality and governing regulations. The Plan Commission raised concerns regarding the painted blue background on the sign and the proposed illumination method. Staff determined that the painted blue background is included in calculating the sign's total square footage, which had been accounted for in the staff report. The Commission concluded that a combined area of ground and wall signs totaling approximately 127 square feet, which aligns with the previously approved total square footage for TCF was suitable.

Based on the above considerations and the submitted Findings of Fact, the Plan Commission voted 7 to 0 to ***recommend that the Board of Trustees approve*** S-03-2024, a request for variations from Section 55 of the Sign Ordinance to permit a wall sign mounted higher than twenty feet, with Findings of Fact, and the following conditions:

1. The variations shall be limited to JD Real Estate/800 Burr Ridge Parkway, LLC and shall expire at such time that JD Real Estate/800 Burr Ridge Parkway, LLC no longer occupies the space or an assignment or termination of the lease at 800 Burr Ridge Parkway occurs.
2. The signage must comply with the plans submitted by the petitioners and included as Exhibit A.
3. The lighting intensity shall not exceed the limit of 70-foot candles measured with a standard light meter perpendicular to the face of the sign at a distance equal to the narrowest dimension of the sign, whether it be the height or the width.

Based on the above considerations and the submitted Findings of Fact, the Plan Commission voted 7 to 0 to ***recommend that the Board of Trustees deny*** S-03-2024, a request for variations from Section 55 of the Sign Ordinance to permit a combined area of the wall sign and ground sign to exceed 100 square feet, with amended Findings of Fact.

Based on the above considerations and the submitted Findings of Fact, the Plan Commission voted 7 to 0 to ***recommend that the Board of Trustees approve*** S-03-2024, a request for variations from Section 55 of the Sign Ordinance to permit the combined area of wall and ground signage to exceed 100 square feet, consistent with the previously approved total square footage for TCF, approximately 127 square feet.

Sincerely,

Greg Trzupek, Chairman
Plan Commission/Zoning Board of Appeals

800 BURR RIDGE PARKWAY
*Variation request for a wall and
ground sign to exceed the permitted 100 square feet.

FINDINGS OF FACT

FOR A VARIATION PURSUNT TO THE VILLAGE OF BURR RIDGE SIGN ORDINANCE

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

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

The variation request to permit a combined area of the wall sign and ground sign to exceed 100 square feet, totaling 244.67 square feet, is not in harmony with the general purpose and intent of the Sign Ordinance. Currently in the B-2 General Business District, one wall sign per street frontage shall be permitted for each lot or parcel provided that the combined area of all wall signs and ground signs shall not exceed 100 square feet.

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

The plight of the petitioner is due to the current property owners wishing to significantly deviate from the Sign Ordinance regulations.

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

The variation request to permit a combined area of the wall sign and ground sign to exceed 100 square feet, totaling 244.67 square feet, is not necessitated by practical difficulties or particular hardships created by the requirements of the Sign Ordinance. A different sign alternative may be constructed while adhering to the Sign Ordinance requirements.

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

The variation request to permit a combined area of the wall sign and ground sign to exceed 100 square feet, totaling 244.67 square feet, will alter the essential character of the locality by allowing a sign significantly larger than all other permitted signs within the Village.

(Please transcribe or attach additional pages as necessary)

VILLAGE OF BURR RIDGE
A VERY SPECIAL PLACE

S-03-2024: 800 Burr Ridge Parkway (JD Real Estate); Request for variations from Section 55 of the Sign Ordinance to permit (1) a wall sign mounted higher than twenty feet, and (2) a combined area of the wall sign and ground sign to exceed 100 square feet.

HEARING:
December 2, 2024

TO:
Plan Commission
Greg Trzupek, Chairman

FROM:
Ella Stern, Planner

PETITIONER:
Christina Koliopoulos

PETITIONER STATUS:
Representative of 800 Burr Ridge Parkway LLC

PROPERTY OWNER:
800 Burr Ridge Parkway LLC

EXISTING ZONING:
B-2 General Business District

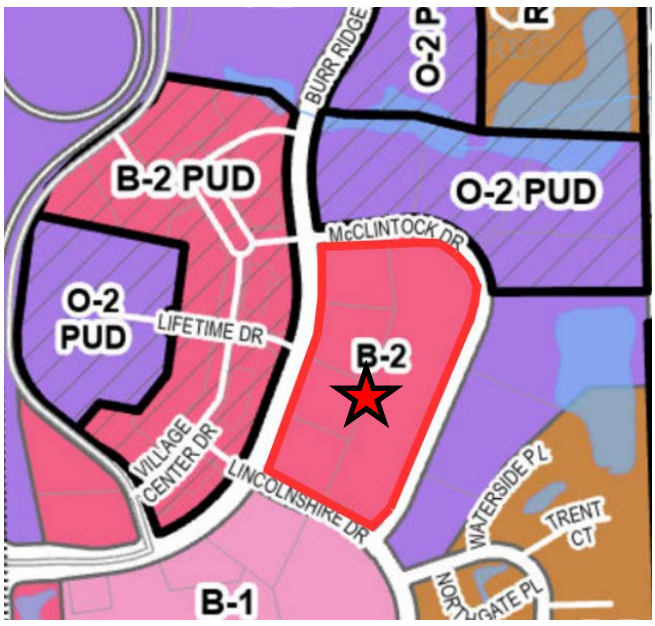
LAND USE PLAN:
Recommends Office and Commercial Uses

EXISTING LAND USE:
Office

SITE AREA:
± 13 acres

SUBDIVISION:
Burr Ridge Corporate Park





The petitioner is Christina Koliopoulos, representative of 800 Burr Ridge Parkway LLC. The petitioner is seeking variation approvals from Section 55 of the Sign Ordinance to permit (1) a wall sign mounted higher than twenty feet, and (2) a combined area of the wall sign and ground sign to exceed 100 square feet. The petitioner is proposing to install one new wall sign and one new ground sign at the subject property, replacing old signage from a former tenant. The wall sign has been removed; however, a ground sign is currently on the property. Section 55.06 of the Sign Ordinance permits Business District Signs to have:

1. **Ground Sign**: One ground sign shall be permitted for each lot or parcel provided the lot or parcel has at least 100 feet of frontage on a public street, that the height of such sign does not exceed 8 feet, that the sign is located a minimum of 10 feet from all property lines, and that the combined area of all ground signs and wall signs shall not exceed 100 square feet. *The proposed ground sign and wall sign exceed a combined area of 100 square feet. The combined area of the two proposed signs is 244.67 square feet, exceeding the regulations by 144.76 square feet.*
2. **Wall Sign**: One wall sign per street frontage shall be permitted for each lot or parcel provided that the combined area of all wall signs and ground signs shall not exceed 100 square feet. Permitted wall signs shall be mounted no higher than the height of the building wall or twenty feet (20') whichever is lower, and no lower than five feet (5') above average surrounding grade. *The proposed ground sign and wall sign exceed a combined area of 100 square feet. The combined area of the two proposed signs is 244.67 square feet, exceeding the regulations by 144.76 square feet. The proposed wall sign is to be mounted approximately 56 feet above grade.*

Ground Sign: The proposed ground sign measures 7 feet and 8 inches in height, 1 foot in width, and 10 feet in length, totaling 76.67 square feet. The ground sign is set back more than 10 feet from the property lines and meets the visibility standards. The proposed ground sign colors are blue and white.

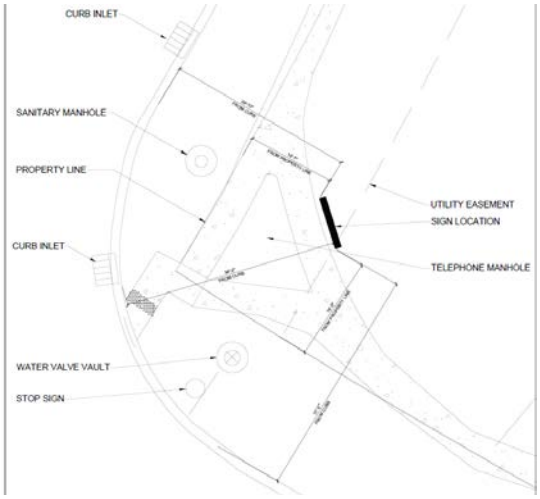
Wall Sign: The proposed wall sign measures 12 feet in height and 14 feet in length. The wall sign alone totals 168 square feet, exceeding the 100 square feet provision for all ground and wall signs on a property. The wall sign includes channel letters that are illuminated from both the front and back using LED modules inside the letters. The proposed wall sign colors are blue and white.

Staff published a legal notice that included variations for the lighting intensity (foot-candles) and a ground sign with less than five feet of open space between the base line of the sign and ground level since only preliminary materials had been received by the petitioner at that time. Upon review of the full submittal documents, staff determined that a variation is not required for a ground sign with less than five feet of open space between the base line and the ground. Regarding the lighting intensity, the petitioner has indicated that the signs' lighting will not exceed the limit of 70 foot candles, measured with a standard light meter perpendicular to the face of the sign at a distance equal to the narrowest dimension of the sign. However, the Plan Commission may wish to include a condition stating that the signs must not exceed the 70 foot candle regulations.

Front Elevation + Dimensions

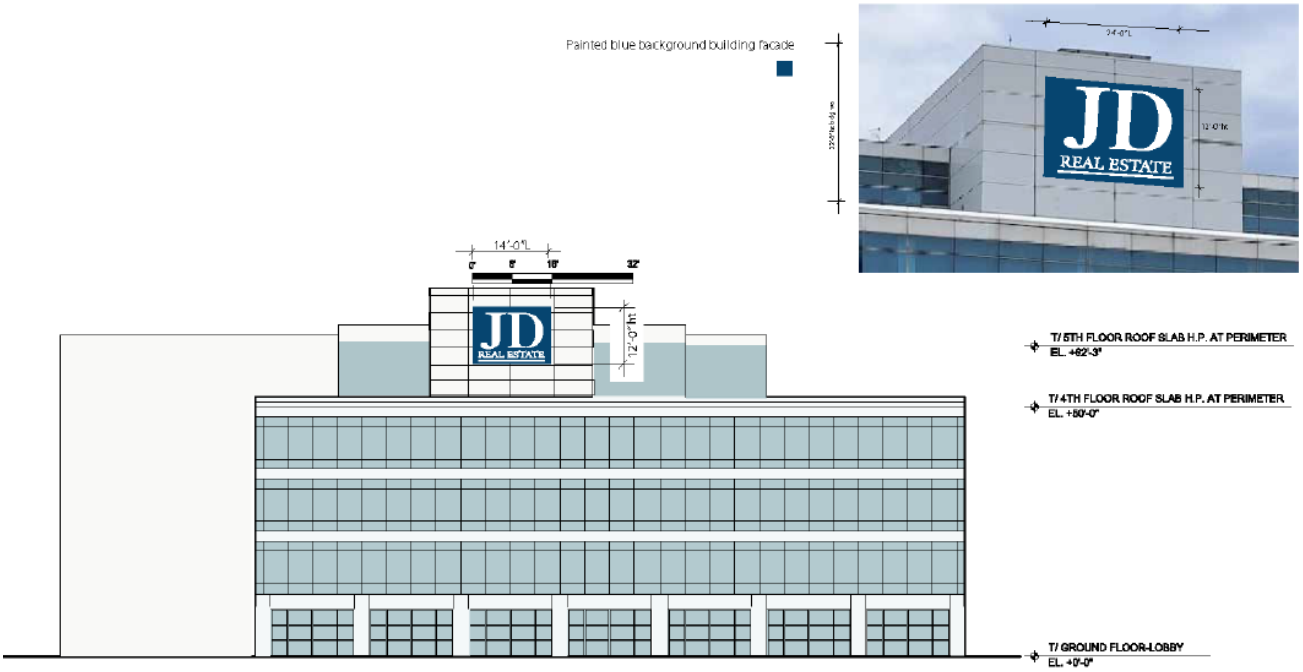


Front elevation with the proposed ground sign.



Section of the site plan with the location of the proposed ground sign.

Building Elevation



Front elevation with the proposed wall sign.

In 1993, Standard Federal Bank owned 800 Burr Ridge Parkway and obtained a variance for a wall sign mounted above 20 feet. In 1997, a wall sign for the new property owner, TCF, was installed. The sign measured 72 square feet and complied with the regulations at that time, as the Sign Ordinance permitted wall signs up to 75 square feet. In 2000, the property received approval to illuminate the wall sign. In 2005, the petitioner requested approval for sign variations and conditional sign approval. The request initially included a wall sign on the west elevation measuring 99 square feet, a wall sign on the north elevation measuring 129 square feet, a ground sign of 28 square feet, and a directional ground sign of 4 square feet. However, the Plan Commission and Board of Trustees approved a sign package including only one wall sign and one ground sign, with a total area of 127 square feet. The package also permitted the use of more than three colors and allowed the wall sign to be mounted more than 20 feet above grade. At the

time of the 2005 petition, the property was zoned L-I Light Industrial. Under the Manufacturing District sign regulations applicable in 2005, buildings less than 100,000 square feet were limited to a maximum of two signs with a combined area not exceeding 100 square feet.

Staff has prepared charts outlining the differences signs approved signs and the proposed sign at 800 Burr Ridge Parkway. Detailed information regarding the ground signs were not available prior to 2005.

Wall Signs				
1993 Standard Federal Bank Approval	1997 TCF Approval	2000 TCF Approval	2005 TCF Approval	2024 JD Real Estate Variation Proposal
One Wall Sign	One Wall Sign	One Wall Sign (existing from 1997)	One Wall Sign	One Wall Sign
75 Square Feet	72 Square Feet	72 Square Feet (existing from 1997)	99 Square Feet	168 Square Feet
Mounted more than 20 feet above grade	Mounted more than 20 feet above grade	Mounted more than 20 feet above grade (existing from 1997)	Mounted more than 20 feet above grade	Mounted more than 20 feet above grade
Non-Illuminated	Non-Illuminated	Internally Illuminated *Conditioned not to exceed 40-foot candles.	Internally Illuminated	Front and Back Lit Channel Letters - LED Modules
Information not available	One Color	One Color (existing from 1997)	Four Colors	Two Colors

Ground Signs	
2005 TCF Ground Sign Approval	2024 JD Real Estate Ground Sign Proposal
One Ground Sign	One Ground Sign
28 square feet	76.67 square feet
N/A	Front and Back Lit Channel Letters - LED Modules
Four Colors	Two Colors
Single tenant	Multiple tenant with JD Real Estate plus three blank spaces for additional tenants

Public Hearing History

See previous chart for sign approvals in 1993, 1997, 2000, and 2005.

December 11, 2000: Ordinance authorizing twentieth amendment to Bridwell annexation and development agreement. (S-07-2000, Ordinance A-378-04-00)

March 25, 2005: An Ordinance granting conditional sign approval and a variation of the Village of Burr Ridge Sign Ordinance. (S-01-2005, Ordinance A-923-01-05, included as Exhibit B)

April 25, 2022: An Ordinance rezoning property from the L-I Light Industrial to the B-2 General Business District. (Z-05-2022, Ordinance A-834-03-22)

Public Comment

No public comments were received.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact, which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval for variation requests from Section 55 of the Sign Ordinance to permit (1) a wall sign mounted higher than twenty feet, (2) a combined area of the wall sign and ground sign to exceed 100 square feet, staff recommends that the variations be granted subject to the following conditions and Findings of Fact:

1. The variations shall be limited to JD Real Estate/800 Burr Ridge Parkway, LLC and shall expire at such time that JD Real Estate/800 Burr Ridge Parkway, LLC no longer occupies the space or an assignment or termination of the lease at 800 Burr Ridge Parkway occurs.
2. The signage must comply with the plans submitted by the petitioners and included as Exhibit A.
3. The lighting intensity shall not exceed the limit of 70 foot candles measured with a standard light meter perpendicular to the face of the sign at a distance equal to the narrowest dimension of the sign, whether it be the height or the width.

Appendix

Exhibit A – Petitioner's Materials

- Application
- Findings of Fact
- Proposed site plan and illustrations
- Public Comment
- Public Notifications

Exhibit B –Ordinance A-923-01-05, Most recent sign approval for TCF

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): Christina Koliopoulos

STATUS OF PETITIONER: Representative for JD Real Estate and Owner: 800 Burr Ridge Parkway LLC

PETITIONER'S ADRESS: 4333 S. Pulaski Rd., Chicago, IL 60632

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

PHONE: (312) 718-2317 or (773) 843-1400 EXT. 37324 EMAIL: ck@pmrealtyinc.com

PROPERTY OWNER: 800 Burr Ridge Parkway LLC- Jimmy Dremonas

PROPERTY OWNER'S ADDRESS: 128 Oak Ridge Creek, Burr Ridge, IL 60527

PHONE: (312) 718-2317

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

DESCRIPTION OF REQUEST: We request sign variations for JD Real Estate—which transitioned from L-1 to B-2 zoning— to allow larger, proportional signage that reflects the property's 13-acre size and multi-tenant use, ensuring visibility, safe navigation, and business identification while maintaining Burr Ridge's aesthetic standards.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: Property is 13 Acres and Building is 91,000 SQ.FT.

EXISTING ZONING: B-2

EXISTING USE/IMPROVEMENTS: office

SUBDIVISION: Burr Ridge Corporate Park

PIN(S) #: 18-30-300-026; 18-30-302-001; 18-30-302-002; 18-30-302-003; 18-30-302-004

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.

Christina Koliopoulos
Petitioner's Signature

10/18/24
Date of Filing

FINDINGS OF FACT

FOR A VARIATION PURSUNT TO THE VILLAGE OF BURR RIDGE SIGN ORDINANCE

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

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

The requested sign variations align with the purpose of the Village's Sign Ordinance, which aims to balance business visibility with aesthetic standards. The unique size of the property at 800 Burr Ridge Parkway (13 acres) and the 91,000-square-foot building require larger, more visible signage to ensure that clients and visitors can locate the building and its multiple tenants easily.

As a B-2 zoned property, this building serves multiple businesses, each of which needs proper visibility to attract clients. Smaller signs would be disproportionate to the scale of the property and fail to provide sufficient visibility. By allowing these larger signs, we ensure safe and efficient navigation for visitors, enhancing both the functionality of the property and the safety of nearby roads by preventing confusion or unnecessary slowdowns caused by unclear signage.

Additionally, the proposed signage has been designed to maintain a clean, professional appearance that aligns with the aesthetics of the Burr Ridge business district. It is in keeping with the modern needs of businesses today, balancing visibility and sustainability with visual harmony.

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

The unique circumstances stem from the size and layout of the property as well as the transition from L-1 (Limited Industrial) to B-2 (General Retail Business) zoning. This change in zoning reflects a shift from a single-tenant building to a multi-tenant property, creating a need for signage that reflects the demands of multiple businesses operating within a large building on a 13-acre lot.

The setback of the building from the road further complicates visibility, as signs that meet the standard size limits would not be visible from key entry points or from Burr Ridge Parkway. The combination of the multi-tenant structure, property size, and setback creates a need for signage that is proportionate to the property and provides adequate visibility for all businesses on-site.

Without these sign variations, businesses in the building would suffer from poor visibility, making it difficult for clients and visitors to locate them, especially given the large property footprint.

-Continued-

FINDINGS OF FACT

FOR A VARIATION PURSUNT TO THE VILLAGE OF BURR RIDGE SIGN ORDINANCE

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

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

Strict adherence to the Sign Ordinance's limitations on sign area and height creates practical difficulties that impair the function of the building as a multi-tenant property. The ordinance's restrictions on sign height (20 feet) and total area (100 square feet) were designed for smaller, single-tenant buildings, not large properties like ours with 13 acres of land and multiple tenants requiring individual visibility.
If the requested variations are not granted, the building's tenants will face visibility challenges, which could negatively impact their ability to attract clients and operate efficiently. Without larger signs, there is a risk of confusion for visitors and safety issues related to traffic slowing or stopping unexpectedly to locate businesses, which is further exacerbated by the property's setback from the main road.
Granting the variations allows for clearer wayfinding and better traffic flow in and around the property, preventing accidents or confusion from inadequate signage.

d) The variation will not alter the essential character of the locality.
The requested sign variations will not alter the essential character of the locality but will instead enhance the functionality and appearance of the business district. The proposed signage is proportional to the size of the building and property, ensuring that it complements the existing architecture and provides sufficient visibility without creating visual clutter.

The property's B-2 zoning allows for retail and business operations, and clear signage is an essential part of ensuring that the businesses within the building can attract customers and operate successfully. The sign designs have been carefully considered to maintain the professional aesthetic of the Burr Ridge business district, while also addressing the practical needs of the property.

By granting these variations, the Commission will allow the property to fully function as a multi-tenant commercial building without disrupting the visual harmony of the area. The signs will integrate seamlessly into the surroundings while providing the necessary visibility for businesses.

JD Real Estate Ground Sign



Sustainability and Eco-Friendliness of LED Lighting:

The LED modules used in this sign system are both energy-efficient and eco-friendly. They consume significantly less power compared to traditional lighting methods, helping to reduce the overall carbon footprint. Additionally, the longer lifespan of LEDs means less frequent replacements, contributing to sustainability and reduced waste. Furthermore, the lighting design is dark-sky friendly, directing light precisely where needed and minimizing upward emissions, which reduces light pollution and helps preserve the night sky.

Color Specifications

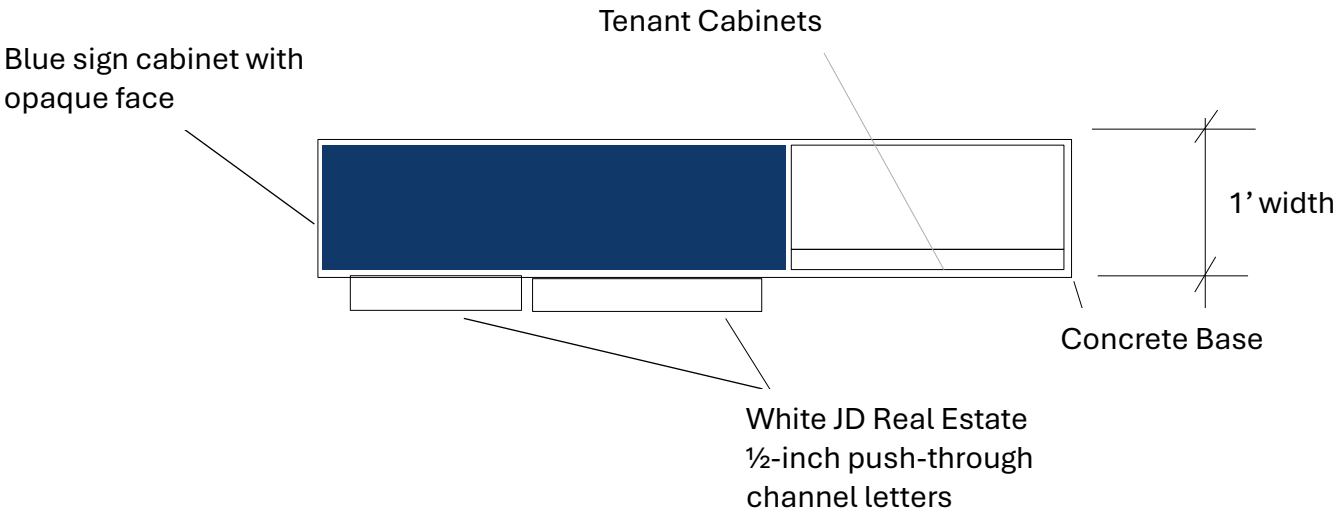
Opaque Blue
RGB: 0, 36, 102
JD Real Estate
Cabinet (Background),
+ Address Copy

White
RGB: 255,255,255
JD Real Estate Text/Design,
Tenant Panel Backgrounds,
+ Address Background

Front Elevation + Dimensions



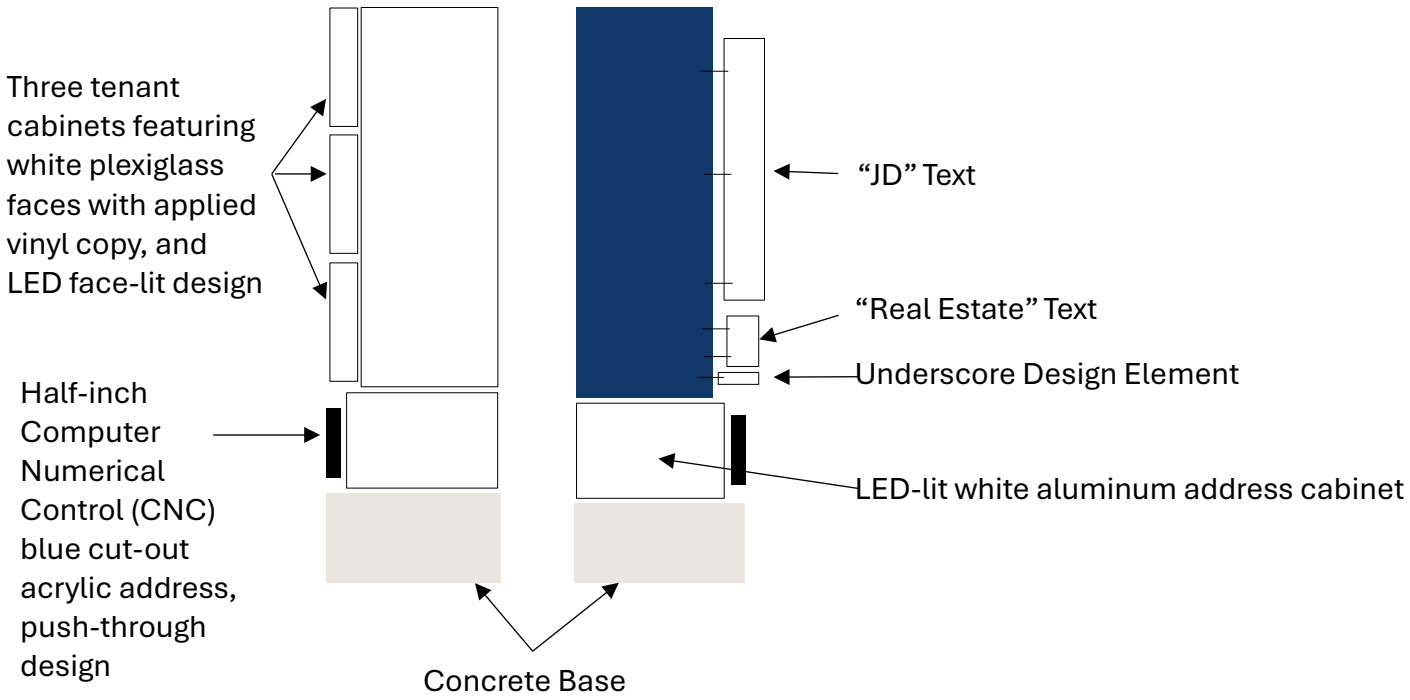
Top View + Dimensions



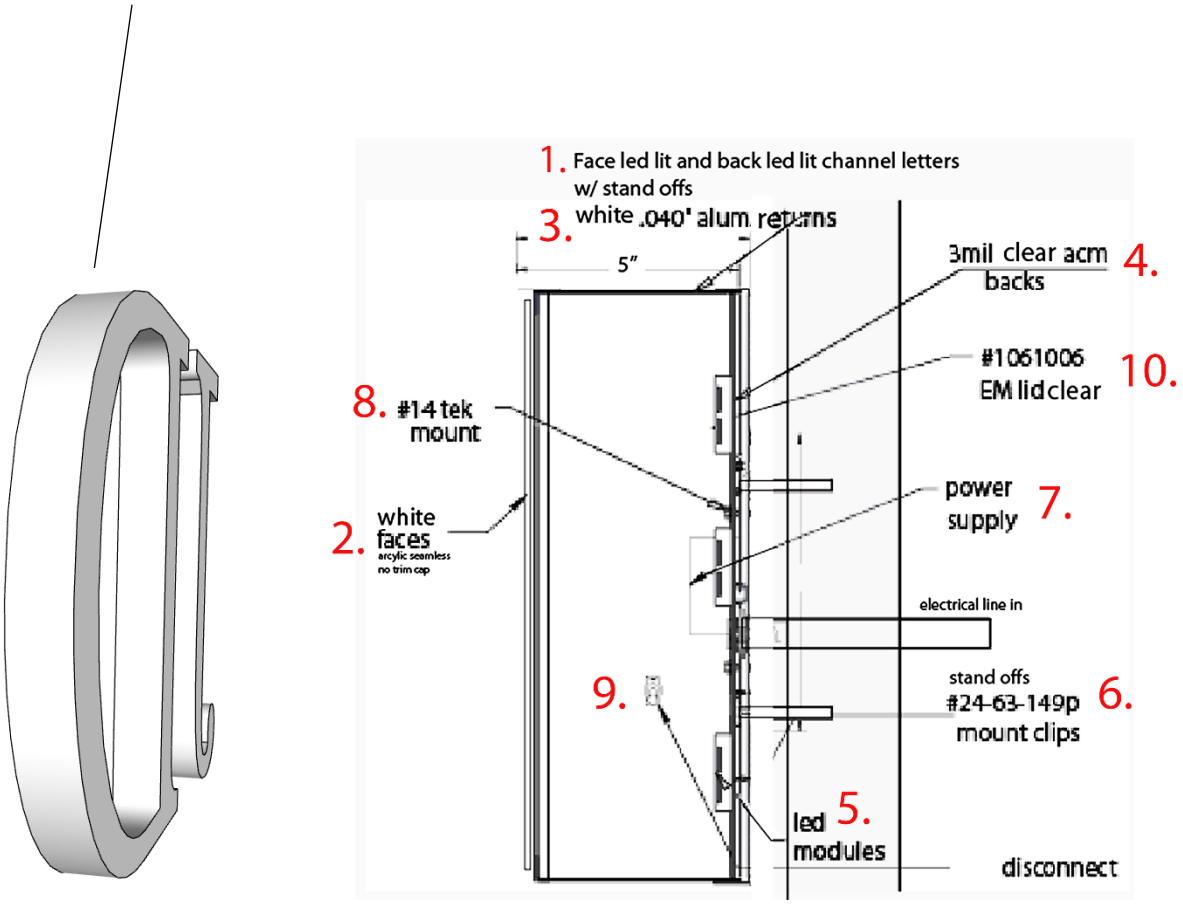
Side Views

RIGHT SIDE VIEW

LEFT SIDE VIEW



Channel Letter Side Section Cut



Channel Letter Section Cut Explanation:

Detailed Breakdown of Components and Eco-Friendly LED Lighting

1. **Face LED Lit and Back LED Lit Channel Letters w/ Stand Offs**
   These channel letters are illuminated from both the front (face-lit) and the back (back-lit) using LED modules inside the letter. The stand-offs hold the letter away from the surface, allowing the halo effect created by the back-lit LEDs.

2. **White Faces**
   The front surface of the letters is made from seamless white acrylic, providing a clean, smooth appearance. This face is illuminated by the internal LED modules, making the letters visible when viewed from the front.

3. **Aluminum Returns (5-inch Depth)**
   The aluminum returns form the side walls of the letters, giving them a 5-inch depth and connecting the front face to the back panel. This provides the letters with their 3D structure.

4. **Clear ACM Backs**
   The back panel is made from 3mm clear Aluminum Composite Material (ACM), which forms the rear surface of the letters. These backs are mounted against the sign structure, securing the letters in place.

5. **LED Modules**
   LED modules installed inside the letter provide energy-efficient illumination to both the front face and the back. These LEDs are what make the letters face-lit and back-lit.

6. **Stand-Offs and Mount Clips**
   Stand-offs mount the letters away from the wall, creating space for the back-lighting halo effect. Mount clips securely attach the letters to the stand-offs, holding them in place while allowing the light to shine from behind.

7. **Power Supply and Electrical Line**
   The diagram shows the power supply for the LED modules, along with the electrical line that connects the lighting system. The connection point is located at the base of the sign and integrates with each tenant's existing electrical feed for seamless operation.

8. **#14 Tek Mount**
   The #14 Tek screws are used to secure the letters to the sign's backing or wall. These screws are crucial for ensuring the stability and proper mounting of the channel letters, keeping them firmly attached to the surface.

9. **Disconnect**
   The disconnect switch allows for safe and easy deactivation of the electrical power to the channel letters. This feature is essential for maintenance or emergency purposes, allowing the power to be shut off without affecting the rest of the electrical system.

10. **EM Lid Clear**
    The EM (Electromagnetic) lid, made from clear material, serves as a protective cover for the internal components. It shields the electrical system from electromagnetic interference and provides easy visibility for inspections.

Power and Electrical Specifications

- Low-voltage 12V Power Supplies to the LED system.
- Optic White 1.2 Leads: LED lighting with lenses for diffused light.
- 20-Amp Disconnect Switch: Allows for safe power shutdown during maintenance or emergencies.
- 60-Watt Power Supply for the LED modules
- 1.20 Volt / 1.2 Amps Output: Voltage and current delivered to the LED modules for illumination.

Installation

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and all other applicable local codes. The installation will ensure proper grounding and bonding of the sign to meet safety standards.

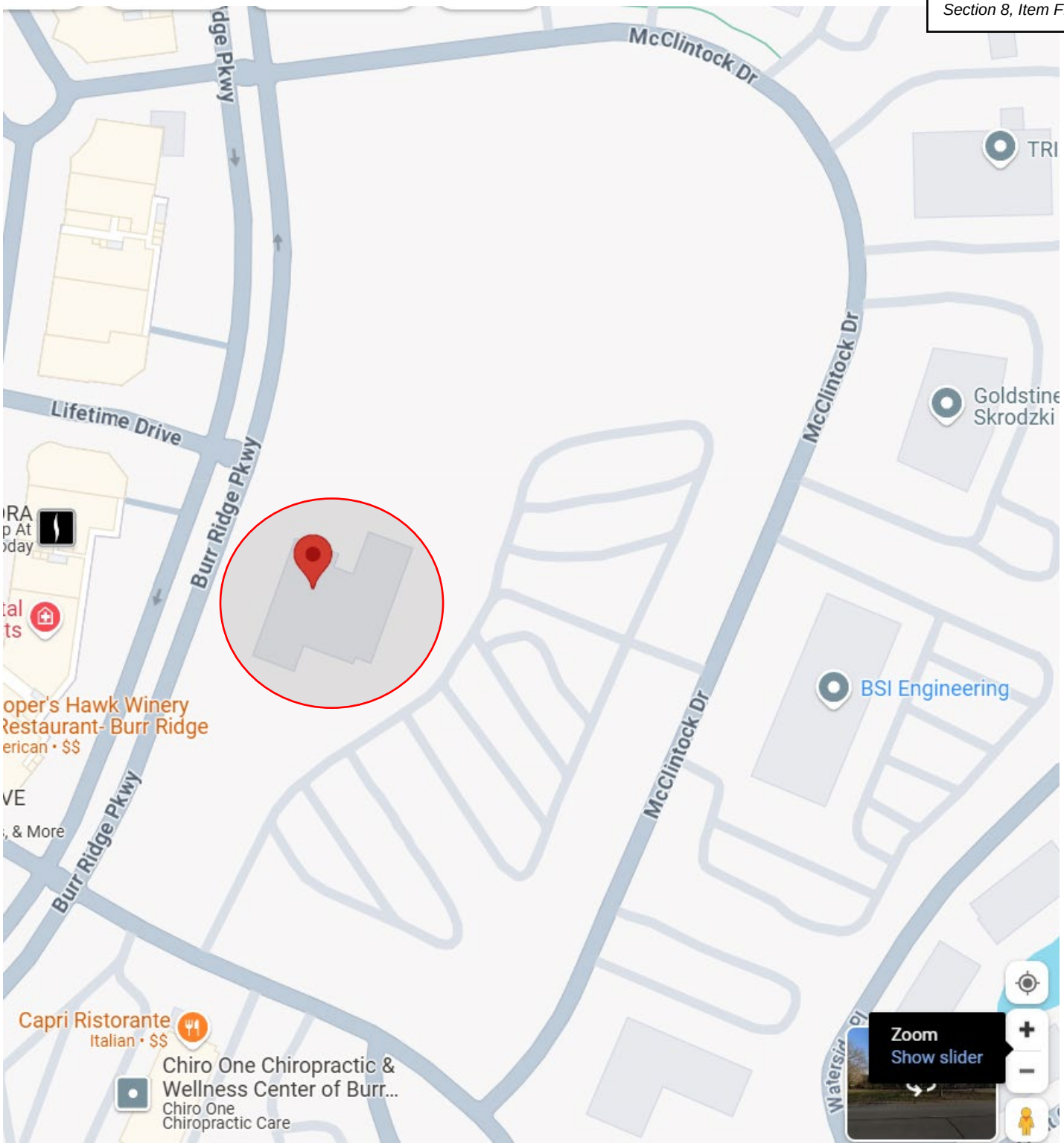
Installation Vendor

This sign will be designed, fabricated, and installed by:
The Holland Design Group, Inc.
Signs, Design, Fabrication, Installation
Tom Holland
1090 Brown St, Wauconda, IL 60084
Phone: 847-526-8848
Email: artsign5@aol.com
Website: thehollanddesigngroupinc.com
#thehollandsigns

JD/RealEstate

JD Real Estate Building Sign Plan and Specifications




McClintock Dr
Lifetime Drive
Burr Ridge Pkwy
McClintock Dr
TRI
Goldstine
Skrodzki
BSI Engineering
oper's Hawk Winery
Restaurant- Burr Ridge
erican • $$
Burr Ridge Pkwy
McClintock Dr
Capri Ristorante
Italian • $$
Chiro One Chiropractic &
Wellness Center of Burr...
Chiro One
Chiropractic Care
Zoom
Show slider

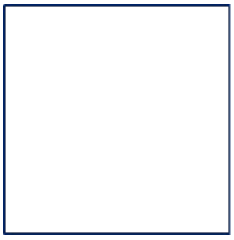
Method of Construction

The **JD Real Estate building sign** will be constructed using **aluminum channel letters**. The letters are formed with **.040 aluminum returns** (sides) and mounted securely to the building facade with **anchors**. Aluminum is chosen for its durability and resistance to weather conditions. The sign's channel letters are face-and back-lit using LED modules. This involves installing LED strips or modules inside the letters, behind an opaque acrylic face to allow the light to shine through the front (face-lit) and to reflect off the wall (back-lit or halo-lit). LED lighting is energy-efficient and long-lasting. The lighting is powered by a **120V, 20-amp circuit**, ensuring efficient energy consumption.

Sign Colors

- **Channel Letter Faces**: White acrylic (for optimal LED light diffusion).
- **Background Color**: Dark Blue (RGB: 0, 36, 102).
- **Trim Caps**: Aluminum caps.





Dimensions

The proposed **wall sign** for the JD Real Estate building will measure **12 feet high by 14 feet long**, for a total area of **168 square feet (see above)**. The sign will be mounted on a **33-foot wide exterior wall** of the building's upper level, which serves as the focal point for visibility. While this specific wall is 33 feet wide, it is part of a much larger building wall that spans **145 feet in total width**. The sign has been carefully designed to fit the proportions of the 33-foot wall section while remaining appropriately scaled for the overall facade, ensuring it enhances visibility without overwhelming the structure. The aluminum letters will have a **5-inch depth**, providing dimensionality and space for LED modules.

Sign Text

The text on the sign will display **"JD Real Estate"**, with each letter illuminated for maximum visibility during the day and night. The white acrylic letters will provide high contrast against the dark blue background for clear readability.

Installation/Type of Structural Support

1. **Installation**
    - The sign will be installed **in accordance with the requirements of Article 600 of the IBEW, NEC 2012 National Electrical Code and/or other applicable local codes**. This includes proper grounding and bonding of the sign.

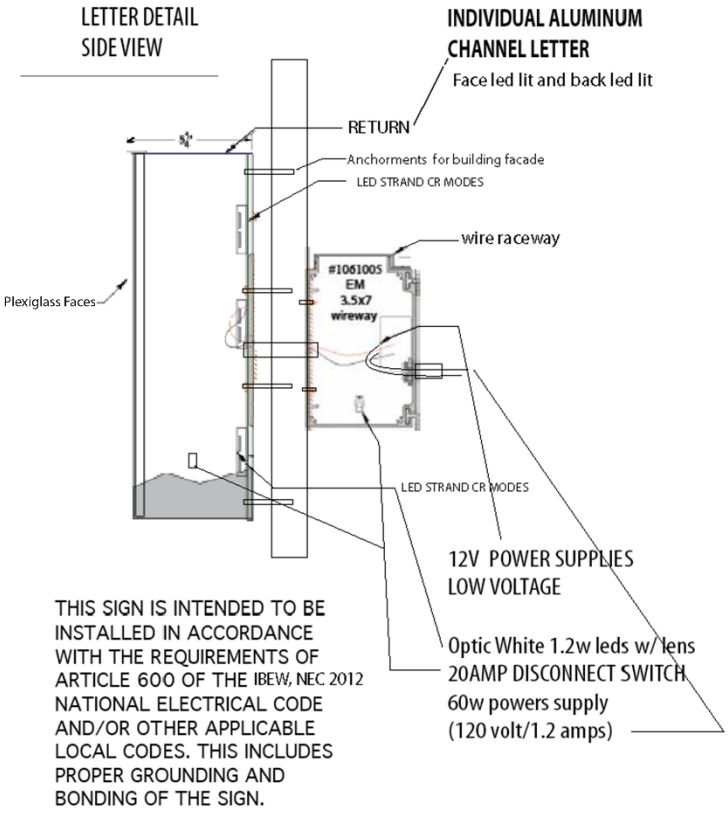
2. **Mounting:**
    - **Channel letters will be mounted using steel through bolts, 1/2-inch thick steel rods, and standoffs** so the letters are slightly off the wall, which creates the **halo effect** when the LED lights shine behind the letters. These standoffs ensure the letters are securely anchored to the building facade while providing the necessary depth for lighting. The electrical system will connect to the building's existing electrical feed, requiring a 120V, 20-amp circuit to power the LED lighting efficiently.

      The overall construction ensures the sign is durable, visually appealing and has the **structural integrity needed** to support the weight of the letters and ensure it can withstand Chicagoland's varying weather conditions.

3. **Installation Vendor**
    - This sign will be designed, fabricated, and installed by:

      The Holland Design Group, Inc.
      Signs, Design, Fabrication, Installation
      Tom Holland
      1090 Brown St, Wauconda, IL 60084
      Phone: 847-526-8848
      Email: artsign5@aol.com
      Website: thehollanddesigngroupinc.com
      #thehollandsigns

Channel Letter Side View



Face LED Lit and Back LED Lit Channel Letters w/ Stand Offs
These channel letters are illuminated from both the front (face-lit) and the back (back-lit) using LED modules inside the letter. The stand-offs hold the letter away from the surface, allowing the halo effect created by the back-lit LEDs.

White Faces
The front surface of the letters is made from seamless white acrylic, providing a clean, smooth appearance. This face is illuminated by the internal LED modules, making the letters visible when viewed from the front.

Aluminum Returns (5-inch Depth)
The aluminum returns form the side walls of the letters, giving them a 5-inch depth and connecting the front face to the back panel. This provides the letters with their 3D structure

Materials

The design features **channel aluminum letters** that are **face and back LED-lit**, creating a **halo lighting effect** for improved visibility. The letters will be **flush mounted**, using a **trim cap system** to offer a sleek and modern appearance.

The background of the sign will have a **dark blue (see RGB Color Swatch below), high-gloss spray-painted finish**, designed to withstand the **local weather conditions** in Burr Ridge. The paint will include an **elastomeric basecoat** for flexibility and **crack resistance**, paired with a **Sherwin-Williams Loxon Concrete & Masonry Exterior Coating** as the topcoat for **UV protection**, **moisture resistance**, and **mold prevention**. This combination ensures long-lasting durability even under harsh weather conditions.

Illumination and Lighting Intensity:

The JD Real Estate wall sign will use energy-efficient LED modules for both face-side- and back-lit (halo-lit) illumination. The LED system is powered by a 120V, 20-amp circuit, which provides stable and consistent power to the sign, ensuring **uniform brightness across the entire surface**.

- **LED Lighting Technology**:
  - LED (Light Emitting Diode) lighting is known for its efficiency and durability. In addition to using low energy, LEDs produce less heat, which helps in preserving the materials of the sign over time. This ensures longevity, with minimal maintenance required.
- **Lighting Intensity**:
  - The LED modules are calibrated to offer the optimal lighting intensity for high visibility without causing glare or excessive light pollution. The brightness is regulated to ensure the sign is visible during both day and night, enhancing readability from various distances.

- **Low Voltage Operation**:
  - Despite being connected to a 120V system, the LED modules operate on low voltage, typically 12V, which enhances safety and energy efficiency. This setup not only reduces the risk of electrical issues but also ensures the LEDs function at their peak performance without excessive energy consumption.
- **Eco-Friendly & Sustainable Lighting**:
  - The LEDs are designed to minimize light pollution, as the halo lighting effect and direct illumination are focused on the sign and its immediate surroundings. This prevents unnecessary light spillage into the night sky, aligning with sustainability goals for both energy usage and environmental impact.
- **Long-Lasting Performance**:
  - The LEDs are rated for tens of thousands of hours of operation, reducing the need for frequent replacements. This extended lifespan, combined with their low energy consumption, makes the sign an environmentally responsible and cost-effective choice.

Comparison of Proposed JD Real Estate Sign vs. Former TCF Bank Sign

In comparison, the previously installed **TCF Bank wall sign** (now removed) was nearly **double the size** of the proposed JD Real Estate sign, making this design more modest, ensuring better balance with the architectural features of the building, while maintaining visibility.

From: Christina Koliopoulos
To: Ella Stern
Cc: Eugene Grzynkowicz
Subject: Follow-Up on JD Real Estate Signage Permit Requirements
Date: Thursday, November 14, 2024 6:07:48 PM
Attachments: Lighting Details.pdf

Hi Ella,

Thanks so much for your thoughtful review and for outlining the additional requirements for our signage permit application! I'd like to address the request for a photometric plan and the visibility requirements for our ground sign, providing you with a little more detailed information about our design and installation process.

1. Compliance with Lighting Standards

Our signage design incorporates energy-efficient SloanLED Prism modules (see attached photos), which meet or exceed industry standards for safe and controlled illumination. These LED modules are designed to provide direct, uniform light with minimal spillage, ensuring compliance with the Village's 70-foot-candle lighting intensity limit. Below are key specifications:

Lighting Characteristics:

- LED output is calibrated to a maximum of 7500 NITS in daylight and 700 NITS at night.
- The illumination is diffused through white plexiglass faces and reflected off the opaque background, resulting in reduced and even light intensity.
- The LED lighting system operates below 68 foot-candles, even in its brightest configuration, due to the diffusion and directional nature of LED technology.

Technical Specifications:

- 12V Low Voltage Power Supplies with a 60W power supply per module.
- 1.2W Optic White LEDs with lenses for efficient, diffused lighting.
- 20 Amp Disconnect Switch for maintenance safety.
- Certified by Underwriters Laboratories (UL) for compliance with Article 600 of the National Electrical Code (NEC).

Why a Photometric Plan May Not Be Necessary

Given the precise and controlled nature of LED lighting, a photometric plan traditionally used for older lighting methods may not apply here. LEDs are inherently designed to produce targeted, diffuse light without significant spillage or "hot spots." Specifically:

- Light is confined to the immediate area of the sign face and further diffused by the white plexiglass, resulting in a consistent, low-intensity glow.
- Unlike floodlights or incandescent systems, LED modules don't illuminate large areas beyond their intended surfaces.
- We are confident the lighting intensity of both the ground and building signs will remain well below the 70-foot-candle limit, especially since our LEDs operate below 68 foot-candles at their brightest. I hope this detailed explanation suffices in lieu of a photometric plan. Please let us know.

2. Ground Sign Visibility Requirements (Section 55.30)

Could you clarify how Section 55.30, which mentions maintaining "an open space of five feet between the base line of the sign and the ground level," applies to our ground sign?

Our ground sign is mounted on a secure concrete base, which has already been constructed as part of the design. We carefully considered visibility during planning and believe the current placement and height of the sign do not obstruct views for vehicles or pedestrians.

- **Visibility Assessment:** The sign is positioned and scaled to ensure clear sightlines for both traffic and pedestrians, with no obstruction to nearby driveways, intersections, or walkways.
- **Difficulty of Modifications:** Adjusting the design to include open space or mount the sign on poles would require significant reconstruction, which would be both costly and disruptive to our project timeline.

Could I trouble you to confirm whether the current ground sign design meets the visibility standards as outlined in Section 55.30?

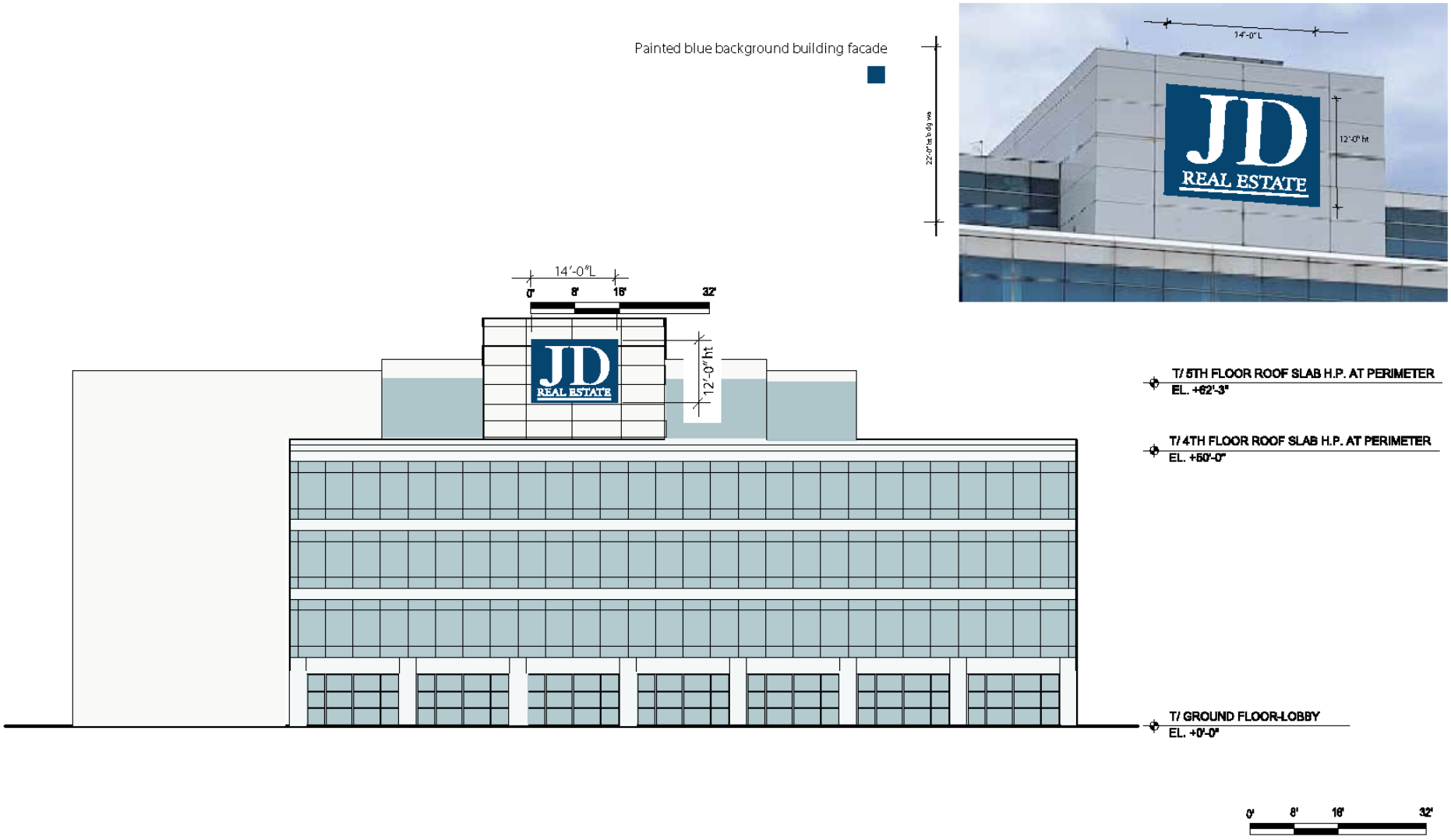
Thanks again, Ella, for your guidance throughout this process. Please know that we


SloanLED
IP68


12 VDC
SloanLED Prism
6500 K
SloanLED


SloanLED

Building Elevation



LVDA
lothan van hook destefano
ARCHITECTURE LLC

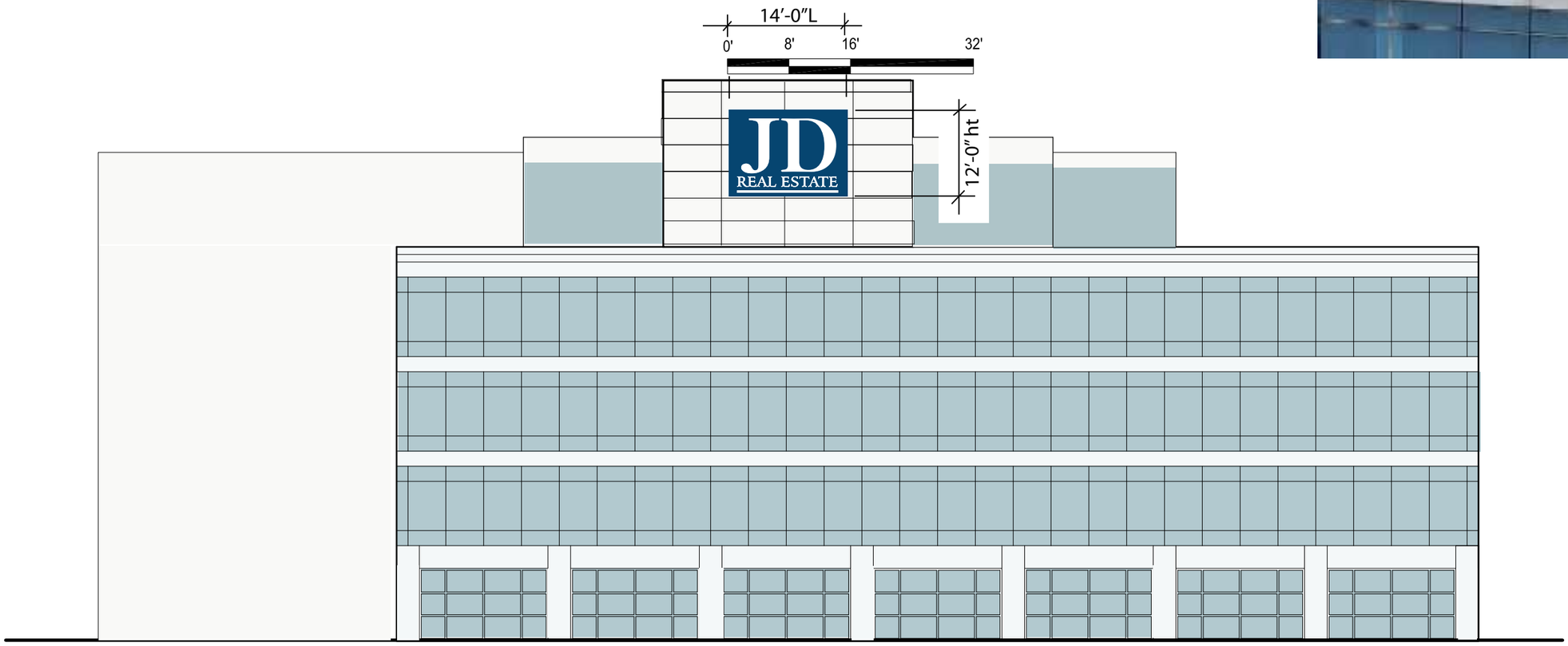
WEST BUILDING ELEVATION
800 BURR RIDGE PARKWAY

SCALE: 1/16" = 1'-0"
11/04/2024

JD Real Estate Building Sign Elevation

Painted blue background building facade





0' 8' 16' 32'

LVDA
lothan van hook destefano
ARCHITECTURE LLC

WEST BUILDING ELEVATION

800 BURR RIDGE PARKWAY

SCALE: 1/16" = 1'-0"

11/04/2024

ALTA/NSPS LAND TITLE SURVEY
OF
800 BURR RIDGE PARKWAY
BURR RIDGE, IL

ALL OF LOTS 2 TO 5, INCLUSIVE, IN BURR RIDGE PARK, UNIT 1, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 THE WESTERLY LINE OF SAID LOTS 2, 3, 4 AND 5; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 805.00 FEET, AN ARC DISTANCE 121.51 FEET TO A POINT TO 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 775.00 FEET, AN ARC DISTANCE OF 369.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 05 DEGREES 29 MINUTES 00 SECONDS WEST, 87.00 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 CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 252.00 FEET, AN ARC DISTANCE OF 528.91 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 24 DEGREES 46 MINUTES 18 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 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 NORTHEASTERLY LINE OF LINCOLNSHIRE DRIVE AS DEDICATED IN BURR RIDGE PARK UNIT 1, AFORESAID; THENCE NORTHWESTERLY ALONG SAID LAST DESCRIBED NORTHEASTERLY LINE, BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 570.00 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 THE NORTHEASTERLY 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, 80.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 1127.38 FEET, AN ARC DISTANCE OF 180.72 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

ASSUMED MERIDIAN

BASIS OF BEARINGS

ASSUMED THE EAST LINE OF THE BURR RIDGE PARKWAY TO BE: S 05° 29' 00" E

AREA

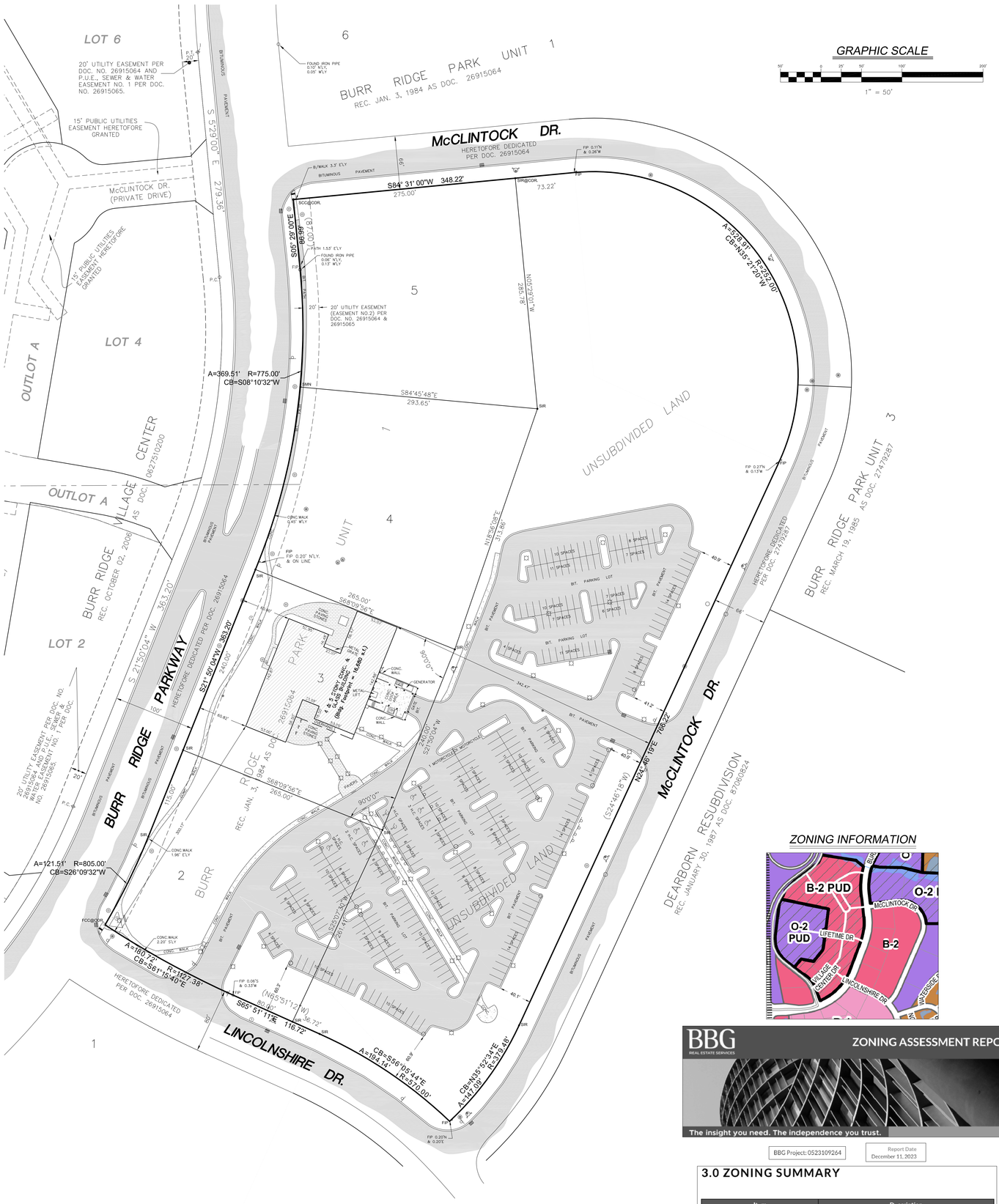
598,035 SQ. FT.
13.7290 ACRES

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE THE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0468 J) EFFECTIVELY DATED AUGUST 19, 2008.

PARKING STALLS

STANDARD PARKING STALLS=	335
MOTORCYCLE PARKING STALLS=	2
ACCESSIBLE PARKING STALLS=	8
TOTAL PARKING STALLS=	345



GRAPHIC SCALE

50' 0 25' 50' 100' 200'
1" = 50'

ZONING INFORMATION

BBG Project: 0523109264

Report Date: December 11, 2023

3.0 ZONING SUMMARY

It m	D scription
Jurisdiction	Village of Burr Ridge
Link for Zoning Code	Village of Burr Ridge Zoning Code
Zone District(s)	B-2, General Business

4.0 DEVELOPMENTAL BREAKDOWN CONCLUSION

CATEGORY	REFERENCE SECTION	REQUIREMENT
MINIMUM LOT REQUIREMENTS		
Lot Area	VIII	20,000 SF
Lot Width	VIII	120 feet
MINIMUM SETBACK | YARD REQUIREMENTS		
Front	VIII	40 feet
Side	VIII	Corner. 40 feet Interior side yard: None required, however, if a yard is provided, it must be at least 20 feet in width.
Rear	VIII	40 feet
MAXIMUM BUILDING SIZE		
Floor Area Ratio	VIII	0.40
Building Height	VIII	35 feet
MINIMUM OFF-STREET PARKING		
Off-Street Parking	XI	Professional Office Uses – Those Not Specifically Identified Herein. One parking space per 250 square feet of floor area.

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- SPRINKLER HEAD
- WATER METER
- FOUND IRON IN CONCRETE
- FOUND BRASS DISC
- FOUND ROW MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- FOUND MAG NAIL
- FOUND CUT CROSS
- FOUND IRON PIPE
- FOUND IRON BAR
- SET TRAVERSE POINT
- SET PK NAIL
- SET MAG NAIL
- SET IRON PIPE
- SET IRON ROD
- SET CUT CROSS

SECTION CORNER — QUARTER SECTION CORNER

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- UNDERGROUND CABLE TV
- UNDERGROUND CABLE TV(ATLAS INFO.)
- UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC(ATLAS INFO.)
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE(ATLAS INFO.)
- GAS MAIN
- GAS MAIN(ATLAS INFO.)
- WATER MAIN
- WATER MAIN (ATLAS INFO.)
- SANITARY SEWER
- SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

ABBREVIATIONS

792.62	EXISTING TOP OF CURB ELEVATION
792.12	EXISTING EDGE OF PAVEMENT ELEVATION
+ 792.62	EXISTING SPOT ELEVATION
A.P.	ACCESSIBLE PARKING
F.F.	FINISHED FLOOR
T.F.	TOP OF FOUNDATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
FRM.	FRAME
BRK.	BRICK
TC	TOP OF CURB
DEP	DEPRESSED CURB
GUT	GUTTER
EP	EDGE OF PAVEMENT
F.L.	FLOW LINE
CONC.	CONCRETE
BIT.	BITUMINOUS
MH	MANHOLE
CW	CONCRETE WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
TP	TOP OF PIPE
BW	BACK OF WALK
FES	FLARED END SECTION
INV	INVERT
DIP	DUCTILE IRON PIPE
SD	STORM DRAIN
SAN	SANITARY SEWER
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
I.E.	INGRESS & EGRESS EASEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
(REC)	RECORD DATUM
MEAS.	MEASURED DATUM
(CALC)	CALCULATED DATUM
<DEED>	INFORMATION TAKEN FROM DEED
ETSE	EXCEPTION TO BLANKET EASEMENT

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES. NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW, AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
6. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
7. CALL J.U.L.I.E. AT 1-800-892-0123 / D.I.G.G.E.R. AT 1-800-242-8511 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
8. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
9. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. THE SURVEYOR IS NOT AWARE OF ANY NEW OR PROPOSED RIGHT OF WAY CHANGES, UNLESS SHOWN OR NOTED HEREON, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. A CURRENT TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. CI21-165694 DATED NOVEMBER 13, 2023, WAS PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE THE "NOTES FROM SCHEDULE B" TABLE HEREON.

NOTES FROM SCHEDULE B PART II

	EXCEPTIONS	NOTE
22	COV., COND., REST., EASE.; DOC. 27042757 AS AMD. DOCS. 27479286, 88301597, 88538723, 90073172, 94992168, 93224621, 00893539	(a)

EXCEPTIONS NOT SHOWN ABOVE AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE.

CLARIFICATION STATEMENTS

a. These Declarations and Amendments affect the property, but they are not plottable and also pertain to the man-made lakes throughout the park that are not on the subject property.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: CHICAGO TITLE INSURANCE COMPANY
[PROPOSED INSURED: FORTHCOMING]

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON DECEMBER 13, 2023.

DATED THIS 14TH DAY OF DECEMBER, A.D., 2023.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cbartosz@v3co.com

CHARLES W. BARTOSZ 3188 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

Engineers Scientists Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
800 Burr Ridge Parkway LLC
4333 S. PULASKI
CHICAGO, ILLINOIS 60632
773.843.1400

REVISIONS

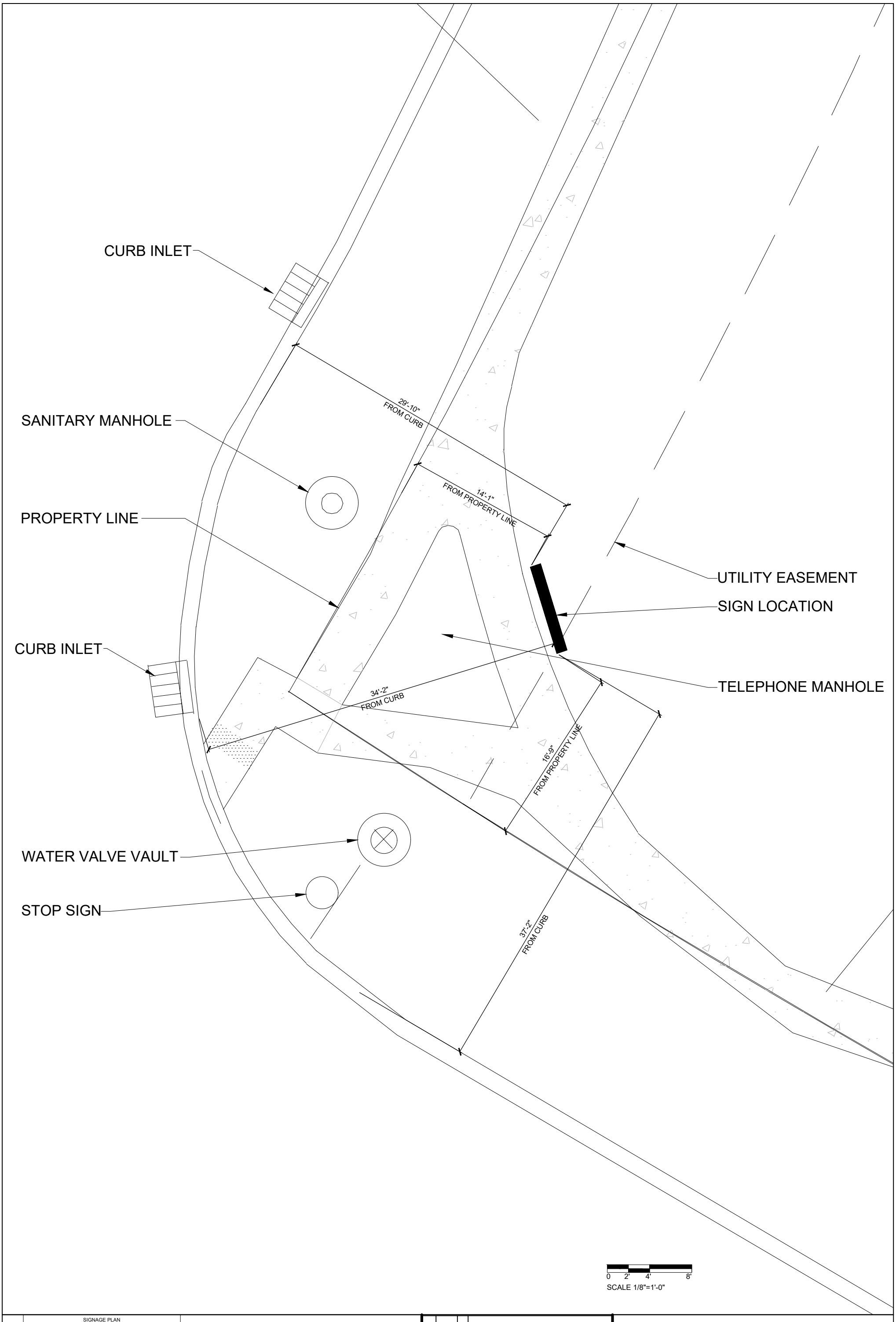
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

800 BURR RIDGE PARKWAY - BURR RIDGE, IL

FILE NAME: ALT07088.2023	DRAWN BY: SPK/CWB	CHECKED BY: CWB	JOB NO.: VP01.1	SHEET NO. 1 of 1
JOB DIRECTORY: 07088.2023	PROJ. MAN.: CWB	DATE: 12/14/23	SCALE: 1" = 50'	

sheet of sheets



SP-1

SIGNAGE PLAN

FILE NAME: STORE NUM/SHEET/DATE
DRAWN BY: S.DOBSON
DATE: 10.08.24
REVIEWED: JD

PROJECT ID: BURR RIDGE OFFICE

JD REAL ESTATE
800 BURR RUDGE PARKWAY
BURR RIDGE, IL.
PROJECT TYPE

NO.	DATE	BY	SCALE 1/8"=1'-0"

REVISIONS

JD REAL ESTATE
STORE DESIGN + DEVELOPMENT
4333 SOUTH PULASKI ROAD
CHICAGO, ILLINOIS 60632
773.843.1400
JD/RealEstate

VILLAGE OF
BURR RIDGE
7660 COUNTY LINE ROAD
BURR RIDGE IL 60527

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, December 2, 2024,** at **Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.**

PURPOSE OF HEARING

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Christina Koliopoulos, representative of JD Real Estate and 800 Burr Ridge Parkway LLC, for variations from Section 55 of the Sign Ordinance to permit (1) a wall sign mounted higher than twenty feet, (2) a combined area of the wall sign and ground sign to exceed 100 square feet, (3) an internally illuminated sign that exceeds 70 foot candles and 75 square feet, and (4) a ground sign with less than five feet of open space between the base line of the sign and the ground level. The petition number and address of this petition is **S-03-2024: 800 Burr Ridge Parkway** and the Permanent Real Estate Index Number is **18-30-302-001-0000, 18-30-302-002-0000, 18-30-302-003-0000, 18-30-302-004-0000, and 18-30-300-026-0000.**

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 Tuesday, November 26, 2024. All public comment may be emailed to Planner Ella Stern (estern@burr-ridge.gov) or mailed to Ms. Stern's attention at the address above. 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

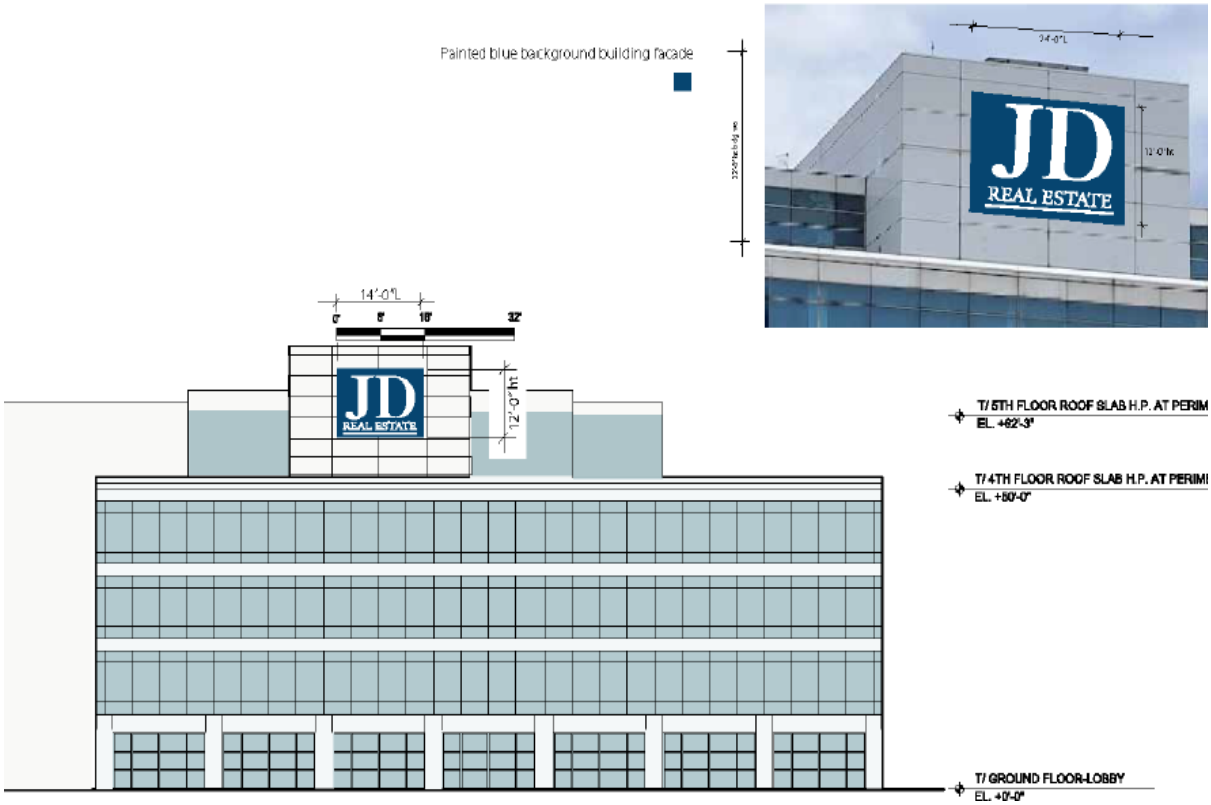
MEMBERS: GREG TRUZPEK, MIKE STRATIS, JIM BROLINE, BARRY IRWIN, JOSEPH PETRICH, ENZA PARRELLA, RICHARD MORTON, AND DEANNA MCCOLLIAN.



The site is outlined in red.



Illustration of the proposed ground sign..



Elevation of the building with the proposed wall sign.

Additional information is posted on the Village's website in the link below:
https://www.burr-ridge.gov/government/boards_committees___commissions/plan_commissions___zoning_board_of_appeals/index.php

Burr Ridge homepage – Government – Boards, Committees, and Commissions – Plan Commission & Zoning Board of Appeals – Upcoming Public Hearing Petitions

The Plan Commission meeting agenda packet will be posted the Thursday before the meeting and will be available on the website here:
https://www.burr-ridge.gov/government/boards_committees___commissions/plan_commissions___zoning_board_of_appeals/agendas___minutes.php

Burr Ridge homepage – Government – Agendas & Minutes – Plan Commission & Zoning Board of Appeals

LIFETIME FITNESS 130
2902 CORPORATE PL
CHANHASSEN, MN 55317

LOCAL 731 PS & GP
1000 BURR RIDGE PKWY
BURR RIDGE, IL 60527

BURR RIDGE PARKW
1400 16TH ST STE 300
OAK BROOK, IL 60523

TRP 745 MCCLINTOCK LLC
1700 W HIGGINS RD 280
DES PLAINES, IL 60018

JEFFREY R HARDER
850 VILLAGE CENTER DR2
BURR RIDGE, IL 60527

KENSINGTON PARK LLC
743 MCCLINTOCK DR
BURR RIDGE, IL 60527

IREAD LLC
901 MCCLINTOCK DR
BURR RIDGE, IL 60527

MOHRE LLC
1 CLUBSIDE CT
BURR RIDGE, IL 60527

ROBERT GOLDSTINE 835
835 MCCLINTOCK DR 2ND
BURR RIDGE, IL 60527

REEGS PROPERTIES
PO BOX 639
HINSDALE, IL 60522

LIFE TIME FITNESS 130
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

JON A SKULBORSTAD
1 GREY WING PT
NAPLES, FL 34113

KARL J VAN CURA
20 38TH STREET
SIOUX CITY, IA 51104

THOMAS J MURPHY
1000 VILLAGE CENTER DR
BURR RIDGE, IL 60527

IREAD LLC
901 MCCLINTOCK DRIVE
BURR RIDGE, IL 60527

ABDUL ILAH TOULEIMAT
801 VILLAGE CTR DR 306
BURR RIDGE, IL 60527

MCNAUGHTON DEVELOPMENT
11S220 S JACKSON STE 1
BURR RIDGE, IL 60527

LABORERS DIST CNCL PRO
999 MCCLINTOCK DR #300
BURR RIDGE, IL 60527

MONA GHOBRIAL & SONIA
450 VILLAGE CENTER DR3
BURR RIDGE, IL 60527

L PETERSON & J KENNEDY
117 NORTHGATE PL
BURR RIDGE, IL 60527

BRVC OWNER LLC
PO BOX 1243
NORTHBROOK, IL 60065

AP AIM BURR RIDGE LLC
PO BOX 396
BOCA RATON, FL 33429

TCF BANK
1405 XENIUM LN PCC00PD
PLYMOUTH, MN 55441

Nov 14, 2024 at 2:26:30 PM
933–999 McClintock Dr
Burr Ridge IL 60527
United States

NOTICE
Village of Burr Ridge

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

For further information, please call or visit:

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

Ask for Information Re: Z-05-2018

Further details are av S-03-2024

www.burr-ridge.gov

(see Public Hearing/Plan Commission Agenda)

Nov 14, 2024 at 2:29:24 PM
646–672 McClintock Dr
Burr Ridge IL 60527
United States

NOTICE

Village of Burr Ridge

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

For further information, please call or visit:

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

Ask for Information Re: S-03-2024

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan Commission Agenda)

Nov 14, 2024 at 2:32:28 PM
Lincolnshire Dr
Burr Ridge IL 60527
United States

NOTICE

Village of Burr Ridge

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

For further information, please call or visit:

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

Ask for Information Re S-03-2024 8

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan Commission Agenda)

Nov 14, 2024 at 2:35:40 PM CST
800 Burr Ridge Pkwy
Burr Ridge IL 60527
United States

800

NOTICE

Village of Burr Ridge

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

For further information, please call or visit:

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

Ask for Information R S-03-2024)L

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan Commission Agenda)

ORDINANCE NO. A-923-01-05

AN ORDINANCE GRANTING CONDITIONAL SIGN APPROVAL AND A VARIATION OF THE VILLAGE OF BURR RIDGE SIGN ORDINANCE (S-01-2005: 800 Burr Ridge Parkway - TCF Bank)

WHEREAS, an application for a variation of the Village of Burr Ridge Sign Ordinance for certain real estate has been filed with the Community Development Director 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 Sign Ordinance; and

WHEREAS, said Plan Commission of this Village considered the question of granting said sign variation on March 7, 2005, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a sign variation, 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 documentation submitted at the aforesaid Plan Commission meeting is hereby incorporated by reference. This President and Board of Trustees find that the granting of the sign variation indicated herein is in the public good and is in the best interests of the Village of Burr Ridge and its residents, is

consistent with and does foster the purposes and spirit of the Burr Ridge Sign Ordinance as set forth in Article I thereof.

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

A. That the applicant for the variation for the property located at 800 Burr Ridge Parkway, Burr Ridge, Illinois, is Kiefer & Co. on behalf of TCF Bank (hereinafter "Applicant"). The applicants request a conditional sign approval per Section 55.07.B.1 and Section 55.07.B.3 and a variation from Section 55.31.B to permit a sign package including a wall and ground sign with a total area of 127 square feet and containing more than three colors with the wall sign mounted more than 20 feet above grade.

B. That the sign package with an area of 127 square feet, with four colors, and a wall sign mounted more than 20 feet above grade is consistent with the general intent of the Sign Ordinance. The variation is in harmony with the general purpose and intent of the Sign Ordinance because the wall sign and ground sign will identify the business with their new corporate logo in a manner consistent with the surrounding area.

C. The plight of the petitioner is due to unique circumstances because the petitioner's corporate logo changed and necessitates new signage for their Corporate Headquarter location at 800 Burr Ridge Parkway.

D. The variation is necessitated by practical difficulties or particular hardships created by the requirements of the Sign Ordinance because the petitioner's corporate logo necessitates a "swoosh" which is included in calculating the sign area to underscore the text "TCF BANK". The increased area of the wall sign is necessitated to be sufficiently detectable and legible to motorists.

E. The variation will not alter the essential character of the locality because the sign will be consistent with those signs located in the Corporate Park.

Section 3: That a conditional sign approval per Section 55.07.B.1 and Section 55.07.B.3 and a variation from Section 55.07.A.1(a) to permit a sign package including a wall and ground sign with a total area of 127 square feet and containing more than three colors with the wall sign mounted more than 20 feet above grade rather than the requirements that the combined area of a wall and ground sign cannot exceed 100 square feet, that a wall sign shall not be mounted greater than 20 feet above grade and that all signs shall not have more than three colors *is hereby granted* for the property described herein. The property is commonly known as 800 Burr Ridge Parkway and is legally described as follows:

ALL OF LOTS 2 TO 5, INCLUSIVE, IN BURR RIDGE PARK UNIT 1, BEING A SUBDIVISION IN THE WEST 2 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 NO. 26915064, TOGETHER WITH THAT PART OF THE WEST 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 THE WESTERLY LINE OF SAID LOTS 2, 3, 4 AND 5; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 805.00 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 775.00 FEET, AN ARC DISTANCE OF 369.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 05 DEGREES 29 MINUTES 00 SECONDS WEST, 87.00 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 MC CLINTOCK DRIVE AS DEDICATED IN BURR RIDGE PART 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 MC CLINTOCK DRIVE AS DEDICATED IN BURR RIDGE PARK UNIT 1, AFORESAID, AND BURR RIDGE PART UNIT

3, BEING A SUBDIVISION IN THE WEST 2 OF SAID SECTION 30, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1985 AS DOCUMENT NO. 27479287, BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 252.00 FEET, AN ARC DISTANCE OF 528.91 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 24 DEGREES 46 MINUTES 18 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID MC CLINTOCK DRIVE, 766.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID MC CLINTOCK DRIVE, BEING A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 379.48 FEET, AN ARC DISTANCE OF 147.09 FEET TO THE NORTHEASTERLY LINE OF LINCOLNSHIRE DRIVE AS DEDICATED IN BURR RIDGE PART UNIT 1, AFORESAID; THENCE NORTHWESTERLY ALONG SAID LAST DESCRIBED NORTHEASTERLY LINE, BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 570.00 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 THE NORTHEASTERLY LINE OF SAID LINCOLNSHIRE DRIVE, 36.72 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 IN BURR RIDGE PART 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, 80.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 1127.38 FEET, AN ARC DISTANCE OF 180.72 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

Section 4: That the approval of this variation is subject to compliance with the following terms and conditions:

A. A Sign Permit shall be obtained for said sign prior to erection of the sign and within one year from approval of this Ordinance. Failure to obtain a permit shall render this variation null and void.

B. The subject sign shall substantially comply with the elevations attached hereto as **Exhibit A**.

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 28th day of March, 2005, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:	**5 -**	**Trustees Pallat, Sodikoff, Grasso, Paveza, and Cizek**
NAYS:	**0 -**	**None**
ABSENT:	**1 -**	**Trustee Rohner**

APPROVED by the President of the Village of Burr Ridge on this 28th day of March, 2005.

Village President

ATTEST:

Village Clerk

CORPORATE IDENTITY PROPOSAL
Reverse Channel Back-Lit Letters on Penthouse

RECEIVED
NOV 23 2004
VILLAGE OF BURR RIDGE

Reference Drawing **B50560A**
for color & manufacturing specifications.



PENTHOUSE

Kieffer & CO., INC.

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED FOR USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY KIEFFER & CO. INC. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WITHOUT THE WRITTEN PERMISSION OF KIEFFER & CO. INC.

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3322 Washington Ave. Sheboygan, WI. 53082-1087
PHONE: (920) 458-4394 FAX: (920) 451-3360

www.kieffersigns.com

CUSTOMER: TCF BANK
LOCATION: Burr Ridge, IL
SALESMAN: J. Krenn
DESIGNER: MAK
DATE: 9/23/04

c UL us LISTED

PRODUCTION PROCESSING

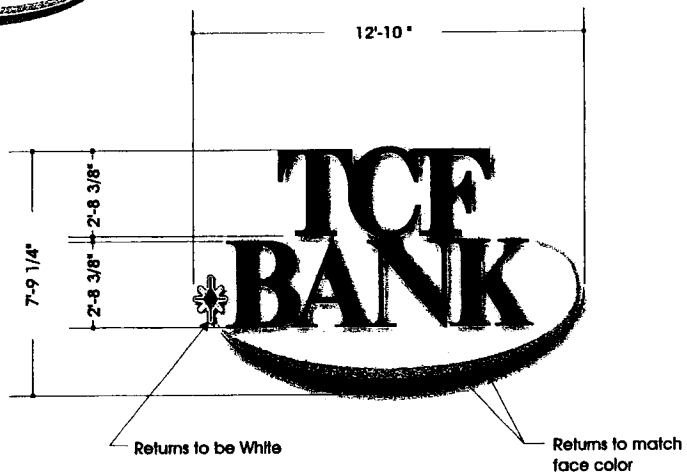
Job # _____
-001 _____
-002 _____
-003 _____
-004 _____

REVISION:
A Reduce layout size per city codes MAK 11/22/04
B
C
D
E
F
G

B50560

EXHIBIT A

Reverse Channel Back-Lit Letter Specifications



LETTER LAYOUT

Scale: 1/4" = 1'- 0"

COLOR SCHEDULE FOR STAR LOGO:

3M Vinyl Film

- #VT4-3630-015 Yellow
- #VT4-3630-84 Tangerine

Urethane Enamel Finish

- White

COLOR SCHEDULE FOR LETTERS/SWOOSH:

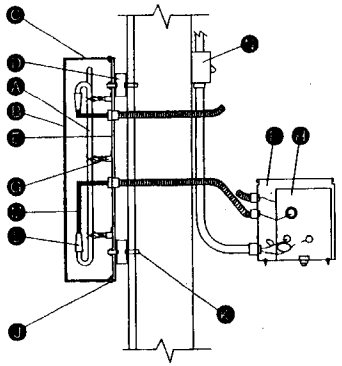
Urethane Enamel Finish

- Black
- #VT4-3630-015 Yellow
- #VT4-3630-84 Tangerine

'Star' Note:
The 'Star' logo to be fabricated following letter specifications. Face to be decorated w/ flat cut 3M vinyl films - SEE COLOR SCHEDULE.

'Swoosh' Note:
The 'Swoosh' logo to be fabricated following letter specifications. Face to have a urethane enamel finish matching 3M vinyl films - SEE COLOR SCHEDULE.

REVERSE CHANNEL BACK-LIT LETTERS



A Neon	Color	#6500/KS White
	Dia.	15mm
B Face	Thickness	.100"
	Color	See color schedule
	Type	Aluminum
C Return	Depth	5"
	Color	Black
	Thickness	.040" x 5.3" coil
D Mounting	Size	2" stand-off
	Type	Aluminum
E Backs	Material	Clear Polycarbonate
	Thickness	3/16"
F Wireway	Size	Standard
	Type	Aluminum
G Tube Support	Type	Glass
H Transformer	Type	Standard
	MA	60
I Kicker	Material	N.A.
	Hgt.	N.A.
J Screws	Size	#8 x 1/2" Phillips Hd.
	Color	To match returns
K Mounting	Internal	1/4" rivnut
	External	1/4" threaded rod
L Boot	Insulated	Standard
M Gto Sleeve	Insulated	Standard
N Switch	Type	Disconnect/toggle

*SPST DISCONNECT SWITCH LOCATED BEHIND WALL.
*CAULK REQUIRED.

Kieffer & Co. Inc.

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3922 Washington Ave. Sheboygan, WI. 53083-1007
PHONE: (920) 458-4384 FAX: (920) 451-3399
www.kiefferslgns.com

CUSTOMER: TCF BANK
LOCATION: Burr Ridge, IL
SALESMAN: J. Krenn
DESIGNER: MAK
DATE: 9/23/04

PRODUCTION PROCESSING

Job #
-001
-002
-003
-004

MAK 11/22/04

REVISION: A Reduce layout size per city codes; B; C; D; E; F; G

B50560A

EXHIBIT A

TCF BANK

TCF Bank
Regional Headquarters
800 Burr Ridge Parkway



TCF Bank is requesting a Conditional Sign Permit to exceed the three colors on their ground sign and directional signs to meet the requirements for their new registered trademark logos to their corporate office.

Kieffer & CO., INC.

EXHIBIT A

VILLAGE OF BURR RIDGE

ACCOUNTS PAYABLE APPROVAL REPORT

BOARD DATE: 12.09.2024

PAYMENT DATE: 12.11.2024

FISCAL 24-25

FUND	FUND NAME	PAYABLE	TOTAL AMOUNT
10	General Fund	$ 208,794.58	$ 208,794.58
23	Hotel/Motel Tax Fund	15,002.32	15,002.32
31	Capital Improvements Fund	3,500.00	3,500.00
51	Water Fund	165,500.81	165,500.81
52	Sewer Fund	963.21	963.21
	TOTAL ALL FUNDS	$ 393,760.92	$ 393,760.92

PAYROLL

PAY PERIOD ENDING November 23, 2024

	TOTAL PAYROLL
Administration	$ 14,932.38
Central Services	45.47
Community Development	13,649.89
Finance	3,102.53
Police	127,704.13
Public Works	24,529.50
Special Events	41.98
Water	32,052.27
Sewer	12,320.23
TOTAL	$ 228,378.38

GRAND TOTAL	$ 622,139.30

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

EXP CHECK RUN DATES 12/09/2024 - 12/09/2024
POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 1010 Boards & Commissions					
10-1010-40-4040	FY25 Local Contribution	Chicago Metropolitan Agenc	11/06/2024	11/06/2024	458.92
10-1010-40-4040	Chicago Tribune 4 weeks	Chicago Tribune	10/22/2024	10/22/2024	40.00
10-1010-40-4040	Newspaper Subscription	Daily Herald	10/22/2024	10/22/2024	19.00
10-1010-40-4040	Newspaper Subscription	Daily Herald	11/19/2024	11/19/2024	19.00
10-1010-40-4040	WSJ Subscription	The Wall Street Journal	11/12/2024	11/12/2024	4.00
10-1010-40-4042	Mayor Breakfast	KPOKOS XVI, Inc.	11/05/2024	033929	54.38
10-1010-50-5010	Legal Services Nov24	Clark Baird Smith LLP	11/20/2024	1144	251.25
10-1010-50-5010	Adjudication Legal Services Oct24	Denise K. Filan	12/02/2024	40997	881.25
10-1010-50-5010	Legal Services General	Storino, Ramello, & Durkin	11/22/2024	11/22/2024	5,052.63
10-1010-50-5010	Legal Services FOIA	Storino, Ramello, & Durkin	11/22/2024	11/22/2024	1,080.00
10-1010-50-5010	Legal Services Case 23 L 13106	Storino, Ramello, & Durkin	11/22/2024	11/22/2024	261.00
10-1010-50-5010	Legal Services Demolition Case	Storino, Ramello, & Durkin	11/22/2024	11/22/2024	2,829.93
10-1010-50-5010	Legal Services Annexation	Storino, Ramello, & Durkin	11/22/2024	11/22/2024	74.25
10-1010-50-5010	Legal Services BR Business Park	Storino, Ramello, & Durkin	11/22/2024	11/22/2024	3,870.00
10-1010-50-5010	Legal Services	Tressler LLP	08/13/2024	492084	350.00
10-1010-50-5015	Prosecution Services	Storino, Ramello, & Durkin	11/22/2024	11/22/2024	3,944.75
10-1010-80-8025	BFPC Membership Renewal	Illinois Fire & Police Com	11/19/2024	03551	400.00
10-1010-80-8025	PD Lateral Custom Interview Devel	Industrial/Organizational	11/18/2024	C61513A	2,645.00
10-1010-80-8025	Bryan Madden	Kevin W. Shaughnessy	10/22/2024	202400190	250.00
10-1010-80-8025	Sergio Zuniga	Kevin W. Shaughnessy	10/22/2024	202400190	250.00
10-1010-80-8025	Courtney Marshall	Kevin W. Shaughnessy	10/22/2024	202400190	250.00
10-1010-80-8025	Omero Garduno	Kevin W. Shaughnessy	11/18/2024	202400201	250.00
10-1010-80-8025	Omar Angeles	Kevin W. Shaughnessy	11/18/2024	202400201	75.00
		Total Department 1010 Boards & Commissions			23,310.36
Department: 2010 Administration					
10-2010-40-4042	Management Books	Amazon.com Credit	11/13/2024	114-39080655027460	7.55
10-2010-40-4042	Management Books	Amazon.com Credit	11/03/2024	112-33300300725045	22.74
10-2010-40-4042	Management Books	Amazon.com Credit	10/31/2024	114-07414071940232	30.75
10-2010-40-4042	Management Manuals	Amazon.com Credit	11/18/2024	114-06657313970638	112.60
10-2010-40-4042	Developer Breakfast	Egg Harbor	10/25/2024	020581	48.41
10-2010-40-4042	Training Walter	Imagine That Performance	11/01/2024	1514	99.00
10-2010-40-4042	Staff Meeting	Mariano's	10/31/2024	0355588	19.98
10-2010-40-4042	Training Lunch	Olive Tree	11/15/2024	034063	35.68
10-2010-40-4042	Organizational Development & Trai	RISE Leadership, LLC	11/15/2024	1776	1,500.00
10-2010-40-4042	Training Lunch	Sonic Drive In	11/19/2024	610662	15.83
10-2010-40-4042	Networking Meeting Nov24	Willowbrook/Burr Ridge	11/05/2024	2841	30.00
10-2010-50-5030	Burr Ridge Non Public Safety Cell	AT&T Mobility	11/25/2024	287310366548X1224	89.57
10-2010-50-5030	Cell Phones Walter & Nass	AT&T Mobility	11/25/2024	287309346353X122024	120.72
10-2010-60-6010	Desk Pad	Runco Office Supply	11/21/2024	955552-0	37.99
		Total Department 2010 Administration			2,170.82
Department: 3010 Community Development					
10-3010-40-4042	Organizational Development & Trai	RISE Leadership, LLC	11/15/2024	1776	1,500.00
10-3010-50-5020	Development Engr Services by Task	Kimley-Horn and Associates	10/31/2024	29756706 (2)	33,600.00
10-3010-50-5030	Burr Ridge Non Public Safety Cell	AT&T Mobility	11/25/2024	287310366548X1224	131.81
10-3010-50-5075	Plan Review Permit 24-140	B&F Construction Code Serv	11/26/2024	67011	300.00
10-3010-50-5075	Inspections Sept24	B&F Construction Code Serv	11/20/2024	20178	1,470.00
10-3010-50-5075	Inspections Oct24	B&F Construction Code Serv	11/20/2024	20179	2,985.20
10-3010-50-5075	Permit Reviews & Inspections Nov2	Don Morris Architects PC	11/30/2024	11/30/2024	17,145.00

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

EXP CHECK RUN DATES 12/09/2024 - 12/09/2024
POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 3010 Community Development					
10-3010-50-5096	3rd Qtr Health Inspections	Cook County Dept of Public	10/22/2024	10/22/2024	200.00
10-3010-50-5096	Contractual Elevator Inspection S	Elevator Inspection Servic	11/04/2024	127267	3,136.00
10-3010-60-6000	Door Hanger Bags	Uline, Inc.	10/21/2024	28180074	46.50
10-3010-60-6010	Desk Organization Supplies	Runco Office Supply	11/21/2024	955552-0	18.90
10-3010-60-6010	Desk Organization Supplies	Runco Office Supply	11/26/2024	955552-1	8.68
10-3010-60-6010	Desk Organization Supplies	Runco Office Supply	11/27/2024	955552-2	51.99
10-3010-60-6020	Gasoline Consumption 08.16-11.15.	DuPage County Public Works	11/19/2024	2024-23F	299.94
			Total Department 3010 Community Development		60,894.02
Department: 4010 Finance					
10-4010-40-4040	Annual Financial Report FY2024	Government Finance Officer	10/29/2024	3357	250.00
10-4010-40-4040	GFOA Subscription	IGFOA	10/15/2024	26321002	460.00
10-4010-40-4042	Organizational Development & Trai	RISE Leadership, LLC	11/15/2024	1776	1,500.00
10-4010-50-5020	Consulting WE 09.28 to WE 11.02.2	TVG-MGT Holdings, LP	11/18/2024	MGT36170	6,040.13
10-4010-50-5020	Consulting WE 09.28 to 11.02.24 M	TVG-MGT Holdings, LP	11/18/2024	MGT36171	4,095.00
			Total Department 4010 Finance		12,345.13
Department: 4020 Central Services					
10-4020-40-4042	EEC/Senior Staff Meeting	Brookhaven Marketplace	11/15/2024	933358	23.15
10-4020-40-4042	Senior Staff Retreat	Dunkin Donuts	10/28/2024	186	25.52
10-4020-40-4042	Senior Staff Retreat	Mariano's	10/28/2024	000738	27.40
10-4020-40-4042	Senior Staff Retreat Snacks	Sam's Club #6384	10/25/2024	2134821302998497845	18.46
10-4020-40-4042	EEC/Senior Staff Goal Setting Mee	Spring Forest	11/15/2024	033233	310.00
10-4020-40-4042	Senior Staff Retreat	Spring Forest	10/28/2024	096870	227.00
10-4020-40-4042	EEC/Senior Staff Goal Setting Mee	The Great American Bagel	11/15/2024	052067	49.39
10-4020-50-5030	Telephone Land Line	Peerless Network, Inc.	11/01/2024	62950	526.22
10-4020-60-6000	Deposit Bags	Amazon.com Credit	10/29/2024	113-48642717690613	38.58
10-4020-60-6000	Office Supplies	Runco Office Supply	11/21/2024	955552-0	411.71
10-4020-60-6010	Branded Shirts	Roger F. Luesmann	09/24/2024	15730	1,724.40
10-4020-60-6010	Branded Shirts (2XL)	Roger F. Luesmann	09/24/2024	15730	855.00
10-4020-60-6010	Branded Shirts (3XL)	Roger F. Luesmann	09/24/2024	15730	189.90
10-4020-60-6010	Kitchen Supplies & Heavy Duty Shi	Sam's Club #6384	11/15/2024	10233196621	118.68
			Total Department 4020 Central Services		4,545.41
Department: 4040 Information Technology					
10-4040-50-5020	Village Board Meeting 11.25.24	Fernando Garron	11/25/2024	11/25/2024	325.00
10-4040-50-5020	IT Consulting	Orbis Solutions	11/21/2024	5577146	825.00
10-4040-50-5061	Emergency Backup	Comcast	10/16/2024	8771201140537 Oct24	192.90
10-4040-50-5061	Pump Center	Comcast	10/21/2024	8771201140533 Oct24	197.85
10-4040-50-5061	Read Enterprise Plan	Read AI, Inc.	11/18/2024	01328CBF-0002	29.75
10-4040-50-5061	Contact Management	The Rocket Science Group.	10/25/2024	MC19226587	38.25
10-4040-50-5061	Video Conferencing	Zoom Video Communications	11/01/2024	INV279303497	15.99
10-4040-50-5064	Bundle Core- Taser 7/+True up- Ax	Axon Enterprise, Inc.	11/15/2024	INUS298185	4,294.91
10-4040-50-5064	Axon Evidence Redaction License	Axon Enterprise, Inc.	11/15/2024	INUS298185	636.83
10-4040-50-5064	Basic License Bundle	Axon Enterprise, Inc.	11/15/2024	INUS298420	955.20
10-4040-50-5064	Bundle Core- Taser 7/+True up- Ax	Axon Enterprise, Inc.	11/15/2024	INUS298465	636.83
10-4040-50-5064	Axon Evidence Redaction License	Axon Enterprise, Inc.	11/15/2024	INUS298465	10,370.41
10-4040-50-5064	Monthly Service Fee Nov24	DACRA Adjudication System	11/30/2024	DT 2024-11-022	2,000.00
10-4040-60-6040	IT Equipment	Orbis Solutions	11/21/2024	5577150	15.00
			Total Department 4040 Information Technology		20,533.92

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

EXP CHECK RUN DATES 12/09/2024 - 12/09/2024
POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 5010 Police					
10-5010-40-4032	Uniform Allowance Garcia, K	JG Uniforms, Inc.	11/11/2024	139159	392.35
10-5010-40-4032	Nylon Duty Belt Kurinec, M	JG Uniforms, Inc.	11/11/2024	139160	63.75
10-5010-40-4032	Uniform Vest- Sgt Garcia	JG Uniforms, Inc.	11/11/2024	139161	190.00
10-5010-40-4032	Uniform Allowance Garcia, K	JG Uniforms, Inc.	11/14/2024	139394	646.60
10-5010-40-4032	Embroidery	Roger F. Luesmann	08/07/2024	15667	30.00
10-5010-40-4032	Badge BR PD	SymbolArts, LLC	11/21/2024	0510914	147.50
10-5010-40-4040	2025 APBnet Annual Support Fee	Critical Reach, Inc.	12/02/2024	3757	485.00
10-5010-40-4042	Conference Accommodations	Aloft Boston Seaport	10/18/2024	1000162933	2,043.98
10-5010-40-4042	Conference Lunch	Boston Convention & Exhibi	10/21/2024	10/21/2024	15.00
10-5010-40-4042	Conference Meal	Boston Farm	10/24/2024	10/24/2024	4.28
10-5010-40-4042	Conference Lunch	Jimmy John's	10/22/2024	1022241637227097	14.42
10-5010-40-4042	Meeting Refreshments	Kirsten's Danish Bakery	11/14/2024	126167	61.23
10-5010-40-4042	Subway Ride	MBTA Subway	10/23/2024	221256	2.40
10-5010-40-4042	Training Weeks	North East Multi-Regional	11/15/2024	366269	40.00
10-5010-40-4042	Organizational Development & Trai	RISE Leadership, LLC	11/15/2024	1776	1,500.00
10-5010-40-4042	Conference Travel	Trooper	10/22/2024	062024-0085	125.00
10-5010-40-4042	Conference Travel	Trooper	10/22/2024	062024-0086	125.00
10-5010-40-4042	Conference Travel	Uber Technologies, Inc	10/22/2024	10/22/2024	27.31
10-5010-40-4042	Conference Travel	Uber Technologies, Inc	10/21/2024	10/21/24	29.09
10-5010-40-4042	Checked Bag Fee	United Airlines	10/24/2024	10/24/2024	40.00
10-5010-50-5020	Christmas Cards	Lynn Card Company	11/07/2024	2241031-044	102.95
10-5010-50-5025	Expedited Card	Fifth Third Bank - ML	10/30/2024	10/30/2024	25.00
10-5010-50-5030	Burr Ridge Public Safety Cell Pho	AT&T Mobility	11/25/2024	287309346353X122024	1,669.05
10-5010-50-5030	Cell Phones	Verizon Wireless	11/13/2024	9976889689	128.47
10-5010-50-5051	Maintenance-Vehicles	American Chevrolet, Inc.	11/26/2024	43480	613.83
10-5010-50-5051	Tire Repair	B & E Auto Repair Service	12/02/2024	149624	33.00
10-5010-50-5051	Delco Battery Replacement	B & E Auto Repair Service	11/15/2024	149510	1,181.95
10-5010-50-5051	Front and Rear Brake repairs/Sens	Burr Ridge Car Care, Inc.	11/14/2024	65170	1,433.45
10-5010-50-5051	Maintenance Vehicles	Willowbrook Ford	10/16/2024	6431137	143.39
10-5010-60-6010	Ink Cartridges	Amazon.com Credit	11/12/2024	112-52200909939435	48.89
10-5010-60-6010	Office Supplies	Amazon.com Credit	11/12/2024	112-25556933993862	23.69
10-5010-60-6010	Cardboard Bike Boxes & Office Sup	Amazon.com Credit	11/12/2024	112-35255110398612	298.54
10-5010-60-6010	Shooting Supplies	Amazon.com Credit	10/24/2024	112-979755755735882	13.28
10-5010-60-6020	Gasoline Consumption 08.16-11.15.	DuPage County Public Works	11/19/2024	2024-23F	20,961.25
10-5010-60-6020	Gasoline Purchases Nov24	Wex Bank	11/23/2024	101071870	62.04
			Total Department 5010 Police		32,721.69
Department: 6010 Public Works					
10-6010-40-4032	Carhartt Long Sleeve Shirts	Amazon.com Credit	11/05/2024	111-64548074980231	239.94
10-6010-40-4032	Uniform Allowance Countryman, T	Imagination Print & Design	11/18/2024	163450376	65.25
10-6010-40-4032	Embroidery	Roger F. Luesmann	07/30/2024	15658	80.00
10-6010-40-4032	Caps, Polo Shirts, Fleece	Roger F. Luesmann	10/23/2024	15772	922.71
10-6010-40-4032	PW Sweatshirts	Roger F. Luesmann	10/28/2024	15782	863.00
10-6010-40-4032	PW Polos/Jacket	Roger F. Luesmann	11/06/2024	15793	977.84
10-6010-40-4040	Membership Fee 2025	Illinois Public Works Mutu	12/03/2024	2862	100.00
10-6010-40-4042	Conference Accommodations Country	Doubletree by Hilton	10/22/2024	10/22/2024	57.52
10-6010-40-4042	IAA Annual Conference	Illinois Arborist Associat	11/19/2024	1860-0007	235.00
10-6010-40-4042	I-Pass Toll	Illinois Tollway	10/31/2024	007178 Oct24	0.60
10-6010-40-4042	Snowplow Training	Northeastern IL Public Saf	11/05/2024	79468673	461.25
10-6010-40-4042	Organizational Development & Trai	RISE Leadership, LLC	11/15/2024	1776	1,500.00

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

EXP CHECK RUN DATES 12/09/2024 - 12/09/2024
POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 6010 Public Works					
10-6010-50-5020	Development Engr Services by Task	Kimley-Horn and Associates	10/31/2024	29756706	7,400.00
10-6010-50-5030	Burr Ridge Non Public Safety Cell	AT&T Mobility	11/25/2024	287310366548X1224	650.32
10-6010-50-5050	Fuel Tank, Recoil Housing, Air Co	Alexander Equipment Compan	12/02/2024	212959	285.98
10-6010-50-5050	Peterbilt Snow Plow Truck Mainten	West & Sons Towing, Inc.	11/21/2024	168780	497.50
10-6010-50-5052	PD Annual Fire Alarm Services	Alarm Detection Systems, I	11/10/2024	156405-1053	341.61
10-6010-50-5052	Repair Flat Roof at Village Hall	All American Exterior Solu	11/21/2024	46271	1,350.00
10-6010-50-5052	Repair Broken Window PD	ARC Glazing, Inc.	11/26/2024	11/26/2024	450.00
10-6010-50-5052	Generator Maintenance @ VH, PD, &	Cummins Sales and Service	11/25/2024	F2-241189988	1,810.20
10-6010-50-5052	FY2025 Quarterly Maintenance - Bu	Dynamic Heating & Piping C	11/25/2024	205230	577.40
10-6010-50-5052	Resetting of Existing Gate Posts	First Fence Company	11/15/2024	49604	1,740.00
10-6010-50-5053	FY2025 Municipal Contract Sweepin	LRS Holdings, LLC	11/15/2024	PS637247	725.00
10-6010-50-5053	Emergency/Special Event Sweeping	LRS Holdings, LLC	11/15/2024	LR5947883	827.91
10-6010-50-5054	Replace Streetlight Arm and LED F	Meade Electric Company, In	11/25/2024	710956	1,732.00
10-6010-50-5055	Maintenance Signals	Meade Electric Company, In	11/29/2024	710843	204.09
10-6010-50-5058	Monthly Cleaning Service - Villag	Best Quality Cleaning, LLC	11/20/2024	51956	968.62
10-6010-50-5058	Monthly Cleaning Service - Police	Best Quality Cleaning, LLC	11/20/2024	51956	1,237.69
10-6010-50-5058	Monthly Cleaning Service - Public	Best Quality Cleaning, LLC	11/20/2024	51956	484.31
10-6010-50-5058	FY 25 Weekly Mat Rental	Breens Inc.	11/19/2024	29524	38.50
10-6010-50-5058	FY 25 Weekly Mat Rental	Breens Inc.	11/26/2024	29665	38.50
10-6010-50-5058	Monthly Holding Cell Cleaning	Service Master	11/25/2024	229338	195.00
10-6010-50-5058	Monthly Holding Cell Cleaning	Service Master	11/30/2024	229657	195.00
10-6010-50-5080	Village Hall Sewer	DuPage County Public Works	11/12/2024	176949-30506556 Nov	544.93
10-6010-50-5080	Police Department Sewer	DuPage County Public Works	11/12/2024	177685-30506969 Nov	665.63
10-6010-50-5080	Police Department	NICOR Gas	11/14/2024	66468914693 Nov24	217.23
10-6010-50-5080	Rustic Acres	NICOR Gas	11/14/2024	81110732419 Nov24	52.26
10-6010-50-5080	Public Works	NICOR Gas	11/08/2024	22944400005 Nov24	179.54
10-6010-50-5080	Village Hall Garage	NICOR Gas	11/14/2024	57961400009 Nov24	52.26
10-6010-50-5080	Village Hall	NICOR Gas	11/14/2024	47025700007 Nov24	559.04
10-6010-50-5095	Forecasting Weather Services	BAMWX, LLC	11/15/2024	372AFCCE-0003	1,700.00
10-6010-60-6010	Operating Supplies	Menards - Hodgkins	11/18/2024	52145	144.47
10-6010-60-6010	Cable Ties, Beige Cords, Branches	Menards - Hodgkins	11/20/2024	52293	193.87
10-6010-60-6010	Operating Supplies	Menards - Hodgkins	11/20/2024	52294	196.62
10-6010-60-6010	Operating Supplies	Menards - Hodgkins	11/14/2024	51911	154.95
10-6010-60-6010	Operating Supplies	Menards - Hodgkins	11/14/2024	51912	95.44
10-6010-60-6010	CA-6 for PW- Operations (Street)	Ozinga Materials, Inc.	11/22/2024	ARI02539147	1,599.17
10-6010-60-6010	CA-6 for PW- Operations (Street)	Ozinga Materials, Inc.	11/29/2024	ARI02559456	1,352.38
10-6010-60-6010	First Aid Supplies	Vestis First Aid & Safety	11/20/2024	ORD5-012096	253.93
10-6010-60-6010	First Aid Supplies VH	Vestis First Aid & Safety	11/20/2024	ORD5-012097	96.45
10-6010-60-6020	Gasoline Consumption 08.16-11.15.	DuPage County Public Works	11/19/2024	2024-23F	7,450.85
10-6010-60-6040	PW Equipment	Amazon.com Credit	10/21/2024	111-9994980-9320258	256.99
10-6010-60-6042	Solid Blocks	Kieft Brothers, Inc	11/05/2024	254347	644.48
10-6010-60-6043	Tree Planting	ITrees.com, Inc.	05/06/2024	5375	1,140.00
10-6010-60-6043	iTree's Resident Plantings	ITrees.com, Inc.	10/22/2024	5589	2,850.00
10-6010-60-6043	iTree's Resident Plantings	ITrees.com, Inc.	05/06/2024	5376	4,620.00
			Total Department 6010 Public Works		52,273.23
			Total Fund 10 General Fund		208,794.58
Fund: 23 Hotel/Motel Tax Fund					
Department: 7030 Special Revenue Hotel/Motel					

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

EXP CHECK RUN DATES 12/09/2024 - 12/09/2024
POSTED AND UNPOSTED
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GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 23 Hotel/Motel Tax Fund					
Department: 7030 Special Revenue Hotel/Motel					
23-7030-50-5069	Median Seasonal Flower Bulbs	Beary Landscape Management	11/15/2024	300047	1,260.00
23-7030-50-5075	Entryway Sign	COMED	11/06/2024	8234771222 Nov24	29.07
23-7030-80-8010	Gala Centerpieces	Amazon.com Credit	10/30/2024	113-98845588633826	15.00
23-7030-80-8010	Gala Centerpieces	Amazon.com Credit	11/04/2024	113-09959709070635	300.22
23-7030-80-8010	iCloud with 200GB Storage	Apple Corporation	11/10/2024	129873370573	2.99
23-7030-80-8010	Thank you disks for Village Gala	Aunt Diana's Candy	11/12/2024	11/12/2024	225.00
23-7030-80-8010	Gala Centerpieces	Hobby Lobby	11/14/2024	070505	205.80
23-7030-80-8010	June-Dec SoW/Monthly Rate	Kaleidoscope Management Gr	11/30/2024	2456	4,120.00
23-7030-80-8010	Gala Photography	Miguel Narvaez	11/20/2024	11/20/2024	1,000.00
23-7030-80-8010	Gala Event Placecards	Minuteman Press of Lyons	11/12/2024	47251	37.57
23-7030-80-8012	Deck the Green Custom Signs	Bannerville USA Inc.	11/21/2024	037362	580.00
23-7030-80-8012	Candy for Chamber Trunk or Treat	Mariano's	10/26/2024	093485	226.67
23-7030-80-8012	Facepainters	Sparkles Entertainment, In	11/24/2024	241122BR	650.00
23-7030-80-8012	Stiltwalker	Sparkles Entertainment, In	11/24/2024	241122BR	400.00
23-7030-80-8012	Buddy the Elf	Sparkles Entertainment, In	11/24/2024	241122BR	550.00
23-7030-80-8012	Juggler	Sparkles Entertainment, In	11/24/2024	241122BR	800.00
23-7030-80-8012	Grinch	Sparkles Entertainment, In	11/24/2024	241122BR	400.00
23-7030-80-8012	Santa & Mrs. Claus	Sparkles Entertainment, In	11/24/2024	241122BR	550.00
23-7030-80-8012	Electric Train	Sparkles Entertainment, In	11/24/2024	241122BR	1,790.00
23-7030-80-8012	Photographer for Santa Photos	Sparkles Entertainment, In	11/24/2024	241122BR	660.00
23-7030-80-8012	Antique Popcorn Wagon	Sparkles Entertainment, In	11/24/2024	241122BR	1,200.00
		Total Department 7030 Special Revenue Hotel/Motel			15,002.32
		Total Fund 23 Hotel/Motel Tax Fund			15,002.32
Fund: 31 Capital Improvements Fund					
Department: 8010 Capital Improvement					
31-8010-70-7010	Engr. Serv. for Grant Submittals	Living Waters Consultants	11/22/2024	3111	3,500.00
		Total Department 8010 Capital Improvement			3,500.00
		Total Fund 31 Capital Improvements Fund			3,500.00
Fund: 51 Water Fund					
Department: 6030 Water Operations					
51-6030-40-4032	Uniform Allowance Dewall	Blain Supply, Inc.	11/27/2024	BFF-065444	319.97
51-6030-40-4032	Uniform Allowance Fister	Blain Supply, Inc.	11/27/2024	BFF-065478	99.99
51-6030-40-4042	Organizational Development & Trai	RISE Leadership, LLC	11/15/2024	1776	2,500.00
51-6030-50-5020	On-Call Prof. Services-Water Syst	Crawford, Murphy & Tilly,	11/15/2024	0239124	620.00
51-6030-50-5020	(10) Coliform Samples	Envirotest Perry Laborato	11/21/2024	24-137467	187.50
51-6030-50-5020	Consulting WE 09.28 to WE 11.02.2	TVG-MGT Holdings, LP	11/18/2024	MGT36170	2,787.75
51-6030-50-5020	Consulting WE 09.28 to 11.02.24 M	TVG-MGT Holdings, LP	11/18/2024	MGT36171	1,890.00
51-6030-50-5030	Pump Center Alarm	AT&T	10/22/2024	630325420910 Oct24	231.83
51-6030-50-5030	Burr Ridge Non Public Safety Cell	AT&T Mobility	11/25/2024	287310366548X1224	345.37
51-6030-50-5030	Telephone Land Line	Peerless Network, Inc.	11/01/2024	62950	47.76
51-6030-50-5030	Water Modems	Verizon Wireless	11/13/2024	9976889689	219.94
51-6030-50-5067	CLA-VAL Reprogramming and Rewirin	Dorner Products, Inc.	11/08/2024	513114	1,750.00
51-6030-50-5067	As-Bid South Elevated Storage Tan	Era-Valdivia Contractors,	12/02/2024	24118001	125,405.83
51-6030-50-5070	Water Model, RRA Rpt, Water Rate	Crawford, Murphy & Tilly,	11/15/2024	0239115	390.00
51-6030-50-5070	Water Tower Rehab. Constr. Engine	Crawford, Murphy & Tilly,	11/15/2024	0239121	6,715.00
51-6030-50-5070	62nd Street & Cove Creek Court De	Thomas Engineering Group L	11/18/2024	22078	5,851.30
51-6030-50-5080	Well #4	COMED	11/15/2024	0962662000 Nov24	101.99

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

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GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 51 Water Fund					
Department: 6030 Water Operations					
51-6030-50-5080	Well #1	COMED	11/06/2024	5738828000 Nov24	160.15
51-6030-60-6010	Capri Tools	Amazon.com Credit	11/07/2024	111-07644082527420	39.98
51-6030-60-6010	1" Limestone plus freight	Ozinga Materials, Inc.	11/22/2024	ARIO2539146	2,231.93
51-6030-60-6010	CA-7 for Water/Wastewater Divisio	Ozinga Materials, Inc.	11/29/2024	ARIO2559456	642.42
51-6030-60-6010	Topsoil	Tameling Industries	11/14/2024	0199887	43.00
51-6030-60-6010	Water Operating Supplies	Water Products Co. of Auro	11/18/2024	0326253	1,505.79
51-6030-60-6010	More Water Operating Supplies	Water Products Co. of Auro	11/18/2024	0326253	628.03
51-6030-60-6020	Gasoline Consumption 08.16-11.15.	DuPage County Public Works	11/19/2024	2024-23F	3,313.07
51-6030-60-6040	5 OMNI+ 1 1/2" meter kits	Core & Main LP	11/26/2024	W074153	6,585.00
51-6030-60-6040	Dispenser 10 ml	HD Supply, Inc.	11/26/2024	INV00553800	181.78
51-6030-60-6040	Copper Pipe Tool Kit, Socket and	HD Supply, Inc.	11/19/2024	INV00546068	476.30
51-6030-60-6040	Reed Copper and Flare 2 Hammer	HD Supply, Inc.	11/19/2024	INV00546151	229.13
			Total Department 6030 Water Operations		165,500.81
			Total Fund 51 Water Fund		165,500.81
Fund: 52 Sewer Fund					
Department: 6040 Sewer Operations					
52-6040-50-5020	Consulting WE 09.28 to WE 11.02.2	TVG-MGT Holdings, LP	11/18/2024	MGT36170	464.62
52-6040-50-5020	Consulting WE 09.28 to 11.02.24 M	TVG-MGT Holdings, LP	11/18/2024	MGT36171	315.00
52-6040-50-5030	Telephone Land Line	Peerless Network, Inc.	11/01/2024	62950	5.31
52-6040-50-5080	Arrowhead Lift Station	COMED	11/06/2024	4047447000 Nov24	128.17
52-6040-50-5080	Highland Fields Lift Station	COMED	11/06/2024	6031530100 Nov24	50.11
			Total Department 6040 Sewer Operations		963.21
			Total Fund 52 Sewer Fund		963.21

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
--- TOTALS BY GL DISTRIBUTION ---					
10-1010-40-4040	Due & Subscriptions				540.92
10-1010-40-4042	Training & Travel Expense				54.38
10-1010-50-5010	Legal Services				14,650.31
10-1010-50-5015	Prosecution Services				3,944.75
10-1010-80-8025	Fire & Police Comm				4,120.00
10-2010-40-4042	Training & Travel Expense				1,922.54
10-2010-50-5030	Telephone				210.29
10-2010-60-6010	Operating Supplies				37.99
10-3010-40-4042	Training & Travel Expense				1,500.00
10-3010-50-5020	Other Professional Services				33,600.00
10-3010-50-5030	Telephone				131.81
10-3010-50-5075	Plan Review & Inspection Serv				21,900.20
10-3010-50-5096	Reimbursable Contractor Srvcs				3,336.00
10-3010-60-6000	Office Supplies				46.50
10-3010-60-6010	Operating Supplies				79.57
10-3010-60-6020	Gasoline & Oil				299.94
10-4010-40-4040	Dues & Subscriptions				710.00
10-4010-40-4042	Training & Travel Expense				1,500.00
10-4010-50-5020	Other Professional Services				10,135.13
10-4020-40-4042	Training & Travel Expense				680.92
10-4020-50-5030	Telephone				526.22
10-4020-60-6000	Office Supplies				450.29
10-4020-60-6010	Operating Supplies				2,887.98
10-4040-50-5020	Other Professional Services				1,150.00
10-4040-50-5061	Software Services				474.74
10-4040-50-5064	Software Services - Police				18,894.18
10-4040-60-6040	Supplies-Equipment				15.00
10-5010-40-4032	Uniform Allowance				1,470.20
10-5010-40-4040	Dues & Subscriptions				485.00
10-5010-40-4042	Training & Travel Expense				4,027.71
10-5010-50-5020	Other Professional Services				102.95
10-5010-50-5025	Postage				25.00
10-5010-50-5030	Telephone				1,797.52
10-5010-50-5051	Maintenance-Vehicles				3,405.62
10-5010-60-6010	Operating Supplies				384.40
10-5010-60-6020	Gasoline & Oil				21,023.29
10-6010-40-4032	Uniform Allowance				3,148.74
10-6010-40-4040	Dues & Subscriptions				100.00
10-6010-40-4042	Training & Travel Expense				2,254.37
10-6010-50-5020	Other Professional Services				7,400.00
10-6010-50-5030	Telephone				650.32
10-6010-50-5050	Maintenance-Equipment				783.48
10-6010-50-5052	Maintenance-Buildings				6,269.21
10-6010-50-5053	Maintenance-Streets				1,552.91
10-6010-50-5054	Maintenance-Lighting				1,732.00
10-6010-50-5055	Maintenance-Signals				204.09
10-6010-50-5058	Janitorial Services				3,157.62
10-6010-50-5080	Utilities				2,270.89
10-6010-50-5095	Other Contractual Services				1,700.00

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EXP CHECK RUN DATES 12/09/2024 - 12/09/2024
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GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
10-6010-60-6010			Operating Supplies		4,087.28
10-6010-60-6020			Gasoline & Oil		7,450.85
10-6010-60-6040			Supplies-Equipment		256.99
10-6010-60-6042			Supplies-Streets		644.48
10-6010-60-6043			Supplies-Trees		8,610.00
23-7030-50-5069			Maintenance-Gateway Landscape		1,260.00
23-7030-50-5075			Gateway Projects		29.07
23-7030-80-8010			Public/Employee Relations		5,906.58
23-7030-80-8012			Special Events		7,806.67
31-8010-70-7010			Improvements		3,500.00
51-6030-40-4032			Uniform Allowance		419.96
51-6030-40-4042			Training & Travel Expense		2,500.00
51-6030-50-5020			Professional Services		5,485.25
51-6030-50-5030			Telephone		844.90
51-6030-50-5067			Maintenance-Distribution Syst		127,155.83
51-6030-50-5070			Engineering Services		12,956.30
51-6030-50-5080			Utilities		262.14
51-6030-60-6010			Operating Supplies		5,091.15
51-6030-60-6020			Gasoline & Oil		3,313.07
51-6030-60-6040			Supplies-Equipment		7,472.21
52-6040-50-5020			Other Professional Services		779.62
52-6040-50-5030			Telephone		5.31
52-6040-50-5080			Utilities		178.28
--- TOTALS BY FUND ---					
10			General Fund		208,794.58
23			Hotel/Motel Tax Fund		15,002.32
31			Capital Improvements Fund		3,500.00
51			Water Fund		165,500.81
52			Sewer Fund		963.21
		Total For All Funds:			393,760.92