



VILLAGE OF BURR RIDGE
**MAYOR & BOARD OF TRUSTEES
REGULAR MEETING**

Village Hall – Board Room
Monday, August 11, 2025 – 6:30 PM

AGENDA

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **PRESENTATIONS AND PUBLIC HEARINGS**
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 July 14, 2025

[B.](#) * Receive and File Plan Commission Meeting of August 4, 2025

6. **ORDINANCES**

[A.](#) * Approval of an Ordinance Denying Variation Requests from Sections IV.I, VI.F.7, and IV.J of the Zoning Ordinance to Permit a Sports Court in the Front Yard of a Property; A Sports Court Within the Minimum 30 ft. Front Yard Setback for the R-3 Zoning District; a Fence in the Front Yard; and a Fence 6 Feet in Height (V-03-2025: 6500 S. Elm Street/Rante)

[B.](#) * Approval of an Ordinance Amending Section 22.11 of the Municipal Code of the Village of Burr Ridge

7. **RESOLUTIONS**

- [A.](#) Consideration of a Resolution Approving the Disbursement of Downtown Business District Funds to Topaz Café
- [B.](#) Consideration of a Resolution Authorizing the Sale of Certain Surplus Public Real Estate
- [C.](#) * Approval of a Resolution Accepting a Plat of Dedication and Plat of Easement for Public Right-Of-Way and Permanent Easement from 15W070 Sedgley Road
- [D.](#) * Approval of a Resolution Regarding the Need for Confidentiality of Closed Session Minutes

8. CONSIDERATIONS

- [A.](#) * Approval to Direct Staff to Prepare an Ordinance Approving a Special Use Amendment in Accordance with Zoning Ordinance Section XIII.L.8 to Amend the Forest Edge Subdivision Planned Unit Development, Ordinance A-834-02-01, to (1) Lower the Minimum Average Lot Size Requirements and to (2) Amend the Lot Configuration of Phase 2 in the Forest Edge Subdivision (Z-10-2025: 9140 Forest Edge Lane - Dusza)
- [B.](#) * Approval to Direct Staff to Prepare an Ordinance Approving Text Amendments to Sections VI and XIV of the Zoning Ordinance for Community Residences (Z-05-2025: Village of Burr Ridge)
- [C.](#) * Approval to Direct Staff to Prepare an Ordinance Approving Text Amendments to Appendix V of the Zoning Ordinance for Disability Terminology (Z-09-2025: Village of Burr Ridge)
- [D.](#) * Approval of Award of a Contract for the 2025 Water Main Replacements Project to Trine Construction Corp., of St. Charles, IL in the Amount of \$3,355,985
- [E.](#) * Approval of the FY26 1st Quarter Budget Amendments
- [F.](#) * Approval of an Employment Contract Between the Village and the International Union of Operating Engineers #150 (Public Works)
- [G.](#) * Approval of Mayor Grasso's Nomination to Appoint Deborah O'Donnell to the Economic Development Committee for a Term Expiring May 1, 2027
- [H.](#) * Receive and File Separation Notice of Ryan Husarik
- [I.](#) * Approval of Vendor List Dated July 28, 2025, for the Fiscal Year 2026 in the Amount of \$906,815.51 for all Funds, Plus \$252,960.13 for Payroll Period Ending July 5, 2025, for a Grand Total of \$1,159,775.64
- [J.](#) * Approval of Vendor List Dated August 11, 2025, for the Fiscal Year 2026 in the Amount of \$391,304.63 for all Funds, Plus \$267,976.47 for Payroll Period Ending July 19, 2025, for a Grand Total of \$659,281.10

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. REPORTS AND COMMUNICATIONS

11. ADJOURNMENT

NEXT MEETING – August 25, 2025 – 6:30 PM

August 11, 2025 Board Meeting Summary

6A – 6500 Elm Street Variance

At the July 14, 2025, meeting, the Board directed staff to prepare an Ordinance denying variation requests for a sports court in the front yard of a property within the minimum 30 ft. front yard setback and a 6 ft. fence in the front yard at 6500 S. Elm St.

Recommendation: The ordinance be approved.

6B – Business Licensing Text Amendment

Staff recommends moving the effective dates for business licenses from February 1 to January 31, to May 1 to April 30, to align this process with our fiscal year. The Village would administratively extend the expiration of all existing business licenses from January 31, 2026, to April 30, 2026, at no cost to license holders. Because the Village has already collected all FY2026 business license revenue and the revised deadline will occur in FY2026, there will be no loss of revenue.

Recommendation: The ordinance be approved.

7A – Business District Funding Request (Topaz Café)

At their June 11, 2025, meeting, the Economic Development Committee (EDC) considered an application from Branko Palikuca, owner of Topaz Café restaurant located at 780 Village Center Drive. Mr. Palikuca requested an unspecified amount in Downtown Business District funding to partially offset the cost of approximately \$40,000 in various mechanical and aesthetic improvements at the restaurant. The EDC supported the request by a 4-0 vote due to the impact of the Entertainment District on Topaz Café, as one of the primary road accesses to the business has been closed with its construction. The EDC recommends that the Board approve \$24,000 to Topaz Café without additional conditions, as the petitioner had already made and paid for the stated improvements at the property. The attached resolution codifies this recommendation. The Board has final authority to approve, deny, or modify EDC's Downtown Business District funding requests and recommendations.

Recommendation: The resolution be adopted.

7B – Sale of Village Hall

Attached is a resolution declaring Village Hall (7660 County Line Road) for sale by the Village of Burr Ridge. Under State law, the Board's authorization is required to place any public property owned by the corporate body up for sale; this resolution codifies this directive. In the attached map, the yellow area (Site 1) is the extent of the Village Hall property, including the Veterans Memorial; the blue area (Site 2) is the property that would be placed for sale under the attached resolution. Site 2 is approximately 1.9 acres in size and contains the vast majority of the physical Village Hall building. As part of staff's planning vision for the new Village Hall to be constructed at 7700 County Line Road, the Village would retain the property adjacent to the Veterans Memorial to allow for better access to parking. Because of the Veterans Memorial location on Site 1, staff recommends that the Village not consider the sale of this parcel. The Village would then work with

the forthcoming party seeking to purchase Site 2 to create more functional access and parking areas between the ultimate primary user of the sold property. While the entirety of Village Hall extends outside of Site 2, the Village is within its powers to permit the entire building to be removed from the overall property and allow access to the extent of Site 1 as appropriate or necessary without the need to sell the parcel.



The resolution states that “the Board can vote to accept the proposal that is in the best interest of the Village”, meaning that the Board will be able to consider the use as an element of the buyer’s proposal. As the property is zoned T-1 Transitional, the most likely use for Site 2 will be an office building, specifically an owner-occupied building with medical uses, as exists on other sites in the surrounding commercial area. Because such uses are listed as special uses in the T-1 Transitional District, a zoning hearing will be required to accommodate such a use.

Pursuant to State law, the Village obtained an MAI appraisal of Site 2 in 2025, which is attached to the packet. The appraisal values Site 2 at **\$1,800,000**. Under State law, the Village cannot sell Site 2 for less than 80% of the appraised value (**\$1,440,000**). The attached resolution sets no specific price for the property; instead, it directs the Village Administrator to solicit proposals for the property, which would then be returned to the Board for consideration. The Board, with a two-thirds majority (5 votes), would then make a determination regarding the nature of the proposals, including weighing price, use, impact on surrounding parcels, etc., in its decision-making process.

In creating a budget to execute the Village Hall project, staff inserted a price of **\$2,000,000** in its pro forma. Staff will use this value as a floor for evaluating proposals unless directed otherwise, but staff fully intends to seek and return proposals that exceed whatever minimum value is prescribed. The Board is encouraged to provide direction on this specific point.

Staff plans to bring back a master proposal from Legat Architects at the next Board meeting to begin designing and developing the expanded Village Hall at 7700 County Line Road.

Recommendation: The resolution be adopted.

7C – 60th Street Plat of Dedication

This resolution would accept a dedication of right-of-way and grant of an easement from the property at 15W070 Sedgley Road (also known as 60th Street) that Andrew J. Durlak and Alexandra M. Durlak recently purchased. In seeking Village guidance on the division of their newly acquired property under an allowable exemption of the Illinois Plat Act (765 ILCS 205/1), staff brought to the owners' attention the narrow existing right-of-way. The narrow right-of-way prohibited the Village from completing a sidewalk gap and the Flagg Creek Water Reclamation District from constructing a sewer main to serve the property.

The Durlaks have generously agreed to donate a width of 13 feet along the frontage of their property for public right-of-way and grant an easement of 10 additional feet at no cost to the Village. This dedication will provide a consistent width of 33 feet measured from the centerline along the north side of Sedgley Road/60th Street, upon which the Village will in 2026 construct a sidewalk connection. The dedication of land for public uses as legally described and shown on the attached Plat of Dedication and Plat of Easement would be recorded after execution, along with their plat of assessment that splits the current property into two equal parcels, each of 50,561.5 square feet (1.161 acres±).

Recommendation: The resolution be adopted.

7D – Closed Session Minutes

State law requires the Village to conduct periodic reviews of its closed session minutes to determine accuracy and the need for continued confidentiality. The Board has determined that the need for confidentiality still exists for all closed session minutes that have not been previously released and that such minutes shall remain confidential.

Recommendation: The resolution be adopted.

8A – Special Use Amendment (Z-10-2025: 9140 Forest Edge – Dusza)

At the August 4, 2025 Plan Commission meeting, the Commission heard a request by Lukasz Dusza for a special use amendment in accordance with Zoning Ordinance Section XIII.L.8 to amend the Forest Edge Subdivision Planned Unit Development, Ordinance A-834-02-01, to (1) lower the minimum average lot size requirements and to (2) amend the lot configuration of Phase 2 in the Forest Edge Subdivision. In 2001, the Insignia of Burr Ridge Subdivision, now known as the Forest Edge Subdivision, was approved for a Special Use for a Planned Unit Development (PUD) for the development of the subdivision (Ordinance #A-834-02-01). The subdivision was approved to be developed in two phases: Phase 1 and Phase 2. Phase 2 is the subject parcel, 9140 Forest Edge Lane. The PUD required both phases to have a minimum combined average lot size of 29,280 square feet. Between 2001 and 2024, a previous owner conveyed a portion of 9140 Forest Edge Lane near 91st Street to an adjacent property. The new owner is now requesting to divide the property into three lots as planned, but the minimum combined average

lot size is 29,064 square feet, less than the required minimum of 29,280 square feet. One public comment was received from the Forest Edge Subdivision HOA supporting the request. The Plan Commission determined that the reduction in lot size was minor and would not negatively impact the neighborhood. The Plan Commission voted 6-0 to recommend approval of the request, with conditions.

Recommendation: Staff be directed to prepare an ordinance.

8B – Text Amendments (Z-05-2025: CILA Homes)

On July 22, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to classify and define Community Integrated Living Arrangement (CILA) homes. This was part of the annual zoning review for 2024. After due notice as required by law, the Plan Commission held public hearings on March 3 and August 4, 2025. No public comments were received. After research by staff and consultation with the Village Attorney, the text amendment was broadened to include all types of community residences or group homes since CILA homes are only one specific category. By a vote of 5 to 1, the Plan Commission voted 5-1 to recommend approval of a text amendment to Sections VI and XIV of the Burr Ridge Zoning Ordinance to define community residence and include it as a permitted use in R-3 and a special use in all other residential zoning districts. The dissenting vote supported the community residence use but preferred it be a special use in all residential zoning districts.

Recommendation: Staff be directed to prepare an ordinance.

8C – Text Amendments (Z-09-2025: Accessibility Terminology)

On May 12, 2025, the Board of Trustees directed Village staff to review all codes, Ordinances, and regulations to remove outdated references to the term “handicapped” and replace it with more appropriate terminology. During this review, staff identified outdated language appearing twice within the Zoning Ordinance, specifically in Appendix V. The Plan Commission held a public hearing on the proposed text amendment on August 4, 2025. There were no public comments. The Plan Commission voted unanimously, 6 to 0, to recommend approval of the proposed amendment.

Recommendation: Staff be directed to prepare an ordinance.

8D – Water Main Construction Contracts

The FY2026 budget includes \$3,350,000 in the Water Fund and \$150,000 in the Sewer Fund to construct the 2025 Water Main Replacement Project. This project will replace distribution water mains and repair sanitary sewers in the Carriage Way subdivision, as well as replace the distribution water mains along 62nd Street and Cove Creek Court. The combined budget for this project is \$3,500,000 between both funds. A systemwide evaluation of the Village’s water system in 2020 prioritized these locations due to excessive main breaks, advanced age, and lack of distribution redundancy in these specific neighborhoods. A portion of the water mains in Carriage Way along County Line Lane was completed in 2019.

The Village solicited bids for the 2025 Water Main Replacement Project. Twelve qualified bidders received bid documents, and four submitted their bids, which were opened and read publicly on August 5, 2025, as shown in the attached bid tabulation as follows:

Contractor	As-Read Bid	*As-Corrected Bid
Trine (St. Charles, IL)	\$ 3,351,500.00	\$ 3,355,985.00
John Neri (Addison, IL)	\$ 3,767,513.00	\$ 3,767,773.00
Bluewater (Wauconda, IL)	\$ 4,178,545.20	\$ 4,191,545.20
Gerardi (Addison, IL)	\$ 4,722,127.00	\$ 4,728,627.00

**During our review of the bid documents, staff identified discrepancies between the plan and bid quantities of certain items. The contract should be awarded based on the plan quantity necessary during construction; therefore, the as-corrected amounts show the extension of bid unit prices to the plan quantity for that item.*

The lowest responsive and responsible bid was received from Trine Construction Corp. A tabulation of all received bids is included in the packet. A contract award to Trine Construction is recommended in the as-corrected amount of \$3,355,985, which is \$144,015 under budget. Construction supervision will be managed by the Public Works Department's Assistant Village Engineer. Project construction will occur between September and December. In August, all affected residents will receive a letter with information regarding schedules and impacts.

Recommendation: The contracts be approved.

8E – FY26 Q1 Budget Amendments

The requested FY2026 Budget amendment list includes items not anticipated when compiling the FY2026 budget and the rollover of items budgeted in FY2025 that remained unspent at the end of the fiscal year. Most rollover items are for projects started in FY2025 and will be completed in FY2026, thus creating a net increase to the Village's budget.

Recommendation: The amendments be approved.

8F – Employment Agreement (Public Works)

The Village and International Operating Union of Engineers #150 union (representing Maintenance Worker, Crew Leader, and Assistant Water Operator positions in the Public Works Department) have agreed on a new three-year employment contract through April 30, 2028. Significant provisions of the agreement include:

- Positions were renamed from General Utility Worker I and II to Maintenance Worker and Crew Leader, respectively, to denote the field management duties required under the Crew Leader position.
- The number of on-call employees increased from two to three, allowing the Village to complete more water main breaks and other tasks with in-house personnel, thus creating a better quality control process for ongoing utility maintenance without increasing net cost.
- Language was clarified to state that employees may take paid leave after a 16-hour work shift. The Village also retained more explicit power to send employees home or temporarily restrict their work activities if they display noticeable fatigue after temporary shifts (such as an overnight water main break).
- A wage realignment is set for FY2026 to better align wage scales with market conditions relative to the Village's comparable communities. The second and third years of the contract will provide for 3% increases.
- The contract establishes Certain Specialty Service Roles, providing the Village with more recruiting and retention options and allowing it to insource specific tasks previously given

to outside contractors. Along with creating net financial savings, these Roles will reward and incentivize the professional advancement of the Village's employee base.

Recommendation: The agreement be approved.

8G – EDC Appointment

Mayor Gary Grasso, in consultation with EDC Chair Trustee Tony Schiappa, has nominated resident Deborah O'Donnell to serve on the Economic Development Committee (EDC) for a term expiring May 1, 2027.

Recommendation: The appointment be approved.

8H – Separation Notice

Per the Village's Personnel Manual, staff must provide notice of employee separations to the Board when any employee ends their tenure. Sergeant Ryan Husarik has provided his notice to separate from the Village effective September 1, 2025. No action is required on this item.

REGULAR MEETING
MAYOR AND BOARD OF TRUSTEES
VILLAGE OF BURR RIDGE

July 14, 2025

CALL TO ORDER

The Regular Meeting of the Mayor and Board of Trustees on July 14, 2025, was held in the Meeting Room of the Village Hall, 7660 County Line Road, Burr Ridge, Illinois and was called to order at 6:30 p.m. by Mayor Grasso.

PLEDGE OF ALLEGIANCE

Mayor Grasso asked Eagle Scout Jacob Patterson, a village resident, to lead the Pledge of Allegiance.

ROLL CALL

The Village Clerk took roll call. Trustees Franzese, Paveza, Snyder, Mital, and Mayor Grasso were present. Trustees Schiappa and Smith were not present. Village Administrator Evan Walter, Police Chief Marc Loftus, Community Development Director Janine Farrell, Administrative Services Director Pam Foy, Public Works Director David Preissig, and Village Attorney Mike Durkin were also present.

PRESENTATIONS AND PUBLIC HEARINGS

Sergeant Thomas Hoster was sworn in by the Village Clerk. Police Chief Mark Loftus gave an overview of Sergeant Hoster’s exemplary experience and congratulated him on the promotion.

CONSENT AGENDA – OMNIBUS VOTE

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

APPROVAL OF REGULAR BOARD MEETING MINUTES OF JUNE 9, 2025, was approved for publication under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES OF JUNE 11, 2025, was noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE PLAN COMMITTEE MEETING MINUTES OF JUNE 16, 2025, was noted as received and filed under the Consent Agenda by Omnibus Vote.

Regular Meeting
 Mayor and Board of Trustees, Village of Burr Ridge
July 14, 2025

APPROVAL OF AN ORDINANCE GRANTING SPECIAL USE REQUEST FOR (1) OUTDOOR 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; AND A VARIATION FOR (1) TRASH ENCLOSURE DEVIATIONS IN ACCORDANCE WITH ZONING ORDINANCE SECTION IV.I.36 (Z-05-2024: 340 SHORE DRIVE – FOLEY/FACTOR 75) the Board, under the Consent Agenda, by Omnibus Vote, Approved the Ordinance.

APPROVAL OF AN ORDINANCE AUTHORIZING THE SALE BY ONLINE AUCTION OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF BURR RIDGE the Board, under the Consent Agenda, by Omnibus Vote, Approved the Ordinance.

APPROVAL TO DIRECT STAFF TO PREPARE AN ORDINANCE DENYING A REQUEST FOR VARIATIONS (V-03-2025: 6500 ELM STREET – RANTE) the Board, under the Consent Agenda, by Omnibus Vote, Approved the Direction.

APPROVAL OF MAYOR GRASSO'S NOMINATION TO APPOINT CERTAIN INDIVIDUALS TO THE COMPREHENSIVE PLAN UPDATE COMMITTEE the Board, under the Consent Agenda, by Omnibus Vote, Approved the Nominations.

APPROVAL OF AWARD OF CONTRACT FOR PURCHASE OF A CATERPILLAR BACKHOE LOADER FROM ALTORFER INDUSTRIES, INC. OF ELMHURST, ILLINOIS, IN THE AMOUNT OF \$130,910 the Board, under the Consent Agenda, by Omnibus Vote, Approved the Award.

APPROVAL OF AWARD OF A FOUR-YEAR CONTRACT FOR FIRE HYDRANT MAINTENANCE AND FLOW CAPACITY TESTING WITH THE M.E. SIMPSON CO., INC. OF VALPARAISO, INDIANA, IN THE TOTAL AMOUNT OF \$195,000 the Board, under the Consent Agenda, by Omnibus Vote, Approved the Award.

APPROVAL OF AN EMPLOYMENT CONTRACT BETWEEN THE VILLAGE AND THE TEAMSTERS LOCAL 700 (POLICE OFFICERS) the Board, under the Consent Agenda, by Omnibus Vote, Approved the Contract.

RECEIVE AND FILE SEPARATION NOTICE OF POLICE OFFICER ROBERT DUMITRU the Board, under the Consent Agenda, by Omnibus Vote, Approved the Separation Notice.

APPROVAL OF VENDOR LIST DATED JUNE 23, 2025, FOR FISCAL YEAR 2025 IN THE AMOUNT OF \$44,805.68 FOR ALL FUNDS, FOR A GRAND TOTAL OF \$44,805.68 the Board, under the Consent Agenda, by Omnibus Vote, Approved the Vendor List.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
July 14, 2025

APPROVAL OF VENDOR LIST DATED JUNE 23, 2025, FOR FISCAL YEAR 2026 IN THE AMOUNT OF \$656,694.31 FOR ALL FUNDS, PLUS \$249,618.87 FOR PAYROLL PERIOD ENDING JUNE 7, 2025, FOR A GRAND TOTAL OF \$906,313.18 the Board, under the Consent Agenda, by Omnibus Vote, Approved the Vendor List.

APPROVAL OF VENDOR LIST DATED JULY 14, 2025, FOR FISCAL YEAR 2026 IN THE AMOUNT OF \$893,033.08 FOR ALL FUNDS, PLUS \$272,990.02 FOR THE PAYROLL PERIOD ENDING JUNE 21, 2025, FOR A GRAND TOTAL OF \$1,166,023.10 the Board, under the Consent Agenda, by Omnibus Vote, Approved the Vendor List.

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

Mayor Grasso asked for a motion to approve the Consent Agenda.

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

On Roll Call, Vote Was:
AYES: 4 - Trustees Snyder, Mital, Franzese, Paveza
NAYS : 0 - None
ABSENT: 2 - Trustees Schiappa and Smith
There being four affirmative votes, the motion carried.

CONSIDERATION OF AN ORDINANCE AMENDING SECTIONS 35-11-1512 AND 35-11-1600 OF CHAPTER 35 (MOTOR VEHICLES) OF THE BURR RIDGE MUNICIPAL CODE (RULES OF THE ROAD REGARDING BICYCLES, ELECTRIC BICYCLES, ELECTRIC SCOOTERS, AND MOTORIZED PLAY VEHICLES)

Village Administrator Evan Walter stated that on March 10, 2025, the Board approved an ordinance establishing the following regulations related to bikes, e-bikes, e-scooters, and motorized play vehicles:

- Bikes and e-bikes are permitted on public roads in compliance with State law
- Bikes and e-bikes are prohibited on public sidewalks and shared-use paths
- E-scooters are prohibited on public roads, sidewalks, and shared-use paths, including accepting State law that no person under 18 is permitted to operate these items in the Village
- Motorized play vehicles are prohibited on public roads, sidewalks, and shared-use paths

Staff was directed to return the ordinance for further refinement and additional direction regarding enforcement procedures. The proposed ordinance suggests the following edits:

- The addition of a driver's license requirement to operate a Class 1, 2, or 3 e-bike
- The universal imposition of a 20mph speed limit for Class 1, 2, or 3 e-bikes

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
July 14, 2025

- Certain classes of vehicles to be exempted from the Municipal Code, i.e., motorized wheelchairs and other personal mobility devices intended for use by those with accessibility issues, and those vehicles used in the carrying out of official government business

The Board discussed compliance with State law, specifically the village's non-home rule status, which impacts the approach to enforcement.

Police Chief Marc Loftus said that the police department started this campaign with generous warnings and calls to parents. He said many violators are at the Village Center and Chasemoor, with the Village Center being private property, which limits what can be done. The police have an agreement to enforce on the streets, but not elsewhere in the Village Center. He said that complaints have significantly increased in 2025, with some citations and warnings being issued.

Mayor Grasso asked Police Chief Loftus for his thoughts on anything else that could be done from his perspective. Police Chief Loftus said that some residents are talking to their neighbors with children who consistently ride in the street at high speeds. He also felt that education and talking to the parents would be a good start, adding that some communities, like Hinsdale, have violators go to traffic court as a moving violation. This might be something to consider if the issue fails to improve.

Mayor Grasso asked if the Board should talk to the Village Center about increasing where violators could be reprimanded at the Village Center, and Police Chief Loftus said that violators in the Village Center are currently dealt with as trespassers, and the parents are sent a letter. Most complaints are on the sidewalks and in the parking garage, where the police have no jurisdiction. Mayor Grasso said the parents should be held accountable for repeat offenders.

Police Chief Loftus said that there have been more complaints about e-bikes going through Chasemoor recently, more calls concerned about safety than complaints. Mayor Grasso asked if more surveillance is being done in Chasemoor. Police Chief Loftus said there has been since the traffic time restrictions were implemented there.

Trustee Franzese asked if the warnings given were followed up with calls to parents. Police Chief Loftus said that the parents were notified of most of the warnings and citations, and parents were notified via phone. He also said that the Village Center agreement should be strengthened, and that a valid driver's license should be required for all e-bikes. No texting, reckless operation, or wheelies should be allowed.

The Board discussed limiting access to some of the main roadways, to roads where the speed limit was 20 mph or less. Mayor Grasso said that the village cannot stipulate road use because Burr Ridge is a non-home rule village. He said this might be a good time to revisit the home rule option for the village.

Trustee Franzese added that proper and safe lighting should also be required on these bikes, with visual references for electric vehicles and their limitations on the village website. He added that in

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
July 14, 2025

addition to proper lighting that no more than one person should be allowed on a bike. While that is a state law, it should be emphasized.

Mayor Grasso asked for an amended motion to accept the ordinance updates along with the additions proposed by Trustee Franzese, excluding the road limitation to 20mph streets, which is a state law.

Mayor Grasso asked for any additional discussion from the Board and/or public.

Faiza Coleman-Salako, a village resident, said she was representing the cycling community. She said that a free education class offered for younger riders would be beneficial so that they know the rules of the road. She also asked that Burr Ridge remain a bike-friendly village for all types of bikes.

Trustee Snyder said that the proposed restrictions apply to the whole community, and that even though some parents are responsible, there are some that do not educate their children. Mayor Grasso added that these are now vehicles that move at higher speeds, and that no one wants to discourage cycling, but the e-bikes need some “guard rails” to protect both the riders, and the residents.

Bill Voigt, a village resident, asked about e-scooters, and while they are prohibited in the village, can they pedal a scooter on the sidewalk? Mayor Grasso said that motorized scooters are not allowed in Burr Ridge. A scooter without a motor is allowed.

Barbara Anason, a village resident, said that she lives in Chasemoor and asked if the cameras might be able to be used to identify some of the children riding bikes, as it is at all hours of the evening in Chasemoor. Is there a way to identify who these children are, as they ride at night without lights, both on the street and sidewalks, sometimes doing wheelies? She was concerned about their safety and as this happens during the day, but also at 10:30 pm. With the electric vehicles on and off the sidewalks, it’s getting dangerous and past curfew. Police Chief Loftus said that the cameras would not be able to capture that much detail, especially at night. Village Attorney Mike Durkin added that e-bikes are not allowed on sidewalks.

Mayor Grasso asked for a motion to approve the ordinance with the recommended revision and the additions mentioned above by Trustee Franzese, excluding the 20mph street limitation.

Motion was made by Trustee Snyder, seconded by Trustee Mital to approve the ordinance.

On Roll Call, Vote Was:
AYES: 4 - Trustees Snyder, Mital, Franzese, Paveza
NAYS : 0 - None
ABSENT: 2 - Trustees Schiappa and Smith
There being four affirmative votes, the motion carried.

Regular Meeting
 Mayor and Board of Trustees, Village of Burr Ridge
July 14, 2025

CONSIDERATION OF AN ORDINANCE AMENDING SECTION 25.09 OF CHAPTER 25, ENTITLED “LIQUOR CONTROL,” OF THE BURR RIDGE MUNICIPAL CODE

Village Administrator Evan Walter said the proposed ordinance reflects a like-for-like adjustment, removing one Class B license and adding one in its place, to account for the ownership change resulting from the sale of Five Seasons Sports Club to LifeTime Fitness.

Mayor Grasso asked if there were any comments from the Board and/or the public. There were none.

Mayor Grasso then asked for a motion to approve the ordinance.

Motion was made by Trustee Mital 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: 4 - Trustees Mital, Paveza, Snyder, Franzese

NAYS : 0 - None

ABSENT: 2 - Trustees Schiappa and Smith

There being four affirmative votes, the motion carried.

CONSIDERATION OF A RESOLUTION APPROVING THE USE OF CLASS 6B PROPERTY TAX INCENTIVE ABATEMENT FOR PROPERTY LOCATED AT 144 TOWER DRIVE IN THE VILLAGE OF BURR RIDGE

Village Administrator Evan Walter said the resolution supports the extension of a Cook County 6b tax incentive for 144 Tower Drive, requested by Plymouth 144 Tower LLC, the property owner, represented by Ryan, LLC. The Class 6b classification is designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities, the rehabilitation of existing industrial structures, and the industrial reutilization of abandoned buildings by assessing property at lower multipliers, thus reducing the overall property tax required to be paid by the property owner for 12 years. Under the incentive provided by Class 6b, qualifying industrial real estate would be eligible for a reduced assessment from the date that new construction or substantial rehabilitation is completed and initially assessed or, in the case of abandoned property, from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for the first 10 years, 15% in the 11th year, and 20% in the 12th year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. Industrial real estate would be assessed at 25% of its market value without this incentive. Real estate is eligible for Class 6b status or an extension of an existing 6b incentive if the local municipality expressly supports and consents to filing a Class 6B application with the County by lawful resolution or ordinance. The resolution represents such consent. In the case of the 6b incentives, the loss of property tax revenue relinquished under a 6b incentive is made up by the overall

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
July 14, 2025

tax pool. For example, if a taxing pool made up of 1,000 properties typically provided \$1,000,000 in total annual property tax revenue, this would mean that each property would pay \$1,000 in annual property taxes. However, if one property received a 6b incentive for ten years, reducing their assessment by 60%, this individual property would pay \$400 annually instead of \$1,000. Because the assessor needs to raise \$1,000,000 in total property tax revenue, the other 999 properties would each pay \$1,001 in property taxes annually. In its application, Plymouth 144 Tower LLC states that their annual property tax liability would increase from \$77,000 in 2024 to \$358,000 by 2034 if the 6b incentive were not approved. Due to the timing of the application period, the property owner must deliver an approved resolution by the Village to Cook County by July 16, or their eligibility to file such a request is void for the current year. As such, if the Board chose to take no action at this meeting, it would be equivalent to a denial of the request, as the Village will not have approved a resolution supporting the request.

The Economic Development Committee reviewed Plymouth 144 Tower LLC's request at its June 11 meeting and recommended that the petition be supported 4-1. In making its affirmative determination, the Economic Development Committee broadly cited a desire to provide tax relief to property owners whenever possible and the possibility that the owners could lose their existing tenants if their property tax bills increased significantly. If approved, this would be the second 6b extension at 144 Tower Drive, but the first obtained by the current property owner. The Village has previously approved four resolutions for 6b incentives in Cook County in its history, with the most recent being in 2019 for Midwest Associates at 101 Tower Drive, who were able to provide 74 white-collar medical sales jobs and a significant tourism driver for the community.

Mayor Grasso asked why this request was being made. Shawn King, who represented the petitioner, said that the petitioner will have a hard time paying the taxes due to filling the building, as well as the surrounding rental competition. He said that the owners are committed to making improvements to the property and are committed to the community.

Trustee Snyder asked what improvements the owners had already made to the building. Mr. King said that the new owner has had the building for five years and the previous tax incentives were given to the previous owners, but they had not made significant improvements to the building yet. Mayor Grasso said that if approved, it's another 14 years of no market rate assessment. He also mentioned that this request was coming two days before the incentive deadline, which was not in the best interest of the petitioner as it does not give the Board adequate time to review and ask questions. In addition to having no lead time, no paperwork was presented. Mayor Grasso also said that Cook County is the final decision maker and asked Village Administrator Evan Walter if there was any public comment received on this request. There were none.

Trustee Franzese expressed concern that if the assessment is kept artificially low on this property, that other properties in the village ask for the same consideration.

Regular Meeting
 Mayor and Board of Trustees, Village of Burr Ridge
July 14, 2025

Village Attorney Mike Durkin said that a letter should be sent to the Board about the specific improvements the petitioner is making to the building.

Mayor Grasso asked for a motion to approve the resolution.

Motion was made by Trustee Franzese, seconded by Trustee Paveza to approve the resolution.

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

On Roll Call, Vote Was:

AYES: 4 - Trustees Franzese, Paveza, Snyder, Mital

NAYS : 0 - None

ABSENT: 2 - Trustees Schiappa and Smith

There being four affirmative votes, the motion carried.

CONSIDERATION OF VILLAGE HALL BUILDING

Village Administrator Evan Walter presented information and updated options for the future of the Village Hall. Two options were presented: to expand the existing Police Department into a larger Village Hall campus or build a standalone Village Hall adjacent to the Police Department.

If the Police Department was expanded to include the Village Hall, the cost would be \$5,784,135. The standalone building cost was \$8,500,000.

The Board preference was to expand the Police Department at a cost of \$5,784,135.

Mayor Grasso asked the Board to give staff direction to start marketing the current Village Hall building and have the attorney confirm that the Village Hall is for sale at the next meeting.

PUBLIC COMMENT

Trustee Franzese asked about the submitted written comments from Chasemoor. John Nitti, Chasemoor president, sent a letter on e-bikes, violation of the traffic restrictions, and speeding. Mayor Grasso said that the village can look into closing Chasemoor Drive at times, as long as the HOA handles the corresponding responsibilities and costs. Police Chief Loftis said there is more enforcement being done, especially with the traffic flow restrictions, but when one car is stopped, three more go by. Monitoring cameras to get the license plate information was mentioned as a possible next step.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
July 14, 2025

Barbara Anason, a village resident, said that at the south end of Chasemoor Drive, quite a few cars drive into the PACE driveway exit, to avoid the stop sign. There was a “do not enter” sign at the driveway but it was damaged and never got replaced. There are also no crosswalks anywhere else on Chasemoor Drive other than at the south end. With the curvy nature of the road, it’s dangerous when residents try to cross when cars are going over the 20mph limit, which most do. She asked about an additional cross walk or stop sign. Trustee Franzese said he had asked about adding crosswalks at other parts of the street to help with this issue. Mayor Grasso asked staff to take another look at this issue, and that PACE should be asked to replace the driveway “do not enter” sign.

REPORTS AND COMMUNICATIONS

Trustee Mital reminded residents that the next concert will take place this Thursday at the Village Center. She added that an additional concert was added on August 23, the U.S. Naval Band.

Mayor Grasso said that he attended the Festival Ferrari, and it was a great event – well attended with a good band. He said he had received comments about starting the car show later in the day and into the early evening.

Mayor Grasso reported that he gave a “state of the village” presentation recently at the chamber of commerce meeting held in Burr Ridge. He also commended resident Bo Jackson, who has lived in this community for 30+ years. He stopped by the Village Hall to point out an area in Burr Ridge (Des Plaines River area) where the road is in bad shape and in need of attention. Mayor Grasso thanked him for his concern about the community.

ADJOURNMENT

Mayor Grasso asked for a motion to adjourn the Board Meeting at 8:15 pm.

Motion was made by Trustee Paveza, seconded by Trustee Snyder, to adjourn the Board Meeting, and the Board unanimously approved.

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 _____, 2025.

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF AUGUST 4, 2025

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: 6 – Irwin, Petrich, Broline, Stratis, Morton, and Trzupek

ABSENT: 2 – McCollan and Parrella

Community Development Director Janine Farrell was also present.

II. 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. Z-10-2025: 9140 Forest Edge Lane (Dusza); Special Use for a Planned Unit Development Amendment and Finding of Fact

Chairman Trzupek introduced the case and asked for a summary. Farrell stated the petitioner requests a special use amendment in accordance with Zoning Ordinance Section XIII.L.8, to amend the Forest Edge Subdivision Planned Unit Development, Ordinance A-834-02-01, to (1) lower the minimum average lot size requirements and to (2) amend the lot configuration of Phase II in the Forest Edge Subdivision. Farrell noted that in 2001, the subdivision, then known as Insignia and now referred to as Forest Edge, was approved as a Planned Unit Development (PUD). Farrell stated that Phase Two of the subdivision originally included Lot 20, which was the subject parcel currently under consideration. Farrell noted that this parcel was intended to be subdivided into three lots, identified as Lots 20, 21, and 22. Farrell noted that the proposed lot configuration was shown on the right-hand side of the screen. Farrell stated that at some point within the last five years, a portion of the Phase Two parcel, referred to as the “tail” and outlined in red, was detached from the original property and conveyed to the neighboring property located at 15W281 91st Street. Farrell noted this was carried out by a previous owner, not the current petitioner. Farrell stated that a condition of the originally approved PUD for the Forest Edge subdivision was that the average lot size for both phases must not be less than 29,280 square feet. Farrell stated that the current configuration of the property, shown on the left-hand side of the screen, reflected the reduced lot size following the detachment of the aforementioned strip of land. Farrell stated that the petitioner now wished to proceed with the development of Phase Two based on the property's current

configuration, resulting in an average lot size of approximately 29,064 square feet across all lots within the Forest Edge subdivision (Phases One and Two), which was slightly below the required average. Farrell noted that the individual lot areas ranged from approximately 24,000 to 29,000 square feet. Farrell stated that if the requested PUD amendment was approved, the petitioner intended to retain the existing residence on proposed Lot 1. Farrell stated that variations would be required for both interior side yard and rear yard setbacks due to the reconfiguration. Farrell noted that what was previously considered the front yard on 91st Street would then be treated as the rear yard, with the front yard facing Forest Edge Lane. Farrell stated that the existing detached accessory structures must be demolished, as there would be no primary residence on proposed Lots 2 and 3. Farrell noted that a final Plat of Subdivision would also be required for review and approval by the Board of Trustees. Farrell noted that the petitioner provided Findings of Fact. Farrell noted that one public comment was received from the Forest Edge Homeowners Association, in support of the request. Farrell noted the six recommended conditions should the Plan Commission choose to recommend approval of the request, which are identical to the original approved conditions but updated to reflect the completed construction of Phase One.

Chairman Trzupek inquired whether the purpose of the "tail" land was to achieve a specific lot area or to provide frontage on 91st Street. Farrell stated the "tail" provided the property with frontage along 91st Street, as the property had no access to Forest Edge Lane at the time. Chairman Trzupek confirmed that Phase Two was intended to be subdivided with the "tail," but now that the tail was no longer part of the parcel, the average minimum lot sizes have decreased.

Commissioner Irwin confirmed that the "tail" was not planned to be used to access any of the lots. Farrell noted that one of the conditions of the original PUD was that the driveway access along 91st Street be removed and that access be through Forest Edge Lane.

Chairman Trzupek noted that the house located on Lot 20, proposed Lot 1 of Phase 2, would not comply with the required setbacks and that the petitioner would need to obtain further zoning approval for deviations from the required setbacks. Farrell confirmed.

Chairman Trzupek asked if the petitioner was present. The petitioner, Lukasz Dusza, introduced himself. Dusza stated that the intent of the request was primarily to formally memorialize Phase Two of the PUD that had been set in place in the early 2000s and to incorporate the subject property into the Forest Edge subdivision, of which it was technically already a part. Dusza explained that the current lot was just under two acres and somewhat irregular and unique in shape. Dusza noted that, to the west, the lots along Garfield Avenue were similar in size, if not smaller, than the lots being proposed. Dusza noted that the proposed lots were larger than those located to the north along 91st Street and were generally proportionate to the existing lots within the Forest Edge community.

August 4, 2025 Regular Meeting

Dusza reiterated that he had received support for the request from neighbors within the Forest Edge Homeowners Association. Dusza noted that he had been working with the HOA for approximately a year, gathering feedback from neighbors and committees to ensure the proposal met their expectations. Dusza emphasized the importance of maintaining the character of Burr Ridge, which he stated was a factor in his decision to move to the area. Dusza reiterated that the proposed subdivision of Phase Two preserved that character and that efforts had been made to ensure alignment with the Village of Burr Ridge.

Chairman Trzupsek stated that there were several lots within Phase One that were below the average lot size and smaller than the proposed Lots 1 and 2, and possibly even the proposed Lot 3. Chairman Trzupsek noted that the issue was more related to the overall average lot size being reduced, rather than the individual lot sizes themselves. Chairman Trzupsek clarified that the request was not seeking a variation based on a hardship but rather to amend the PUD. Farrell confirmed.

Chairman Trzupsek asked for public comment. There was none.

Chairman Trzupsek asked for Commissioner discussion.

Commissioner Irwin asked whether the “tail” was sold to an adjoining property. Dusza stated yes and that the “tail” was sold to the adjoining property, directly to the north, off of 91st Street. Commissioner Irwin noted that the conveyance of the “tail” to the neighboring owner made practical sense and was a reasonable action. Commissioner Irwin noted that even the smallest of the proposed lots remained larger than some of the lots included in the original PUD. Commissioner Irwin stated that while he was not involved at the time of the original approval, he expressed doubt that a difference between 29,064 square feet and the required 29,280 square feet would have been significant enough to prevent approval of the PUD. Commissioner Irwin noted he believed the original PUD likely would have been approved with such a modification, had it been proposed at the time. Commissioner Irwin expressed support for the request.

Commissioner Petrich inquired about a condition included in the original PUD approval. Farrell confirmed that one of the conditions stipulated the elimination of driveway access from 91st Street and required that access to the parcel be provided exclusively through Forest Edge Lane. Commissioner Petrich inquired about the number of residences that would be on the lots. Dusza noted that the intention was to build three separate homes, one on each of the three lots.

Commissioner Broline noted that the Homeowners Association appeared to be in support of the request. Commissioner Broline stated that within the subdivision, there were three lots out of twenty that were less than 24,010 square feet, and two additional lots that ranged between 24,000 and 24,670 square feet. Commissioner Broline noted that only five lots in total were significantly smaller, which justified the proposed amendment.

August 4, 2025 Regular Meeting

Commissioner Stratis inquired whether the “tail” was transferred to the neighbor by quitclaim or another method; while noting he had no issue with the proposal. Farrell stated that the Village had not been made aware of the conveyance at the time it occurred and it was brought to their attention during a real estate transaction, when the previous owners' real estate agent contacted the Village regarding Phase Two. Farrell noted that upon review, staff discovered that the strip of land had been conveyed at some point without Village approval. Farrell stated that had the Village been consulted, the issue would have been identified and addressed at that time. Commissioner Stratis noted that the purchaser would not be permitted to build two separate houses on the parcels and would need to consolidate the lots. Farrell confirmed. Commissioner Stratis inquired whether the existing residence was to be demolished as part of the proposal. Dusza noted that the intention was to retain the existing residence and that he would work with Village staff to address any required variances. Commissioner Stratis inquired whether residents in the Village could have a residence without a driveway, noting that the petitioner did not have a driveway along Forest Edge Lane. Farrell stated that all residences were required to have a paved driving surface to access each parcel. Farrell noted that she was uncertain whether the petitioner still had legal access through the existing access easement and whether a fence had been installed on the property along 91st Street, blocking access. Dusza noted that the easement no longer existed. Farrell stated that staff had discussions with the petitioner regarding obtaining access through Forest Edge Lane, which was imminent. Commissioner Stratis suggested including a condition that requires a driveway to be installed, to ensure residents do not rely on street parking for an extended period. Commissioner Stratis generally expressed support for the petition.

Commissioner Morton noted that he did not have anything further to add beyond the comments previously stated.

Commissioner Petrich inquired about the anticipated timeframe for the removal of the existing accessory structures on the property. Dusza stated that there was a detached garage and a small shed, which were partially used by the petitioner. Dusza stated there was not a potential buyer for the lots yet, but the goal was to have the accessory structures removed before recording the final Plat of Subdivision. Commissioner Petrich suggested including a condition regarding the removal of the accessory structures. Farrell noted that there was currently a proposed condition requiring the existing accessory structures to be demolished. Farrell stated that the language could be clarified to specify that the demolition must occur at the time of final plat submission for Board approval.

Chairman Trzupek stated that he agreed with the previous comments. Chairman Trzupek noted that the removal of the “tail” portion would inevitably create challenges for meeting the required average lot size. Chairman Trzupek stated that the existing house on the property was substantial, with significant changes in grade surrounding it, making it unlikely to be removed, aside from access concerns. Chairman Trzupek expressed some hesitation regarding amending the lot configuration while knowing that a variation would be necessary for a small portion of the home encroaching into the setback. Chairman

August 4, 2025 Regular Meeting

Trzupek noted that the draft recommendation language requires substantial compliance with the subdivision plan attached as Exhibit A and inquired if some flexibility could be allowed for minor adjustments, such as moving a lot line north by a few feet, if the petitioner later found that preferable to seeking a variation for the setback encroachment. Chairman Trzupek suggested that such modifications could be addressed during the final subdivision approval process. Dusza noted the house was a couple of feet off the required setback. Dusza stated they would certainly consider moving the lot line slightly to the north to avoid the need for the petitioner to return and seek a variance for the existing home. Chairman Trzupek noted that he would prefer not to make a recommendation in favor of the proposal while being aware that a variation would be required. Chairman Trzupek stated that if the term “substantial compliance” in the conditions allowed for adjusting the lot line by a couple of feet to avoid the need for a variation, he would be inclined to support it.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to close the public hearing for zoning case Z-10-2025.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Petrich, Irwin, Broline, Morton, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to approve zoning case Z-10-2025, a request for a special use amendment in accordance with Zoning Ordinance Section XIII.L.8 to amend the Forest Edge Subdivision Planned Unit Development, Ordinance A-834-02-01, to (1) lower the minimum average lot size requirements and to (2) amend the lot configuration of Phase 2 in the Forest Edge Subdivision, with Findings of Fact and the following conditions:

1. The subdivision and development of the property shall be in substantial compliance with the subdivision plan attached hereto as Exhibit A. Substantial compliance shall include minor amendments to the proposed property lines so as to eliminate the requirement for a side yard setback variation for the existing home.
2. The subdivision and development of the property shall comply with the Village of Burr Ridge Subdivision Ordinance, except as may be specifically modified herein.
3. No further subdivision improvements will be required for Phase 2 and that the requirement for a preliminary plat and final engineering plans shall be waived.
4. The average lot size for Phase 1 and Phase 2 combined shall be a minimum of 29,064 square feet.
5. The Floor Area Ratio (FAR) for all Phase 2 lots shall be 0.2 as per Section VI.E.4 of the Burr Ridge Zoning Ordinance.
6. The existing accessory structures on the three proposed parcels must be demolished by the time of Final Plat of Subdivision submission to the Board of Trustees.
7. Should the existing home on the property be demolished, any new structure(s) shall meet the minimum Zoning Ordinance setback requirements.

August 4, 2025 Regular Meeting

8. A driveway from the existing home to Forest Edge Lane shall be installed prior to occupancy of the residence. Permit approval and issuance by the Village is required for driveway construction.

Commissioner Stratis inquired whether the existing house was vacant. Dusza confirmed.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Irwin, Petrich, Broline, Morton and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0

B. V-04-2025: 8411 Meadowbrook Drive (Ruzicka); Variation and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Farrell stated that the petitioner requests a variation from Sections IV.H and IV. I of the Burr Ridge Zoning Ordinance to permit (1) a detached accessory structure in the interior side yard; and (2) a combined horizontal area of all accessory buildings exceeding 60% of the horizontal floor area of the principal building. Farrell noted that the property was zoned R-2B Single-Family Residential and was annexed into the Village of Burr Ridge in 2003. Farrell noted that the existing residence and detached garage were built prior to the property's annexation. Farrell noted that according to documentation from the Downers Grove Township Assessor, the principal building contains approximately 1,532 square feet of livable floor area. Farrell stated that the current detached accessory building, the garage, was located within the interior side yard and totaled 459 square feet. Farrell stated that there was an additional existing detached structure, the barn, which totaled 640 square feet. Farrell stated that the combined horizontal area of the accessory buildings currently exceeds 60% of the house's horizontal floor area, measuring approximately 72%. Farrell stated that the petitioner's proposal calls for the demolition of the existing garage and its reconstruction in the same location within the interior side yard. Farrell stated that the proposed replacement garage would have a larger footprint, approximately 836 square feet, with dimensions shown on the aerial image. Farrell stated that the petitioner intends to keep the existing barn in the backyard. Farrell stated that, if the proposal were approved, the combined horizontal area of the accessory buildings would increase to approximately 96% of the principal house floor area. Farrell stated that the property had a septic system and septic field. Farrell noted that staff received original drawings from DuPage County from the 1950s for the property within the septic field and that the petitioner provided a current drawing, completed by a contractor that the petitioner retained. Farrell noted that the petitioner stated the detached garage could not be relocated to the rear yard due to the location of the septic field. Farrell noted that the Plan Commission may wish to make one motion for the variation requests or separate them into two individual motions. Farrell noted that there was one recommended condition should the Plan Commission choose to recommend approval.

Chairman Trzupek stated that there appeared to be two primary issues related to the

August 4, 2025 Regular Meeting

request. Chairman Trzupek noted that the proposed detached garage could not be relocated to the rear of the house due to the presence of a septic field. Chairman Trzupek stated that it would likely be in the petitioner's interest to move the garage farther back, given the presence of windows on the north side of the house, and suggested that the petitioner would have done so if feasible. Chairman Trzupek inquired about the intent of limiting the size of accessory structures in proportion to the principal residence. Chairman Trzupek noted that if the home were larger, approximately 2,400 square feet, the proposed size of the garage would be compliant, indicating that the concern lies with proportion rather than absolute size. Chairman Trzupek inquired about the reasoning behind this regulation and why exceeding the percentage of the principal structure's floor area was an issue. Farrell noted that the Village's intent was to prevent garages from being larger than the principal residence.

Chairman Trzupek asked if the petitioner was present. The petitioner, Michael Ruzicka, owner of 8411 Meadowbrook Drive, introduced himself. Ruzicka stated that the request for a larger garage was primarily due to the need to accommodate four vehicles and to keep them parked indoors rather than in the driveway. Ruzicka noted that additional space between the cars would also help prevent door dings and scratches. Ruzicka explained that the location of the septic field limited placement options for the garage, and that relocating it to the northeast portion of the property would obstruct the view from the dining room, which they valued.

Chairman Trzupek asked for public comment. There was none.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton confirmed that the proposed garage location was to the north of the existing residence. Commissioner Morton inquired whether a detached garage could be located to the south of the residence. Ruzicka noted that the property had numerous mature trees in the front yard and a hedge all the way around. Ruzicka noted that relocating the garage to that area would require removing several mature trees and constructing a significantly longer driveway, both of which would present additional challenges and costs. Commissioner Morton confirmed that there was no issue aside from infrastructure improvements and the removal of trees. Commissioner Morton inquired about the size of the new proposed detached garage. Ruzicka noted that they proposed two 16-foot tandem doors in length, plus the required spacing between the doors to ensure the structure was stable. Commissioner Morton asked the petitioner if they were aware that it was going to exceed the 60% maximum regulation. Ruzicka stated that the Village Planner informed him.

Commissioner Stratis stated that he was sympathetic to the situation but had some concerns. Commissioner Stratis noted that although he reviewed the request twice, he remained unconvinced and expressed agreement with the regulations of not permitting garages larger than the principal residence. Commissioner Stratis noted his initial instinct was to ask why the four-car garage could not be rotated 90 degrees; however, he understood the answer was that doing so would encroach upon the septic field.

August 4, 2025 Regular Meeting

Commissioner Stratis stated that the proposed garage likely costs around \$40,000, while modifying the septic field would be an additional \$3,000 to \$4,000. Commissioner Stratis noted that the cost difference was not substantial enough to prevent rotating the garage. Commissioner Stratis acknowledged he had not reviewed the topography and recognized that land contours might pose a constraint. Commissioner Stratis expressed concern that the current garage placement would be visually unattractive from the street, potentially resembling two connected houses or a duplex. Ruzicka inquired whether Commissioner Stratis had seen the landscaping in the front of the house. Commissioner Stratis noted that he had seen the trees and landscaping. Commissioner Stratis noted that trees and shrubs may die or be relocated over time, which was a fundamental consideration in his view of the situation. Ruzicka stated that he contacted Balducci and Son, the company contracted for the septic system, which estimated that relocating the septic system would cost between \$30,000 and \$40,000. Ruzicka noted that constructing a new driveway would require significant additional concrete, reducing permeable surface area, and advised against building near the rear of the property to avoid drainage issues.

Commissioner Broline inquired about the barn structure located to the rear of the property. Ruzicka stated that the existing barn was where all of his yard equipment was stored, noting that the property was over two acres in size. Ruzicka explained that he owns and regularly uses larger equipment, such as a tractor, chipper, and post hole digger, to maintain the property. Ruzicka noted that since moving in over 25 years ago, he had planted more than 200 trees, which have required the use of the equipment. Ruzicka confirmed that the barn will remain unchanged. Commissioner Broline asked the petitioner whether he had explored expanding one side of the house to create an attached garage. Ruzicka stated that they had recently completed a full exterior renovation of the home and that the plan had been to replace the existing garage, which was beyond repair. Ruzicka noted that the new garage was intended to match the house in style, including board and batten siding and other architectural details. Ruzicka noted that they also planned to construct the garage with a steeper roof pitch, as typical shallow-pitched garage roofs would not complement the design of the home. Ruzicka stated that they chose not to pursue an attached garage because there would be no feasible way to access it from inside the house. Commissioner Broline inquired about access to the barn. Ruzicka stated that the barn was located 200 feet behind the house and that there was no paved path to it.

Commissioner Petrich inquired what was between the home and the existing detached garage. Ruzicka noted that there was a brick sidewalk and landscaping. Commissioner Petrich noted that he agreed with Commissioner Broline's earlier comment, noting that if the project had been planned differently, it may have been possible to construct an attached garage, which would not have been considered an accessory structure. Farrell stated that the structure would have been calculated differently as an attached garage. Ruzicka explained that an attached garage was not feasible due to the interior layout of the home. Ruzicka noted that the bathroom was located on the north side, in the middle of the house, and required a window for ventilation. Ruzicka noted that the north side of the house contained the kitchen, bathroom, and dining room, making it impractical to

August 4, 2025 Regular Meeting

provide interior access to an attached garage. Commissioner Petrich noted it may be possible to create a connection by installing a roof structure over the brick walkway.

Chairman Trzupek noted that there had been prior discussions regarding the definition of an "attached garage" and expressed uncertainty about the current interpretation.

Chairman Trzupek stated that if the garage were attached in some legitimate manner, the accessory structure regulations would not apply, assuming the size of the garage and the overall structure remained appropriate. Farrell noted that the definition of an attached garage was updated a few years ago. Farrell stated that an attached garage was defined as a structure with a unifying roofline connecting it to the residence, meaning there could be an open space between the garage and the house, provided it was covered by one continuous roof structure. Ruzicka noted that an attached garage would block the bathroom and upstairs bedroom windows. Chairman Trzupek stated that it depended on the extent of the roof connection. Chairman Trzupek noted that a shared roof structure could serve as a connection to qualify the structure as an attached garage. Farrell confirmed that the structures would have to be architecturally integrated.

Commissioner Irwin stated that he was not convinced a hardship existed and expressed uncertainty as to why a barn could be placed in a certain location but a garage could not. Commissioner Irwin noted that it appeared there were ways to achieve the petitioner's objectives without requiring a variance.

Chairman Trzupek noted that he understood the intent behind limiting the size of accessory structures relative to the main house, particularly to avoid having an oversized garage that might resemble a business, or smaller than the residence. Chairman Trzupek noted that the house was positioned at the front of the property, and the garage doors likely dominate that street-facing elevation more than the house itself. Chairman Trzupek expressed a preference for rotating the garage 90 degrees or finding a way to make it an attached structure to avoid the need for the variance related to accessory structure size. Chairman Trzupek acknowledged the cost estimate provided but was unsure if partial modifications to the septic system could be made to accommodate a different garage placement. Chairman Trzupek stated there might be a way to achieve the petitioner's goals without requiring both variations, for exceeding the allowable accessory structure area, and for the structure being located in the side yard. Chairman Trzupek noted that if the garage could be attached to the residence, he would prefer that option be explored before the Commission considered granting two separate variations.

Ruzicka inquired whether the Board would be open to the option of rotating the proposed garage 90 degrees so that the garage doors would face the house, rather than the street. Chairman Trzupek stated that he preferred the garage to be rotated 90 degrees so that the narrower side would face the street. Chairman Trzupek noted that this orientation would be preferable to the current proposal and, in some ways, even to attaching the garage. Chairman Trzupek explained that such a configuration would create a more visually appealing streetscape, allowing for a clear separation between the house and the garage, rather than presenting a wide façade dominated by garage doors, even if attached. Commissioner Broline noted that directly across the street from the

August 4, 2025 Regular Meeting

subject property, another property had a detached garage or structure similar to what was being proposed. Ruzicka stated that the house across the street received variance approval. Ruzicka noted that the garage on that property was doubled in size, encroached into the front yard, and that the overall property was approximately half the size of his own.

Commissioner Irwin stated that he believed the rooflines of the house and garage could be tied together, particularly if the garage were rotated, in a relatively cost-effective manner, which would eliminate the need for a variance. Commissioner Irwin confirmed that a variance was not required if the detached garage became attached to the residence, while maintaining the proposed size. The commissioners discussed whether a variation would be required for the garage door sizes. Chairman Trzupek stated that it appeared the Commission was expressing hesitation about approving the proposed broad, rectangular, north-to-south oriented detached garage. Chairman Trzupek suggested that alternative design solutions, such as connecting the garage to the house or modifying its orientation, may improve the appearance and potentially eliminate the need for the requested variations. Chairman Trzupek acknowledged that while the precise details were uncertain, he believed there were viable options worth exploring.

Ruzicka stated that he was open to working with the builder to rotate the garage 90 degrees, maintaining access from Meadowbrook Drive with a right turn into the garage. Ruzicka expressed concern about rotating the garage due to the additional concrete that would be required, noting that it would significantly increase the amount of impervious surface area on the property.

Commissioner Petrich noted that he does not favor the idea of an attached garage; however, he noted that it would be helpful to confirm whether an attached garage was feasible or not to ensure that option had been thoroughly considered. Chairman Trzupek stated that while it may be challenging to eliminate the need for variations entirely, the petitioner should explore options to reduce them. Chairman Trzupek suggested that even if variations remain necessary, reorienting the building to avoid presenting a broad façade to the street could be beneficial. Commissioner Irwin noted that the petitioner should explore ways to construct a garage without variations and consider Chairman Trzupek's suggestion.

Ruzicka and the Commission discussed the mature trees on the property.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Morton to continue the public hearing for zoning case V-04-2025 to the August 18, 2025 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Morton, Irwin, Petrich, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0

August 4, 2025 Regular Meeting

C. Z-05-2025: Zoning Ordinance Amendment for Community Integrated Living Arrangement Homes (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MARCH 3, APRIL 21, MAY 5, & JULY 21, 2025]

Chairman Trzupek introduced the case and asked for a summary. Farrell discussed the prior public hearings for the case. Farrell noted that after the most recent meeting, staff performed additional research into the Fair Housing Act, Department of Justice resources, and consulted with the Village Attorney. Staff found that the previous proposed language needed to be amended. Farrell noted that other municipalities have outdated regulations for CILA homes. Current regulations dictate that group homes need to encompass a broader range of individuals with disabilities as defined by the ADA and as such, staff recommends that the proposed definition be modified. Staff found that requiring a special use can be controversial. A special use cannot be denied based upon a specific disability, so there are limited reasons to deny a special use for allowing individuals to reside in a home. Farrell noted that the Village of Hinsdale was consulted due to a recent lawsuit and presented the revised language from the Village of Hinsdale. Farrell read the proposed definition for “community residence” and noted that community residences are all required to be licensed by a state agency. Farrell discussed the previous proposed regulations for the special use, including separation distances and other conditions, and that this may be controversial. Farrell noted that the revised proposed language now allows the community residence as a permitted use in all residential zoning districts.

Chairman Trzupek clarified with Farrell that community residences and group homes are general terms which are also referred to in state regulations. Chairman Trzupek asked if the state had regulations about how many individuals could reside together. Farrell was not aware if there was a limit on the number of individuals. Chairman Trzupek asked if the use could be kept as a special use to maintain control of the use. Farrell noted that a special use could be used to confirm that state licensing and certification was received for the community residence, but this could also be done internally by staff.

Chairman Trzupek asked for public comment. There was none.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Irwin confirmed with Farrell that the Hinsdale language shown was as amended after the lawsuit. Commissioner Irwin requested modification of the proposed definition that the community residence was licensed as a community residence. Commissioner Irwin and Farrell discussed the state supervision and inspection process. Commissioner Irwin requested modification of the proposed definition to include that the community residence is supervised by the state to ensure compliance with applicable rules and regulations.

There was discussion about compliance if the community residence was not being actively monitored by the state or in violation with state regulations. Farrell noted that

likely an exempt Business License will be required which allows for enforcement action and if the community residence is not complying with the definition for being routinely supervised then additional enforcement action is possible. Commissioner Morton noted that there is typically a parent organization which is accredited by the state and they operate multiple homes.

Commissioner Petrich asked what happens if the home loses certification. Farrell noted that typically the other agency will notify the Village of any issues. Farrell noted that the Village would work with the agency together to pursue enforcement action. Commissioner Petrich requested the Findings of Fact be modified to remove the term "CILA."

Commissioner Broline had no comments.

Commissioner Stratis noted his experience with group homes for relatives and that they are state licensed and monitored. Commissioner Stratis noted that they were routinely inspected for things like smoke detectors, ADA compliance, and staff were required to have background checks and be licensed caregivers. Commissioner Stratis stated that the Village would be notified if there was a loss of certification through the state. Commissioner Stratis stated that there would be two enforcement paths, once through the Business License and one through the Zoning Ordinance. Commissioner Stratis was concerned about permitting community residences in the larger residential zoning districts due to the larger parcels and more individuals which could reside there. Commissioner Stratis preferred to see this as a permitted use in R-3 and all others as a special use.

Commissioner Morton asked about parking restrictions for larger vans that could be found associated with the community residence use and if they would be deemed a commercial vehicle. Farrell noted that the restriction applied to a 'D' plate vehicle and was for overnight, outside. Commissioner Morton confirmed that the vehicle would have to be parked in a garage overnight.

Chairman Trzupek questioned if the van parking inside a garage could be an issue with the Fair Housing Act. Farrell did not see a conflict with an existing regulation that a van would have to be parked inside a garage overnight.

Chairman Trzupek and Farrell summarized the proposed amendments to the definition of community residence as proposed by Commissioner Irwin, amending the Findings of Fact, and permitting the use in R-3 but requiring a special use in all other residential districts.

Commissioner Petrich noted that there are R-3 lots which are larger and requested the community residence be a special use in all residential zoning districts. Commissioner Stratis believed that permitting the use in one district which was the most prevalent in the Village reduced the Village's risk as being seen as too restrictive on the use. The Commissioners agreed that the existing parking regulations were sufficient.

August 4, 2025 Regular Meeting

There was discussion on the potential motions. The Commissioners generally agreed to permit the use in R-3 and as a special use in the others.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Morton to close the public hearing for zoning case Z-05-2025.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Morton, Irwin, Broline, and Trzupek
NAYS: 1 – Petrich

MOTION CARRIED by a vote of 5-1

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to approve zoning case Z-05-2025, a request for a text amendment to Sections VI and XIV of the Burr Ridge Zoning Ordinance to define community residence and include it as a permitted use in R-3 and a special use in all other residential zoning districts, with Findings of Fact.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Irwin, Broline, Morton, and Trzupek
NAYS: 1 – Petrich

MOTION CARRIED by a vote of 5-1. Commissioner Petrich stated that he supported the community residence use but preferred it be a special use in all residential zoning districts.

D. Z-09-2025: Zoning Ordinance Amendment regarding Disability Terminology (Village of Burr Ridge); Text Amendment and Findings of Fact

Chairman Trzupek introduced the case. Farrell stated that Z-09-2025 was a proposed amendment to Appendix V of the Zoning Ordinance. Staff was directed by the Board to review all codes, Ordinances, and regulations to ensure that the terminology for persons with disabilities was up to date. Staff only found two instances in Appendix V which needed to be updated and presented the proposed language on the screen.

Chairman Trzupek asked for public comment. There was none.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton stated that as part of the disabled community for over 48 years, he has seen how words can hurt newly disabled people. Commissioner Morton stated that society needs to be aware of the power of words and be cognizant of word usage. Commissioner Morton congratulated the Village on taking this seriously and looking through their ordinances.

Commissioner Stratis appreciated Commissioner Morton's sensitivity to this topic and supported the amendment.

Commissioners Broline, Petrich, and Irwin all supported the amendment.

Chairman Trzupek supported the amendment.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to close the public hearing for zoning case Z-09-2025.

ROLL CALL VOTE was as follows:

AYES: 6 – Morton, Irwin, Petrich, Broline, Stratis, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to approve zoning case Z-09-2025, a request for a text amendment to Appendix V of the Burr Ridge Zoning Ordinance to amend terminology for persons with disabilities, with Findings of Fact.

ROLL CALL VOTE was as follows:

AYES: 6 – Morton, Irwin, Petrich, Broline, Stratis, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0

III. CORRESPONDENCE

Commissioner Morton asked about the redaction of personal information on the Building Reports. Farrell noted that there were recent instances where some petitioners received phishing emails from someone claiming to be the Community Development Director and requesting money. Farrell noted that all publicly posted petitions and reports will now have all emails and phone numbers for private individuals redacted. Farrell confirmed that the Village still has the original, unredacted documents.

IV. OTHER CONSIDERATIONS

There were no other considerations.

V. PUBLIC COMMENT

Donna Ryan, President of Chestnut Hills Association, discussed the lights at SAIA. Ryan stated that new lights were installed and that they are not compliant with the Annexation Agreement. Ryan noted that the lights are shining in their homes.

August 4, 2025 Regular Meeting

Chairman Trzupek asked Farrell about the complaint. Farrell noted that Village staff has been working with Chestnut Hills' legal representation on the issue. Farrell stated that SAIA has some specific regulations regarding lighting in the Annexation Agreement. Farrell detailed the enforcement action to date.

Ryan stated that SAIA is not in compliance and did not have a permit for the new lights. Ryan asked about revocation of the special use.

Chairman Trzupek noted that the Plan Commission was not part of the Annexation Agreement and requested that staff keep the Commission updated on the progress.

John Summers, Chestnut Hills resident, stated that he received a permit for the improvements done to his home and asked about enforcement action for work without a permit. Farrell stated that she has corresponded with the Chestnut Hills attorney regarding this issue.

Commissioner Stratis noted the photovoltaic regulations and that Chestnut Hills' attorney could hire someone to perform a photometric study of their property.

Phil Marsala, Chestnut Hills resident, read an email he sent to Steve Less about lighting at SAIA. Marsala contacted the SAIA employees referenced in the email and noted that the new lighting could not impact Chestnut Hills.

Chairman Trzupek appreciated the concerns.

Steven Less, Chestnut Hills resident, asked about possible revocation of the business license and special use.

Chairman Trzupek noted conditions of a special use and the Commission's displeasure when those are not followed. Farrell stated that this property is unique since there is a special use but also the over arching Annexation Agreement. Farrell noted that any revocation of the use would likely go before the court.

Chairman Trzupek reiterated that this is an enforcement issue currently with Village staff, but ultimately the ability to revoke the use is with the Board.

VI. FUTURE MEETINGS

Commissioner Broline confirmed his attendance at the August 11th Board meeting.

Farrell noted that V-04-2025 from this evening will be on the 18th. Farrell explained that the 7703 Hamilton variation request was one that was previously approved but lapsed. Farrell stated that the new owners are coming forward with the same request.

Commissioner Stratis stated that he was unable to attend the August 25th Board meeting and Chairman Trzupek volunteered to attend in his place.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to adjourn the meeting at 8:40 p.m.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Respectfully Submitted:

Janine Farrell, Community Development Director

ORDINANCE NO. A-834-xx-25

AN ORDINANCE DENYING VARIATION REQUESTS FROM SECTIONS IV.I,
VI.F.7, AND IV.J OF THE ZONING ORDINANCE TO PERMIT A SPORTS
COURT IN THE FRONT YARD OF A PROPERTY; A SPORTS COURT
WITHIN THE MINIMUM 30 FT. FRONT YARD SETBACK FOR THE R-3 ZONING
DISTRICT; A FENCE IN THE FRONT YARD; AND A FENCE 6 FEET IN
HEIGHT
(V-03-2025: 6500 S. ELM STREET/RANTE)

WHEREAS, a request for variations to the Village of Burr Ridge Zoning Ordinance 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 Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said variations on June 16, 2025 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for variations to the Burr Ridge Zoning

Ordinance, including its findings and recommendations, to this Mayor and Board of Trustees, and this Mayor and Board of Trustees has duly considered said report, findings, and recommendations.

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

Section 2: That this Mayor 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 Petitioner for the variations located at 6500 S. Elm Street, Burr Ridge, Illinois, is John Rante (hereinafter "Petitioner"). The Petitioner requests variations from Sections IV.I, VI.F.7, and IV.J of the Zoning Ordinance to permit (1) a sports court in the front yard of a property; (2) a sports court within the minimum 30 ft. front yard setback for the R-3 zoning district; (3) a fence in the front yard; and (4) a fence 6 feet in height.
- B. The alleged hardship arises from the location of the home on the property. Although the front yard is larger than the rear yard, a sports court and related fencing could be accommodated in the rear yard and there is no topographical condition of the property prohibiting its construction in the

rear yard area in compliance with Zoning Ordinance regulations.

C. That the variations were not unique to the property and could be generally applicable to other residential properties, particularly those with large front yards to accommodate such a use.

Section 3: That the variations from Sections IV.I, VI.F.7, and IV.J of the Zoning Ordinance to permit (1) a sports court in the front yard of a property; (2) a sports court within the minimum 30 ft. front yard setback for the R-3 zoning district; (3) a fence in the front yard; and (4) a fence 6 feet in height are ***hereby denied*** for the property commonly known as 6500 S. Elm St. and identified with the Permanent Real Estate Index Number of **09-24-200-023**, with amended Findings of Fact by staff.

Section 4: 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 11TH day of August, 2025, 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
11TH day of August, 2025.

Mayor

ATTEST:

Village Clerk

ORDINANCE NO. A-1191-02-25

**AN ORDINANCE AMENDING SECTION 22.11 OF THE
MUNICIPAL CODE OF THE VILLAGE OF BURR RIDGE**

WHEREAS, Section 22.11, entitled “Term; Expiration,” of Chapter 22, entitled “Business Licenses,” of the Municipal Code of the Village of Burr Ridge establishes a start and end date for annual business licenses.

WHEREAS, the Village desires to continue its business licensing program in a manner which is more compatible with its organizational needs and seeks to amend the start and end date for annual business licenses to May 1 to April 30.

WHEREAS, the Board of Trustees hereby extends all existing business licenses that were set to expire on January 31, 2026 to April 30, 2026 to implement these change of dates without additional cost to the applicant.

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. Section 22.11, entitled “Term; Expiration,” of Chapter 22, entitled “Business Licenses,” of the Municipal Code of the Village of Burr Ridge is hereby amended as follows:

Each license shall indicate its term. The license year for the Village shall commence on May 1 of each year. No license shall be granted for a period longer than one year. All Village licenses shall terminate on April 30 where no provision to the contrary is made. Any license that was to expire on January 31, 2026 is hereby extended to April 30, 2026 without additional cost, at which point the regular annual start and end date for business licenses shall be May 1 and April 30.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 2. This Ordinance shall be in full force and effect upon its adoption and approval as provided by law.

ADOPTED this 11th day of August 2025.

AYES:

NAYS:

ABSENT:

APPROVED this 11th day of August 2025

Mayor

ATTEST:

Village Clerk

RESOLUTION NO. R-_____-25

A RESOLUTION APPROVING THE DISBURSEMENT OF DOWNTOWN
BUSINESS DISTRICT FUNDS TO TOPAZ CAFÉ

WHEREAS, in 2021, the Village established the Downtown Business District Fund with the intent of creating a specified fund of money dedicated to the ongoing development and investment of downtown Burr Ridge;

WHEREAS, in 2024, the Village established policies and procedures by which eligible parties may apply for the use and disbursement of monies from the Downtown Business District Fund to aid in the ongoing development and investment of downtown Burr Ridge;

WHEREAS, on June 11, 2025, the Economic Development Committee considered an application from Topaz Café, located at 780 Village Center Drive in downtown Burr Ridge, for disbursement of monies to offset the cost of various mechanical and aesthetic improvements at said restaurant;

WHEREAS, on June 11, 2025, the Economic Development Committee, having determined that the applicant’s goals in the application being appropriate and consistent with Village policy and intent, voted 4-0 to recommend that the Board of Trustees distribute \$24,000 to Topaz Café from the Downtown Business District Fund due to the Village Center’s Entertainment District’s impacts on Topaz Café.

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 use and release of \$24,000 in Downtown Business District Fund monies to be distributed to Branko Palikuca of Topaz Café within 30 calendar days of the approval of this Resolution.

Section 2: This Resolution shall be in full force and effect from and after its adoption.

ADOPTED this 11th day of August, 2025, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 11th day of August, 2025, by the Mayor of the Village of Burr Ridge.

Mayor

ATTEST:

Village Clerk



Village of Burr Ridge

Section 7, Item A.

Mayor Gary Grasso

TO: Economic Development Committee
Chairman Tony Schiappa, Trustee

FROM: Evan Walter – Village Administrator

DATE: June 11, 2025

RE: Staff Report – Application for Business District Funds (Topaz Café)

The Village has received an application for Business District funds from Branko Palikuca, owner of Topaz Café located at 780 Village Center Drive.

Mr. Palikuca seeks an unspecified amount in Business District funding to partially offset the cost of approximately \$40,000 for various mechanical and aesthetic improvements at the restaurant. Significant elements of the project include installation of a new hot water tank/boiler, refinishing of the interior wood floor, as well as sanding and sealing the exterior flooring in the patio area. No elements of the petition require zoning approval to proceed.

The petitioner's complete application is attached. The EDC may seek additional information as it requires to make a determination and then forward a recommendation for approval (with or without conditions or changes) or disapproval to the Board of Trustees for final consideration.



May 20, 2025

Dear Evan,

As one of the founding tenants of the Burr Ridge Village Center, Topaz is proud to continue to be a centerpiece in the community and in the Burr Ridge dining scene for the last 17 years providing much needed tax dollars to the Village of Burr Ridge. As you know, restaurants have been hit hard over the last several years. Topaz is grateful to still be open after weathering the effects of the 2020 pandemic. Just when we were seeing the light of recovering from the shutdown and challenges of COVID-19, we were hit again with the Burr Ridge Village Center's construction project. This project has put an immense strain on our business. The main thoroughfare of traffic, the "artery of the center" if you will, the main access point to Topaz was permanently and completely cut off. Since the start of construction through its completion, we have seen a minimum 20% loss of revenue. This is a conservative estimate. We are trying to remain positive tenants, but we receive constant complaints from our clientele about parking, access, and how the completed project functions.

Given these challenges, we would like to ask for your assistance in updating some areas of the restaurant that are in need of repair and refreshing. Please accept the following items for possible funding through the Downtown Business District Funding Policy:

1. Sanding and refinishing of wood floors in main dining room
2. Refinishing of Patio extension flooring
3. Replacement of aging and leaking water heaters

Our wood floors in the main dining room have seen seventeen years of constant wear and tear. They are in need of refinishing and in need of some minor repairs. We are happy to have learned that the entire floor does not need replacing. Our current wood floor can be sanded and refinished and the minor repairs can be addressed at the same time. Attached is a proposal/estimate.

We would like to upgrade the existing concrete pad that is located in the Patio extension (glass atrium area). Outdoor dining is in very high demand when weather allows. This outdoor dining area also functions as an outdoor private dining option, providing additional value and revenue. We would like to increase the functionality and longevity of this space with a protective coating. Doing this would make the space easier to clean and maintain, as well as providing additional beautification to the space. Attached is a proposal/estimate.

Lastly, to keep up with such a demanding restaurant, Topaz was built in 2007 with two hot water heaters. Recently, it was discovered that both water heaters had rusted out on the bottom and were leaking through the ceiling to the area below. This created the need for immediate replacement. Working water heaters are essential to operating a restaurant both in function and health code requirements. We were told that they needed replacement immediately as they could fail at a moment's notice. To avoid a possible closure resulting in loss of revenue and valuable tax dollars, we went forward with the replacement. We believe investing in this crucial part of our infrastructure to be essential. Attached is the invoice.

Assistance in these repairs of the public infrastructure within the Village of Burr Ridge not only adds to the beauty of the facility, it will also ensure improvement and updates to the space keeping it viable for the future. We believe that your funds will be put to good use in helping us invest in the future of Topaz continuing to be a great dining destination in Burr Ridge.

We thank you for your thoughtful consideration in assisting us with these much needed projects.

Sincerely,

Branko Palikuca

Proprietor

Z BROTHERS Co.

122 S Kenilworth Ave.
Mount Prospect il 60056
Phone (630) 915-8444 Fax (630) 422-1578

Proposal

Section 7, Item A.

DATE June 3, 2025
Job #
Customer ID

Bill To:

Name
Company Name
Street Address
City
Job Location
Phone
E-mail
Fax
Architect

Branko Palikuca
TOPAZ
780 Village Center Dr.
Burr Ridge State il Zip
SAME

708 203 3948

branko@topazcafe.com

We hereby submit specification and estimates for : BID

Description	AMOUNT
Sand and finish app. 1620 sq.ft. of existing prefinished engineered flooring with 3 coats of Loba Duo satin low VOC water based finish.	\$ 10,700.00
Repair couple of water damaged area with customer's attic stock material.	\$ 1,480.00
Cover with plastic the kitchen and the bar area.	\$ 220.00
** Wood flooring for the repairs will be provided by the customer.	
*** All other materials and labor will be provided by Z Brothers Co.	
TOTAL	\$ 12,400.00

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

with payment to be made as follows: Half of labor at the beginning and the remaining half at the end of work.

Dollars

Acceptance of Proposal from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All arguments contingent upon strikes, accidents, or delays beyond our control.

Respectfully Submitted: Gabriel Zaharia

Note - the proposal may be withdrawn by us if not accepted within 14 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You

are authorized to do work as specified. Payments will be made as outlined above.

Signature:

Date of acceptance

Signature

Chi-Town Restoration **INVOICE**

7841 Cronin Ave
Justice, IL 60458
(773) 574-9361
Marian Kusper

April 28, 2025

Property Owner Name: Topaz Cafe
Property Address: 780 Village Center Drive
Burr Ridge, IL

Scope of Work:

- Remove two old hot water tanks
- Cut off the railing for removal and install of the new hot water tank
- Install new Noritz Hybrid Tankless 9,500.00 Storage Tank Combo (NHH199100-1-NG)
- Install plumbing
- Install gas line
- Install electric
- Install B-Vents
- Reinstall the railing

Labor and material cost total is \$18,000.00

Thank you Marian Kusper



PWS Environmental, Inc
1615 S 55th Ave
Cicero IL 60804
United States

Section 7, Item A.

ESTIMATE

Attention:

Bronco
Topaz Restaurant
780 Village Center Drive
Burr Ridge IL 60527
United States

Date: 05/20/2025 12:44 PM

Proposal Number: 3330

Proposal valid for 30 Days

Dear Topaz Restaurant,

This proposal is being submitted for the intense pressure cleaning of the brick pavers in patio 1(outside), re-sanding and sealing of those pavers. For patio 2 (in the atrium) intense pressure cleaning and sealing of the pavers. These are located at

780 Village Center Drive
Burr Ridge IL 60527
United States

Description of Services

Intense Pressure Cleaning

The service will consist of applying a biodegradable degreaser, via low-pressure spray (and/or dense fiber masonry brush) to the areas/elevations detailed below to remove dirt, grime, gum and deeply encrusted buildup. This is followed by a surface agitation if necessary to break the static tension and a 3000-psi hot water (200 degrees) rinse to remove all said surface buildup. The appropriate outside pavers will be re-sanded and then all pavers will be sealed.

PWS will supply any and all labor, material and equipment necessary to complete service on schedule and in a professional manner. Any non-liquid debris from the cleaning operation will be removed and work area cleaned up at the end of each work day.

Disclaimers and Notes

Prices quoted are based on ambient temperatures of 50 degrees or greater, per the manufacturer's suggestions.

Will apply sealant using both brush and roll system and Special HVLP pumps followed by a back rolling for optimum penetration and adhesion.

All prices quoted are based on the drains working properly during the cleaning project. If water needs to be pumped and redirected additional charges may apply.

All PWSM Representatives will wear PWSM photo ID's, and all appropriate personal protection equipment. (i.e. Safety vests, goggles, boots, gloves, etc.) Work areas will be barricaded by safety cones and 6ft flags for optimum visibility. PWSM will require that all fire suppression systems be shut down prior to the commencement of the cleaning project. Each truck will be equipped with all necessary documentation including MSDS sheets, and IEPA special license waste haulers permits.

PWSM will remove all gum and transferable stains. Some shadowing may remain from gum oils seeping into the concrete, but staining will lighten with time and repeated cleanings.

Prices quoted are based on 1 application of the chemical to remove coating.

Price is based on area to be sealed being cleaned properly and dried to specification of sealing product.

PWSM suggests that all fixtures, equipment, or personal property that is not permanently mounted should be removed prior to the cleaning process. PWSM cannot be liable for any items not slated for the cleaning process.

Customer will supply a water source with ample GPM through completion of the job.

PWSM suggests the customer lie out towels or other absorbent materials around any areas susceptible to water seepage, such as doorway thresholds, window panes, etc. and notify your PWSM representative so they can inform our field reps to take additional precautions around those areas.



PWS Environmental, Inc
1615 S 55th Ave
Cicero IL 60804
United States

Section 7, Item A.

ESTIMATE

Terms and Conditions

This proposal is being submitted for the Intense Pressure Cleaning (sanding/sealing as detailed above) of the patio pavers

780 Village Center Drive
Burr Ridge IL 60527
United States

All prices quoted are final only upon product testing, permit approval and final scope of work from the client, architect, or general contractor. Additionally, any insurance requirements above and beyond PWS' standard coverage limits may result in associated fees being added to invoice. All prices are based on 1 product application(s) and PWS mobilizing equipment and manpower once and working continuously through completion of the project. Any interruptions or deviations to the schedule in lieu of owner, architect general contractor, etc not being ready or conflicting schedules with other trades may result in a remobilization clause.

PWS will take all necessary precautions to keep water from entering building, but cannot be liable for water infiltration due to faulty caulk seams, mortar joints, window seals, etc. PWS reserves the right to withdraw proposal if not accepted within 30 Days. Any fee(s) incurred, legal or otherwise, in efforts to collect monies owed to PWS will be added to the invoice amount.

PWS has been servicing the pressure washing needs of its customers for over 36 years. We employ skilled, full-time employees, maintain broad insurance coverage and operate more than 40 service trucks; each equipped with 1500 gallons of water and heated/high-pressure wash units.

JOB SCHEDULE: Work day(s) barring inclement weather or unexpected delays:

Patio 1 - Outside Cleaning/Sanding 1

Patio 1 - Outside Sanding/Sealing 1

Patio 2 – Cleaning/Sealing 1 Day

START DATE: To be determined upon signed acceptance.

INSURANCE LIMITS: \$5,000,000 General Liability (Certificate of Insurance available upon request).

REFERENCES: Available upon request.

TERMS: Due Upon Completion

<u>Billing Description</u>	<u>Estimated Charges</u>
Patio 1 - Outside Cleaning	680.00
Patio 1 - Outside Sanding	4910.00
Patio 1 -Outside Sealing	2250.00
Patio 2 - Atrium Cleaning	385.00
Patio 2 Atrium Sealing	1785.00

This service to be rendered: One Time

Please feel free to contact me if you have any concerns. If you are in agreement with this proposal, please sign in the space provided below, noting your acceptance, and return by email at mike@Pressurewashingsystems.com. We appreciate this opportunity and look forward to working with you in the near future.

Date: 05/20/2025 12:44 PM

Proposal Valid for 30 Days.

PWS Rep:

Michael J Millette
PWS Environmental, Inc.
(708) 277-3858



PWS Environmental, Inc
1615 S 55th Ave
Cicero IL 60804
United States

Section 7, Item A.

ESTIMATE

Agreed and accepted by _____ Date _____
(Signature)

(Print Name)

RESOLUTION NO. R-_____-25

**A RESOLUTION AUTHORIZING THE SALE OF
CERTAIN SURPLUS PUBLIC REAL ESTATE**

WHEREAS, the Village of Burr Ridge (hereinafter the “Village”) is a non-home rule Illinois municipal corporation existing and operating under the Illinois Municipal Code and the laws of the State of Illinois; and

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-76-4.1 authorizes the Village to sell surplus public real estate; and

WHEREAS, to make a sale under Section 11-76-4.1, the Village must pass a resolution and may authorize the sale to be conducted by the staff of the Village, publish the resolution at the first opportunity following its passage, in a newspaper published in the municipality or, if none, then a newspaper published in the county where the municipality is located, and provide pertinent information concerning the size, use and zoning of the real estate; and

WHEREAS, the Village is the owner of certain public real property commonly described as 7660 County Line Road, Burr Ridge, Illinois 60527, with PINs 09-25-402-023 and 09-25-402-024 containing approximately 1.87 acres of land, currently improved with a one story Village Hall structure, and zoned T-1 Transitional, as further legally described in Exhibit A, attached hereto and made a part hereof (“Parcel”); and

WHEREAS, the Village received a written certified M.A.I. appraisal of the Parcel; and

WHEREAS, the Mayor and Board of Trustees (“Board”) have determined it to be in the best interest of the Village to declare the Parcel as surplus public real estate and authorize Village staff to sell the Parcel.

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:

1316347.1

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Resolution as if fully set forth in this Section 1.

Section 2. Declaration of Surplus Real Estate. The Parcel described in Exhibit A shall be, and is hereby, declared to be surplus public real estate.

Section 3. Authorization. The Village Administrator, or his designee, shall be, and is hereby, authorized and directed to conduct a sale of the Parcel, in accordance with 65 ILCS 5/11-76-4.1. The Village Administrator is directed to publish this Resolution after its passage at its first opportunity in the manner provided under 65 ILCS 5/11-76-4.1 and to present offer proposals to the Board so that it can vote to accept the proposal that is in the best interest of the Village, by a vote of two-thirds of the corporate authorities of the Village then holding office, but in no event for less than 80% of the Parcel’s appraised value as prescribed by State law.

Section 4. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED this 11th day of August, 2025

AYES:

NAYS:

ABSENT:

APPROVED this 11th day of August, 2025.

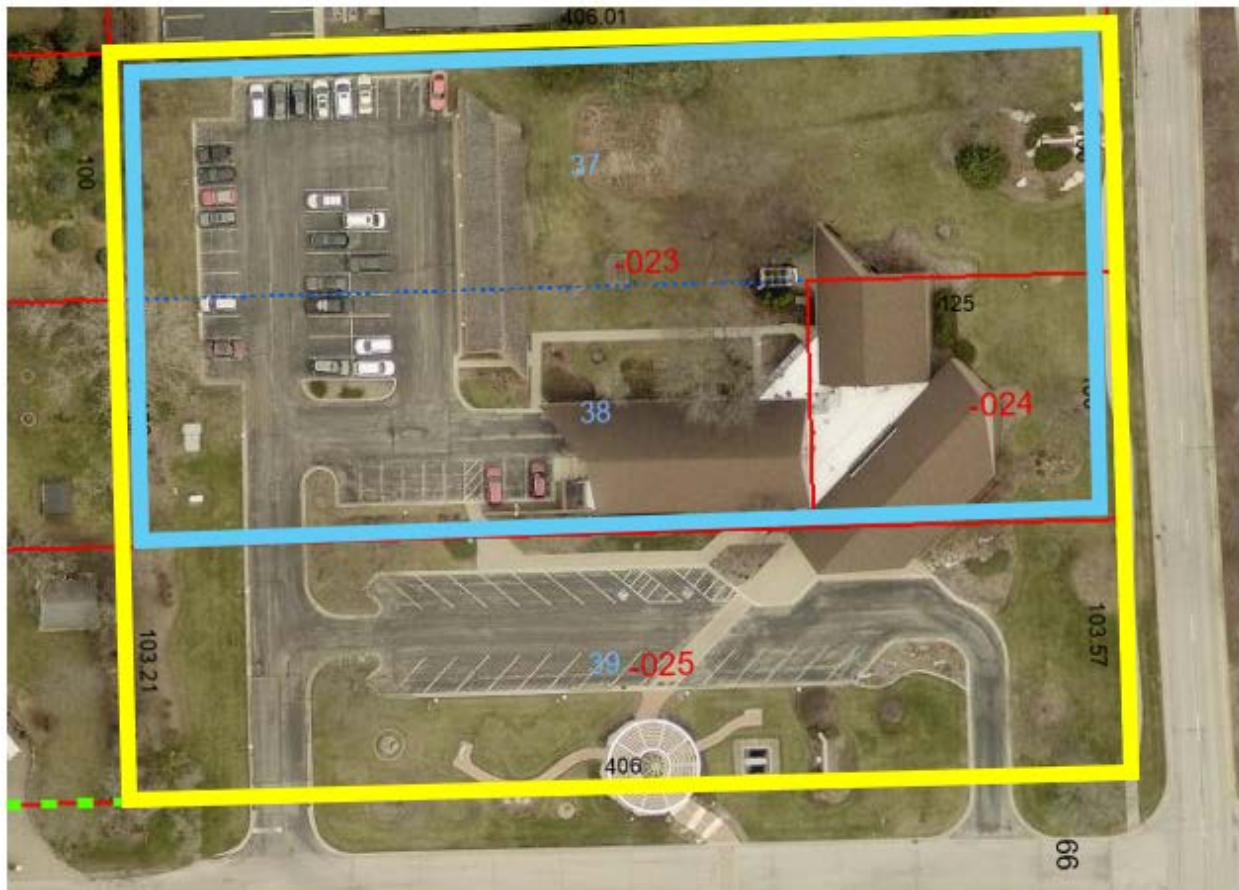
Mayor

ATTEST:

Village Clerk

EXHIBIT A**Legal Description**

LOTS 37 AND 38 IN ROBERT BARTLETT'S HINSDALE COUNTRYSIDE, A SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ AND THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ LYING SOUTH OF THE SOUTH LINE OF JOLIET ROAD AS ESTABLISHED BY INSTRUMENT RECORDED NOVEMBER 19, 1940 AS DOCUMENT NO. 417333, OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

Blue Outlined Area



RESTRICTED APPRAISAL REPORT OF

Office Building
7660 County Line Road
Burr Ridge, Illinois 60527

PREPARED FOR

Evan Walter, ICMA-CM
Village Administrator
Village of Burr Ridge 60527

PREPARED BY

Real Property Advisors, Inc.
7045 Veterans Boulevard, Unit A3
Burr Ridge, Illinois 60527



Evan Walter, ICMA-CM
Village Administrator - Village of Burr Ridge
EWalter@burr-ridge.gov

February 27, 2025

RE: Office Building
7660 County Line Road
Burr Ridge, Illinois 60527

Mr. Walter:

At your request, the above-referenced property was inspected for the purpose of providing you with an opinion of the as-is market value of its fee simple estate. The effective date of this valuation was February 5, 2025, the inspection date. A copy of the engagement letter is included in the Addenda to this report.

The subject property is comprised of a 9,050 square foot (above-grade) office building, which is owned and utilized as an administrative facility, by the Village of Burr Ridge. **The subject property currently operates as three parcels; however, the southern parcel, which encompasses the area to the south of the building, is not part of the subject property - See Exhibits and Extraordinary Assumptions.**

This valuation included a physical inspection of the subject property, the collection and analyses of the relevant market and factual data, the application of the pertinent approaches to value, and the preparation of this restricted appraisal report. The following table summarizes the estimated value conclusion(s) based upon the investigation and analysis of the available information:

Value Scenario	Interest Appraised	Effective Date of Value	Final Value Conclusion
As-Is Market Value	Fee Simple	February 5, 2025	\$1,800,000

Evan Walter, ICMA-CM
Village Administrator - Village of Burr Ridge
EWalter@burr-ridge.gov

This value conclusion is considered to be reasonable and is supported by the available market information. This restricted appraisal report meets the minimum written reporting requirements of USPAP and is subject to the attached General Assumptions & Limiting Conditions and Certifications.

Respectfully submitted,



Scott D. Sopousek, MAI
Illinois Certified General Real Estate Appraiser
License No. 553.002042
Expires: 9/30/2025

Enclosure

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions and limiting conditions:

- No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- The information furnished by others is believed reliable, but no warranty is given for its accuracy.
- All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
- It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.
- It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value contained in this report is based.
- It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report
- The value estimate in this report is based on the assumption that the property is not negatively affected by detrimental environmental conditions. The appraiser's routine inspection of an inquiries about the subject property and the surrounding neighborhood did not yield any information that indicated any apparent hazardous substances or detrimental environmental conditions which would negatively affect the property. The appraiser is not qualified, and is not an expert, in the identification of hazardous substances or detrimental environmental conditions that may include, but are not limited to: Radon, Asbestos, Urea-Formaldehyde Foam Insulation, Toxic Mold, Lead Based Paint, Brown Site Contamination, Leaking Underground Storage Tanks, Air Quality Concerns, and Ground Water, Air, and/or Soil Contamination. Therefore, the presence of any adverse environmental condition cannot be confirmed or discounted by the appraiser. If additional information is needed or an environmental assessment is required, a professional in this field should be contacted.
- Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if they are.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey or analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA because it exceeds the scope of our expertise. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

SCOPE OF WORK

This Restricted Appraisal Report is written in compliance with USPAP Standard 2-2(b). The report may not contain supporting rationale for all of the opinions set forth in the report.

Purpose of Appraisal

Estimate the as-is market value of the subject property.

Definition of Market Value

The definition was taken from Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 (source: 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994).

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

Property Rights Appraised

Fee Simple Estate

Intended User(s)

The intended user of this appraisal is the Village of Burr Ridge (client). This report is not intended for use by any additional parties without the express, written consent of the appraiser(s). Per USPAP, the use of this report is limited to the client and the named intended user(s).

Intended Use

The intended use of this appraisal report by the named Intended User(s) is for the evaluation of the subject property for a mortgage loan, loan monitoring, and/or disposition of the asset. No other use is intended or authorized by the appraiser(s).

SCOPE OF WORK

Use Restriction

The report may not be understood without additional information in the work file for the appraiser(s). The depth of discussion contained in this report is specific to the needs of the client for the intended use.

Personal Property

Any value developed within this report reflects the real estate only and does not include any personal property (movable items of property that are not permanently affixed to, or part of, the real estate, such as furniture, equipment, and other items that may be readily removed) or intangible property (non-physical asset such as franchises, trademarks, copyrights, and goodwill).

Data Sources

Subject Property

The information regarding the subject property was obtained from the inspection, the client, property contacts, published sources, the local municipality, and/or the township/county public records. A Plat of Survey (dated 9/3/1986) was provided by the owner. The building size was derived from the dimensions on the survey. The land size was derived from the dimensions on the survey and the Dupage County GIS.

Market Data

The market data utilized for this valuation was obtained from CoStar, LoopNet, the local MLS, market professionals, scaled aerial photographs, the appraisal files, public records, published sources, and/or market participants. The source of each comparable utilized herein is provided as part of the data for that comparable.

Competency

The appraisers have the education, knowledge, and experience needed to competently complete this appraisal assignment.

Extraordinary Assumptions

The use of any Extraordinary Assumption might affect the assignment results. The subject currently functions as three parcels; however, the southern (corner) parcel, which fronts 77th Street, is not part of the subject. As a result, the subject lacks direct street access as there are no curb cuts along County Line Road. This valuation assumes that a perpetual access easement will be created on the subject property to the south provided legal access to the subject.

Hypothetical Conditions

This appraisal report is not subject to any hypothetical conditions.

SCOPE OF WORK

Legal Description

A legal description of the subject property is located in the Addenda to this report and it was obtained from the Plat of Survey.

Sales History

The ownership reportedly intends on negotiating a sale of the property utilized to assist in that process. There are no known sales or other transfers involving the subject property that occurred within the three years prior to the effective date of the appraisal. Additionally, there are no known agreements of sale, options, or listings of the subject property current as of the effective date of the appraisal.

Inspection Date

February 5, 2025

Effective Date of Value

February 5, 2025

Date of Report

February 27, 2025

Highest and Best Use

Office Usage - As Though Vacant

Office Building - As Improved

Most Probable Buyer - Owner-user

Appraisal Process

The subject property is appraised to estimate the as-is market value of its fee simple estate with only the Sales Comparison Approach developed in this valuation. The Sales Comparison Approach reflects the actions of market participants and is deemed sufficient to produce credible assignment results, while meeting the expectations of the client. The Cost Approach is not developed within this report as the subject's accrued depreciation would require subjective deductions. Further, this approach is given little emphasis by typical buyers when making pricing decisions involving properties of this type. The Income Capitalization Approach is not developed as this type of property is vastly owner-occupied in this market and is not typically viewed as being an investment-grade, income-producing property. As a result, there is a lack of standard investment criteria which makes this approach unreliable for this type of property in this market.

Exposure & Marketing Times

Six to nine months

PROPERTY DESCRIPTION

Neighborhood Description

The subject property is located along the west side of County Line Road, less than a quarter-mile south of a full interchange with I-55. The Burr Ridge Police Department is to the south of the subject, with several small office buildings to the north. The Burr Ridge Village Center, is on the east side of County Line Road, across from the subject. It includes a concentrated collection of hotels, offices, restaurants, and retail stores.

Site Description

Land Size:	1.86 Acres
Shape:	Rectangular
Dimensions:	200.00 feet along County Line Road and a depth of 406.00 feet.
Positioning:	Interior
Vehicular Access:	The subject is only accessed from 77th Street, through the adjacent property to the south.
Topography:	Generally level and at street grade
Flood Hazard Zone/Map:	Zone X - area of minimal flooding (outside of Special Flood Hazard Area)/Flood Insurance Rate Map 17043C0193J (dated 8/19/2019)
Soil Conditions:	No adverse soil conditions were known to exist.
Environmental Hazards:	No potential environmental hazards/concerns were noted or reported.
Utilities:	All public utilities are available.
Zoning:	T-1: Transitional District which permits a variety of institutional uses, with office use listed as special uses. The existing building and use of the subject property appear to be legal and conforming.
Easements/Encroachments:	No adverse easements or encroachments were noted or reported.

PROPERTY DESCRIPTION

Improvements Description

Type:	Single-user office building
Occupancy:	Owner
Gross Building Area (GBA):	9,050 SF
Land-To-Building (LTB) Ratio:	8.97 to 1
Stories:	One
Year Built:	1986
Condition:	Average overall condition with adequate ongoing maintenance noted
Foundation:	Reinforced concrete
Basement:	Partial, finished (7,115 SF)
Exterior Walls:	Brick
Roof Structure:	Pitched, asphalt-shingle
Structural Framing:	Unknown

Site Improvements

Parking:	Asphalt-paved side lot with 48 striped spaces. In addition, there is a large garage, with four double doors, which can provide parking for an additional eight vehicle. Therefore, the subject has a total of 56 parking spaces (6.19 spaces per 1,000 square feet of GBA). Please note, the parking area to the south of the subject will continue to appear as though it is part of the subject, but will be public parking for the adjacent property. Although it is not part of the subject property, it will still likely be primarily be utilized with the subject and is viewed as a positive factor.
-----------------	--

PROPERTY DESCRIPTION

Other: Concrete walks/curbs near the parking areas, a water detention area on the northeast portion of the subject, along with a Burr Ridge monument along County Line Road.

Utility & Conclusions

The site has a functional layout, with adequate dimensions, access, and parking. The building has a typical layout and finishes for this type of property and it has been adequately maintained. Overall, the subject property was considered to be functionally-adept for its current usage and there does not appear to be any significant items of functional obsolescence.

Real Estate Tax Data

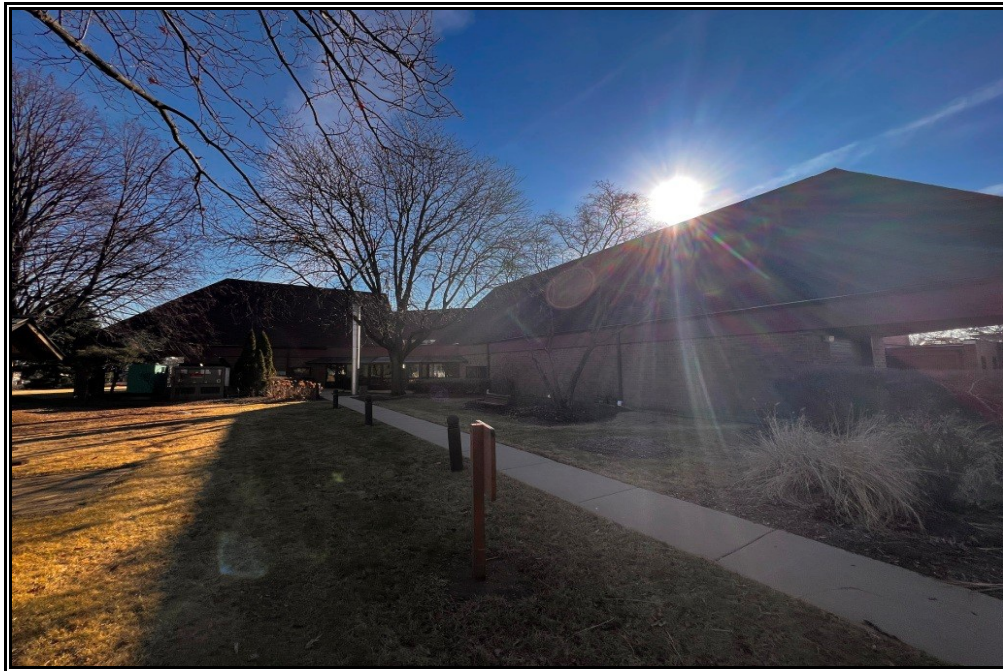
County/PIN(s): DuPage/09-25-402-023 & 024

2023 Taxes (payable 2024): The subject has been tax exempt.

SUBJECT PHOTOGRAPHS



Looking northeast at the building (right) and garage (left)



Looking east at the rear of the subject building

SALES COMPARISON APPROACH

Improved Sale 1

1051 Internationale Pky.
Woodridge, Illinois

Date of Sale

June 2023

Sale Price

\$1,450,000

Price/SF

\$96.62



Property Type:	Office/school	Condition:	Average
Units:	Single-user	Occupancy:	Vacant
Building Size (SF):	15,008	Property Rights:	Fee simple
Land Size (Ac.):	2.91	Financing Terms:	Cash to seller
LTB Ratio:	8.45:1	Conditions of Sale:	Arm's-length
Parking Spaces:	167 (11.13/1,000 SF)	County:	DuPage
Positioning:	Corner (non-signal)	R.E. Taxes/SF:	\$3.16
Year Built:	1999	PIN(s):	10-17-100-025
Construction:	Masonry		
This property is situated in a secondary office/industrial locale, just southeast of the I-55/I-355 interchange. The property had operated as a Guiding Light Academy school, but was vacant for 18 months prior to this sale. It was reportedly acquired by the Lemont Fire Department and will be converted to a fire station.			
Verification:	CoStar, public records		

SALES COMPARISON APPROACH

Improved Sale 2

15w256 North Frontage Road
Burr Ridge, Illinois

Date of Sale

December 2023

Sale Price

\$1,200,000

Price/SF

\$240.00



Property Type:	Office	Condition:	Above-Average
Units:	Single-user	Occupancy:	Owner
Building Size (SF):	5,000	Property Rights:	Fee simple
Land Size (Ac.):	0.51	Financing Terms:	Cash to seller
LTB Ratio:	4.44:1	Conditions of Sale:	Arm's-length
Parking Spaces:	13 (2.60/1,000 SF)	County:	DuPage
Positioning:	Corner (non-signalized)	R.E. Taxes/SF:	\$0.97
Year Built:	2011	PIN(s):	09-25-207-018
Construction:	Masonry		
This property is located along the north side of I-55, just west of County Line Road. The building size includes a partial second-floor as well as an overhead door/garage. The property was purchased by an owner-occupant.			
Verification: CoStar, marketing brochure, listing broker, public records			

SALES COMPARISON APPROACH

Improved Sale 3

520 North Cass Avenue
Westmont, Illinois

Date of Sale
September 2024

Sale Price
\$1,628,000

Price/SF
\$137.12



Property Type:	Office/bank branch	Condition:	Average to above-avg.
Units:	Single-user	Occupancy:	Vacant
Building Size (SF):	11,873	Property Rights:	Fee simple
Land Size (Ac.):	1.44	Financing Terms:	Cash to seller
LTB Ratio:	5.28:1	Conditions of Sale:	Arm's-length
Parking Spaces:	50 (4.21/1,000 SF)	County:	DuPage
Positioning:	Interior	R.E. Taxes/SF:	\$3.69
Year Built:	2000	PIN(s):	09-04-403-056
Construction:	Masonry		
This property is located along a moderately roadway, just south of Ogden Avenue. The building size includes two above-grade floors. In addition, there is a 3,250 square foot basement, which is not included in the building size. The property had previously been occupied/used as a bank-branch, but had reportedly been vacant for 19 months. The buyer and intended use is unknown.			
Verification:	CoStar, public records		

SALES COMPARISON APPROACH

Improved Sale 4

122 West 22nd Street
Oak Brook, Illinois

Date of Sale
December 2024

Sale Price
\$2,150,000

Price/SF
\$136.42



Property Type:	Office	Condition:	Average to above-average
Units:	Single-user	Occupancy:	Owner
Building Size (SF):	15,760	Property Rights :	Fee simple
Land Size (Ac.):	1.82	Financing Terms:	Cash to seller
LTB Ratio:	5.03:1	Conditions of Sale:	Arm's-length
Parking Spaces:	46 (2.92/1,000 SF)	County:	DuPage
Positioning:	Interior	R.E. Taxes/SF:	\$2.35
Year Built:	1979	PIN(s):	06-24-404-014
Construction:	Masonry		
This property is located in an office/commercial locale, located at the interchange of I-88 and I-294. The building includes an overhead door with an interior garage/storage area. In addition, the property includes a 5,969 square foot, finished basement, that was not included in the building size. The property was reportedly purchased by an owner occupant.			
Verification:	CoStar, marketing brochure, public records		

SALES COMPARISON APPROACH

Improved Sale 5

6910 South Madison Street
Willowbrook, Illinois

Date of Sale

Pending

Price

\$1,650,000 - Asking

Price/SF

\$220.00



Property Type:	Office	Condition:	Average
Units:	Single-user	Occupancy:	Owner
Building Size (SF):	7,500	Property Ri	Fee simple
Land Size (Ac.):	1.06	Financing Terms:	Cash to seller
LTB Ratio:	6.16:1	Conditions of Sale:	Arm's-length
Parking Spaces:	54 (7.20/1,000 SF)	County:	DuPage
Positioning:	Interior	R.E. Taxes/SF:	\$1.78
Year Built:	1980	PIN(s):	09-23-407-025
Construction:	Masonry		
This property is located in an office, commercial, industrial locale, just north of I-55. The building has one-story as well as a 7,200 square foot lower level, which was not included in the building size. The property was listed for sale in September 2024 and has not had any price reductions; however, the contract price could not be confirmed.			
Verification:	CoStar, marketing brochure, listing broker, public records		

SALES COMPARISON APPROACH

Improved Comparables Analysis

The relevant factors for both the subject and the comparables are presented below, along with the corresponding qualitative rankings of each comparable as related to the subject property.

Improved Comparables Analysis Summary						
Factor	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Building Size	9,050 SF	15,008 SF	5,000 SF	11,873 SF	15,760 SF	7,500 SF
Land Size	1.86 Ac.	2.91 Ac.	0.51 Ac.	1.44 Ac.	1.82 Ac.	1.06 Ac.
LTB Ratio	8.97:1	8.45:1	4.44:1	5.28:1	5.03:1	6.16:1
Parking/1K	6.19	11.13	2.60	4.21	2.92	7.20
Year Built	1986	1999	2011	2000	1979	1980
Condition	Average	Average	Abv. Avg.	Avg. to AA	Avg. to AA	Average
Sale Date		6/23	12/23	9/24	12/24	Pending
Price/SF		\$96.62	\$240.00	\$137.12	\$136.42	\$220.00
Property Rights		Similar	Similar	Similar	Similar	Similar
Financing Terms		Similar	Similar	Similar	Similar	Similar
Conditions of Sale		Similar	Similar	Similar	Similar	Superior
Market Conditions		Similar	Similar	Similar	Similar	Similar
Location		Inferior	Similar	Inferior	Inferior	Similar
LTB Ratio/Parking		Superior	Inferior	Inferior	Inferior	Similar
Building Size		Inferior	Superior	Inferior	Inferior	Superior
Additional Space		Inferior	Inferior	Similar	Similar	Similar
Age/Condition		Similar	Superior	Superior	Superior	Similar
Overall Rating		Inferior	Superior	Inferior	Inferior	Superior

SALES COMPARISON APPROACH

Unit Value Analysis

The comparables indicate a unit price range from \$96.62 to \$240.00 per square foot. The following table illustrates the unit value conclusion for the subject and the rounded value indication via this approach. This value indication is based on all of the available information regarding the subject property and the improved comparables, per the previously summarized factors of comparison.

Sales Comparison Approach Value Indication				
Concluded Value Per Square Foot	Square Feet (GBA)			Overall Value
\$200.00	x	9,050	=	\$1,810,000
Rounded To:				\$1,800,000

FINAL RECONCILIATION & VALUE CONCLUSION

The subject property is appraised to estimate the as-is market value of its fee simple estate with only the Sales Comparison Approach developed in this valuation. The Sales Comparison Approach reflects the actions of market participants and is deemed sufficient to produce credible assignment results while meeting the expectations of the client.

The Cost Approach is not developed within this report as the subject's accrued depreciation estimate would require unreliable and subjective deductions. Further, this approach is infrequently used and given limited emphasis by typical buyers when making pricing decisions involving properties of this type. The Income Capitalization Approach is not developed as this type of property is vastly owner-occupied in this market. Additionally, there is a lack of standard investment criteria as the subject is not viewed as being an investment-grade, income-producing property. Therefore, the Cost and Income Capitalization Approaches would typically result in unreliable indicators of value for this type of property in this market.

It is the opinion of the appraiser(s) that the as-is market value of the fee simple estate of the subject property, as of February 5, 2025 is **\$1,800,000**.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- No one provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, Scott D. Sopousek, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.



Scott D. Sopousek, MAI
Illinois Certified General Real Estate Appraiser
License No. 553.002042
Expires: 9/30/2025

Scott D. Sopousek, MAI

Real Property Advisors, Inc.
 7045 Veterans Boulevard, Unit A-3
 Burr Ridge, Illinois 60527
 T 630-655-6430/F 630-655-5942
 ssopousek@rpavalues.com

EDUCATION:

Columbia Southern University, B.S. Degree in Business Administration

Passed exams and attended courses for Basic Appraisal Principles, Basic Appraisal Procedures, National USPAP 15 hours course, General Appraiser Sales Comparison Approach, General Appraiser Market Analysis & Highest and Best Use, General Appraiser Income Approach/Part 1, General Appraiser Income Approach/Part 2, General Appraiser Site Valuation & Cost Approach, General Appraiser Report Writing and Case Studies, Advanced Applications, Advanced Income Capitalization, Advanced Concepts & Case Studies, sponsored by the Appraisal Institute.

PROFESSIONAL EXPERIENCE:

<u>May 2014 to Present:</u>	Real Property Advisors, Inc. - Principal specializing in the appraisal of commercial properties.
<u>April 2013 to April 2014:</u>	Real Property Advisors, Inc. - Senior Appraiser specializing in the appraisal of commercial properties.
<u>July 2009 to April 2013:</u>	Real Property Advisors, Inc. - Staff Appraiser specializing in the appraisal of commercial properties.
<u>September 2008 to July 2009:</u>	Kelly Appraisal Consultants - Staff Appraiser specializing in the appraisal of commercial properties.
<u>June 2007 to August 2008:</u>	PGP Valuation, Atlanta - Georgia Registered Real Property Appraiser specializing in the appraisal of commercial properties.

PROFESSIONAL LICENSES AND AFFILIATIONS:

Designated Member of the Appraisal Institute
 Illinois Certified General Real Estate Appraiser - License No. **553.002042** (Expires 9/30/25)

PURPOSE OF APPRAISALS & LOCATIONS:

Have prepared appraisals for sales, acquisitions, portfolio and mortgage lending purposes involving residential, commercial, industrial, special purpose properties, etc., throughout the Southeast United States and the Metropolitan Chicago Area.

ADDENDA



Evan Walter, ICMA-CM
Village Administrator - Village of Burr Ridge
EWalter@burr-ridge.gov

January 30, 2025

RE: ADMINISTRATIVE PROPERTY
7660 South County Line Road
Burr Ridge, Illinois 60527

Mr. Walter:

Pursuant to your request, we submit this proposal to prepare a narrative Restricted Appraisal Report, on the above referenced property. The purpose of this appraisal would be to estimate the as-is market value, with the fee simple estate to be appraised. The intended user of this appraisal is Evan Walter and the Village of Burr Ridge (client). The intended use of this appraisal assignment is for internal decision making regarding the potential sale of the property. The client agrees that there are no other Intended Users. In addition to all other terms and conditions of this agreement, Appraiser and Client agree that Appraisers services under this agreement and appraisal report, and any use of the report, are and will be subject to the statements, limiting conditions and other terms set forth in the appraisal report. The conditions of the engagement are attached to this agreement and incorporated herein. The appraiser may determine additional conditions and terms affecting the appraisal during performance of the assignment which may be identified in the report.

Our fee for this assignment will be \$1,500. and we will furnish you with an electronic version of the report. If a hard copy of the report is requested, a fee of \$100 per original copy and \$50 per photocopy will be applied. The estimated completion date for this assignment will be 10 business with after we receive all of the relevant information required from you for the completion of this assignment. We will proceed with this assignment upon receipt of the signed copy of this proposal and the entire fee of \$1,500. If you have any questions, please contact me at your earliest convenience at 630-248-5486.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Scott Sopousek".

Scott D. Sopousek, MAI
Partner

Proposal Accepted: A handwritten signature in black ink, appearing to read "Evan Walter".

Date: 1/31/2025

CONDITIONS OF ENGAGEMENT

- 1) The Client and any Intended Users identified herein should consider the appraisal as only one factor together with its independent investment considerations and underwriting criteria in its overall investment decision. The appraisal cannot be used by any party or for any purpose other than as specified in this engagement letter.
- 2) Federal banking regulations require banks and savings and loan associations to employ appraisers where a FIRREA compliant appraisal must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions, including mortgage bankers/brokers. Because of that requirement, this appraisal, if ordered independent of a financial institution or agent, may not be accepted by a federally regulated financial institution. Our analyses, opinions, and conclusion will be developed, and this report will be prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. The reported analyses, opinions, and conclusions will be developed, and this appraisal will be prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- 3) The appraisal report will be subject to our standard Assumptions and Limiting Conditions, which will be incorporated into the appraisal. All users of the appraisal report are specifically cautioned to understand any Extraordinary Assumptions and Hypothetical Conditions which may be employed by the appraiser and incorporated into the appraisal.
- 4) The appraisal report or our name may not be used in any offering memoranda or other investment material without the prior written consent of Real Property Advisors, Inc. (RPA), which may be given at the sole discretion of RPA. Any such consent, if given, shall be conditioned upon our receipt of an indemnification agreement from a party satisfactory to us and in a form satisfactory to us. Furthermore, Client agrees to pay the fees of RPA's legal counsel for the review of the material which is the subject of the requested consent. If the appraisal is referred to or included in any offering material or prospectus, the appraisal shall be deemed referred to or included for informational purposes only and RPA, its employees and the appraiser have no liability to such recipients. RPA disclaims any and all liability to any party other than the party which retained RPA to prepare the appraisal.
- 5) In the event the Client provides a copy of this appraisal to, or permits reliance thereon by, any person or entity not an identified Intended User at the time of the assignment and authorized by RPA in writing to use or rely thereon, Client hereby agrees to indemnify and hold RPA, its affiliates and the respective shareholders, directors, officers and employees, harmless from and against all damages, expenses, claims and costs, including attorney's fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the appraisal by any such unauthorized person or entity.
- 6) Payment of the fee is not contingent on the appraised value, outcome of the consultation report, a loan closing, or any other prearranged condition. Additional fees will be charged on an hourly basis for any work, which exceeds the scope of this proposal, including performing additional valuation scenarios, additional research and conference calls or meetings with any party, which exceed the time allotted by RPA for an assignment of this nature. If we are requested to stop working on this assignment, for any reason, prior to our completion of the appraisal, RPA will be entitled to bill the Client for the time expended to date at RPA's hourly rates for the personnel involved.
- 7) If RPA or any of its affiliates or any of their respective employees receives a subpoena or other judicial command to produce documents or to provide testimony involving this assignment in connection with a lawsuit or proceeding, RPA will use reasonable efforts to notify the Client of our receipt of same. However, if RPA or any of its affiliates are not a party to these proceedings, Client agrees to compensate RPA or its affiliate for the professional time and reimburse RPA or its affiliates for the actual expense that it incurs in responding to any such subpoena or judicial command, including attorneys' fees, in any, as they are incurred. RPA or its affiliate will be compensated at the then prevailing hourly rates of the personnel responding to the subpoena or command for testimony.
- 8) By signing this agreement Client expressly agrees that its sole and exclusive remedy for any and all losses or damages relating to this agreement or the appraisal shall be limited to the amount of the appraisal fee paid by the Client. In the event that the Client, or any other party entitled to do so, makes a claim against RPA or any of its affiliates or any of their respective officers or employees in connection with or in any way relating to this engagement or the appraisal, the maximum damages recoverable from RPA or any of its affiliates or their respective officers or employees shall be the amount of the monies actually collected by RPA or any of its affiliates for this assignment and under no circumstances shall any claim for consequential damages be made.

LOTS 37, 38 AND 39 IN ROBERT BARTLETT'S HINSDALE COUNTRYSIDE, A SUBDIVISION OF THE SOUTHEAST 1/4 AND THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF THE SOUTH LINE OF JOLIET ROAD AS ESTABLISHED BY INSTRUMENT RECORDED NOVEMBER 19, 1940 AS DOCUMENT NO. 417333, OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DU PAGE COUNTY, ILLINOIS.

The subject is only Lots 37 and 38

RESOLUTION NO. _____**RESOLUTION ACCEPTING A PLAT OF DEDICATION AND PLAT OF EASEMENT
FOR PUBLIC RIGHT-OF-WAY AND PERMANENT EASEMENT
FROM 15W070 SEDGLEY ROAD**

WHEREAS, the Village of Burr Ridge, an Illinois Municipal Corporation (the "VILLAGE") pursuant to Section 2-3-8 of the Illinois Municipal Code (65 ILCS 5/2-3-8), is authorized to acquire and hold real property for all corporate purposes; and

WHEREAS, pursuant to Section 11-105-1 of the Illinois Municipal Code (65 ILCS 5/11-105-1), the VILLAGE is authorized to accept dedications of real property for public purposes; and

WHEREAS, Andrew J. Durlak and Alexandra M. Durlak (the "OWNERS") have purchased certain property located at 15W070 Sedgley Road in the corporate boundaries of the VILLAGE and have agreed to donate and irrevocably dedicate a portion to the VILLAGE for public purposes (the "Property") in consideration of zero dollars (-\$0-), that portion being legally described in Section 2 herein and is depicted on the Plat of Dedication and Plat of Easement attached hereto as "Exhibit A"; and

WHEREAS, the Corporate Authorities of the VILLAGE have determined that accepting the dedication of the Property as donated and offered by the OWNERS is in the best interests of the VILLAGE and its citizens for public purposes, including but not limited to the construction and maintenance of roadways, sidewalk, sanitary and/or storm sewer mains, water mains, utilities, modes of ingress and egress, any and all appurtenances related to any of the foregoing, and any and all other public uses and/or purposes specifically authorized by the VILLAGE; and

WHEREAS, in connection with the dedication accepted by this Resolution, the OWNERS have further agreed to grant the VILLAGE and to those public utility companies operating under franchises from the VILLAGE, a permanent Public Utility and Drainage Easement (the "Easement") over certain parts of the Owner's remaining property that portion of which is legally described in Section 3 herein and is further depicted on the Plat of Dedication and Plat of Easement attached hereto as "Exhibit A"; and

WHEREAS, the OWNERS, have signed the Plat of Dedication authorizing the dedication of this parcel as public right-of-way for roadway purposes and granted permanent easement as shown on the Plat of Dedication and Plat of Easement attached hereto as "Exhibit A"; and

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

Section 1: The Corporate Authorities hereby set forth all of the recitals above to be incorporated as if fully stated herein as a material term of this Resolution.

Section 2: The Village hereby accepts the dedication of the Property as depicted on the Plat of Dedication and Plat of Easement (attached hereto as Exhibit A and fully incorporated herein), which Property is legally described as follows:

THE SOUTH 13.00 FEET OF THE WEST 319 FEET OF THE EAST 682 FEET OF THE SOUTH 330 FEET OF THE NORTH THE WEST 319 FEET OF THE EAST 682 FEET OF THE SOUTH 330 FEET OF THE NORTH 472 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. CONTAINING 4,147 SQUARE FEET OR 0.095 ACRES, MORE OR LESS

Section 3: The Village hereby accepts the grant of permanent easement over a remaining portion of the Property as depicted on the Plat of Dedication and Plat of Easement (attached hereto as Exhibit A and fully incorporated herein), which Easement is legally described as follows:

THE NORTH 10.00 FEET OF THE SOUTH 23.00 FEET OF THE WEST 319 FEET OF THE EAST 682 FEET OF THE SOUTH THE WEST 319 FEET OF THE EAST 682 FEET OF THE SOUTH 330 FEET OF THE NORTH 472 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Section 4: The Mayor of the Village of Burr Ridge is hereby authorized to execute and the Village Clerk hereby authorized to attest, the Plat of Dedication and Plat of Easement attached hereto

as Exhibit A, and in so doing to manifest the Village's acceptance of said dedication and grant of easement.

Section 5: Upon full and complete execution of the Plat of Dedication and Plat of Easement (attached hereto as Exhibit A and fully incorporated herein), the Village Clerk is hereby directed to keep a copy thereof and to thereafter record the executed original in the office of the DuPage County Recorder of Deeds.

Section 6: In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

Section 7: This Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 11th day of August 2025, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 11th day of August 2025, by the Mayor of the Village of Burr Ridge.

Mayor

ATTEST:

Village Clerk

FIELD WORK COMPLETED FEBRUARY 11, 2025

RESOLUTION NO. R-_____-25

**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 11th day of August, 2025

AYES:

NAYS:

ABSENT:

APPROVED this 11th day of August, 2025

Mayor

ATTEST:

Village Clerk



August 11, 2025

Mayor Gary Grasso and Board of Trustees
7660 County Line Road
Burr Ridge, Illinois 60527

Re: Z-10-2025: 9140 Forest Edge Lane (Dusza); Special Use for a Planned Unit Development Amendment and Finding of Fact

Dear Mayor and Board of Trustees:

The Plan Commission transmits its recommendation to approve a request by Lukasz Dusza for a special use amendment in accordance with Zoning Ordinance Section XIII.L.8 to amend the Forest Edge Subdivision Planned Unit Development, Ordinance A-834-02-01, to (1) lower the minimum average lot size requirements and to (2) amend the lot configuration of Phase 2 in the Forest Edge Subdivision.

In 2001, the Insignia of Burr Ridge Subdivision, now known as the Forest Edge Subdivision, was approved for a Special Use for a Planned Unit Development (PUD) for the development of the subdivision (Ordinance #A-834-02-01). The subdivision was approved to be developed in two phases: Phase 1 and Phase 2. In Phase 2 of the Subdivision, the subject parcel, 9140 Forest Edge Lane (Lot 20), was to be subdivided into three separate parcels, each meeting the minimum average lot size requirement of 29,280 square feet. However, between 2001 and 2024, a portion of the Phase 2 parcel, specifically the north strip of land near 91st Street measuring approximately 5,775 square feet, was conveyed to the property located at 15W281 91st Street. As a result, the average lot size for Phases 1 and 2 combined was reduced to 29,064 square feet, less than the 29,280 square feet conditioned at the time of approval. The petitioner now seeks an amendment to this condition and to amend the configuration of the lots accounting for the loss of land adjoining 91st St. The petitioner intends to divide the parcel into three lots as follows: Lot 1/Lot 20 - 29,008 square feet; Lot 2/Lot 21 - 29,008 square feet; and Lot 3/Lot 22 - 24,010 square feet.

After due notice as required by law, the Plan Commission held a public hearing on August 4, 2025. One public comment was received from the Forest Edge Subdivision Homeowners Association (HOA) in support of the request.

The Plan Commission discussed the reduction of lot size and that there were multiple parcels within the existing Forest Edge Subdivision less than the required average combined. The Plan Commission noted that the original intent was for the Phase 2 lots to have access to Forest Edge Lane only and the access to 91st Street was to be abandoned. The Plan Commission determined that this minor reduction in overall average square footage would not negatively impact the Forest Edge Subdivision, as further evidenced by the letter of support received from the HOA.

Based on the above considerations and the submitted Findings of Fact, the Plan Commission voted 6 to 0 ***recommend that the Board of Trustees approve*** a request for a special use amendment in accordance with Zoning Ordinance Section XIII.L.8 to amend the Forest Edge Subdivision Planned Unit Development, Ordinance A-834-02-01, to (1) lower the minimum average lot size requirements and to (2) amend the lot configuration of Phase 2 in the Forest Edge Subdivision, with Findings of Fact and the following conditions:

1. The subdivision and development of the property shall be in substantial compliance with the subdivision plan attached hereto as Exhibit A. Substantial compliance shall include minor amendments to the proposed property lines so as to eliminate the requirement for a side yard setback variation for the existing home.

2. The subdivision and development of the property shall comply with the Village of Burr Ridge Subdivision Ordinance, except as may be specifically modified herein.
3. No further subdivision improvements will be required for Phase 2 and that the requirement for a preliminary plat and final engineering plans shall be waived.
4. The average lot size for Phase 1 and Phase 2 combined shall be a minimum of 29,064 square feet.
5. The Floor Area Ratio (FAR) for all Phase 2 lots shall be 0.2 as per Section VI.E.4 of the Burr Ridge Zoning Ordinance.
6. The existing accessory structures on the three proposed parcels must be demolished by the time of Final Plat of Subdivision submission to the Board of Trustees.
7. Should the existing home on the property be demolished, any new structure(s) shall meet the minimum Zoning Ordinance setback requirements.
8. A driveway from the existing home to Forest Edge Lane shall be installed prior to occupancy of the residence. Permit approval and issuance by the Village is required for driveway construction.

Sincerely,

Greg Trzupek, Chairman
Plan Commission/Zoning Board of Appeals



Z-10-2025: 9140 Forest Edge Lane (Dusza); Request for a special use amendment in accordance with Zoning Ordinance Section XIII.L.8, to amend the Forest Edge Subdivision Planned Unit Development, Ordinance A-834-02-01, to (1) lower the minimum average lot size requirements and to (2) amend the lot configuration of Phase II in the Forest Edge Subdivision.

HEARINGS:

August 4, 2025

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Ella Stern

PETITIONER:

Lukasz Dusza

PETITIONER STATUS:

Homeowner's Representative

PROPERTY OWNER:

Jadwiga Dusza

EXISTING ZONING:

R-2B Single-Family Residence

LAND USE PLAN:

Recommends Single Family
Residence

EXISTING LAND USE:

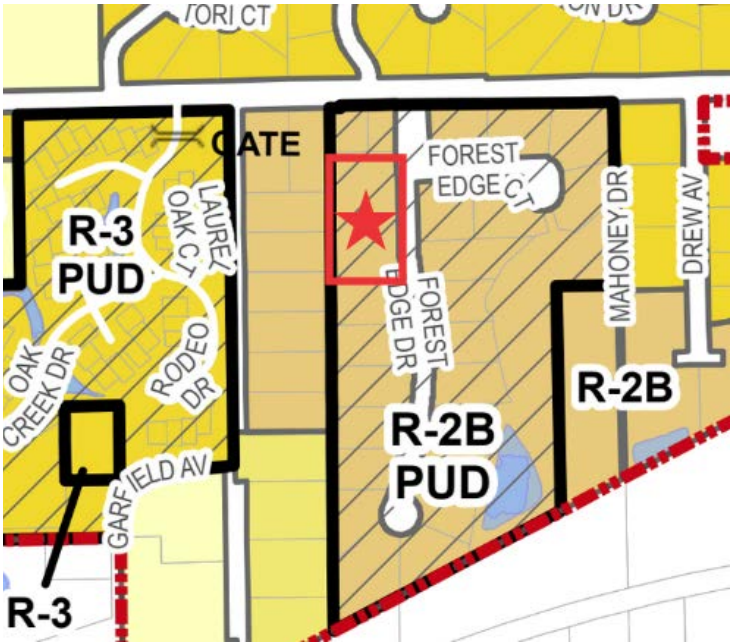
Single Family Residence

SITE AREA:

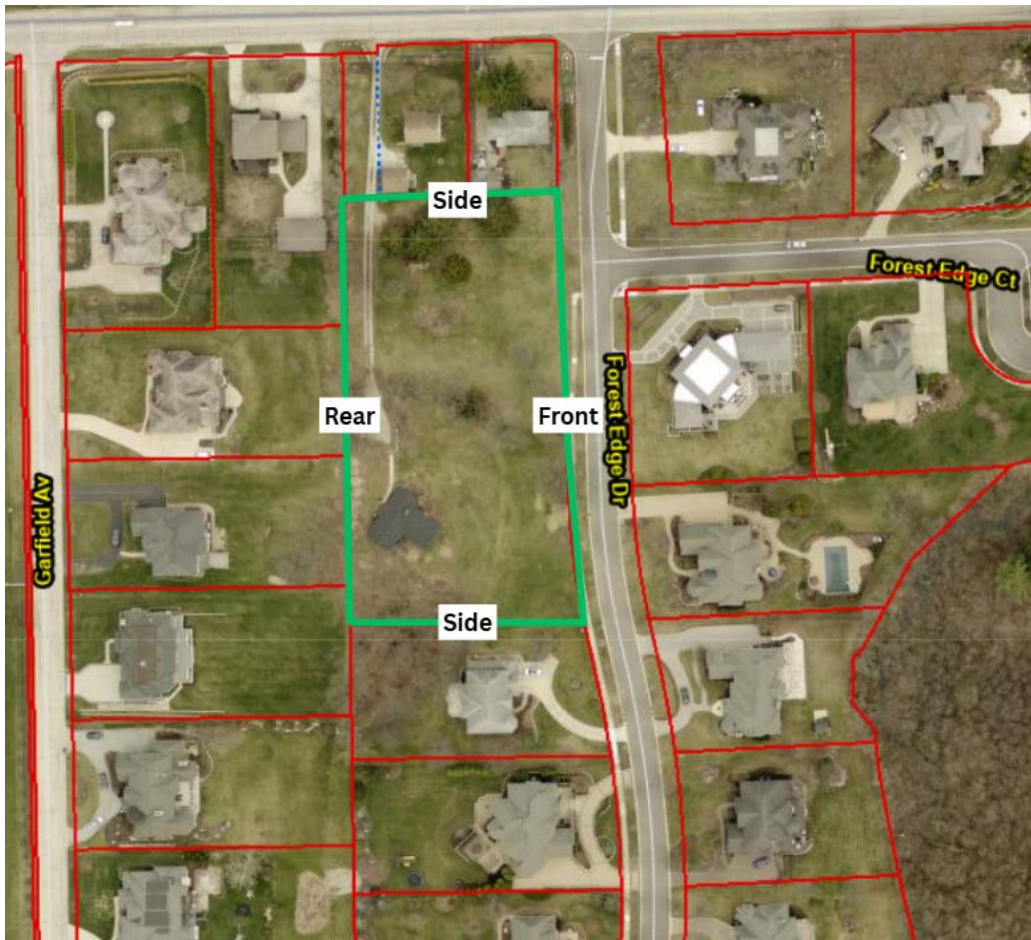
+/- 1.9 Acres / 82,000 sq. ft.

SUBDIVISION:

Forest Edge Subdivision



The petitioner, Lukasz Dusza, is the homeowner's son and representative. The petitioner requests a special use amendment in accordance with Zoning Ordinance Section XIII.L.8, to amend the Forest Edge Subdivision Planned Unit Development, Ordinance A-834-02-01, to (1) lower the minimum average lot size requirements and to (2) amend the lot configuration of Phase II in the Forest Edge Subdivision.



Zoomed out aerial of the property (green box).

In 2001, the Insignia of Burr Ridge Subdivision, now known as the Forest Edge Subdivision, was approved for a Special Use for a Planned Unit Development (PUD) for the development of the subdivision (Ordinance #A-834-02-01). The subdivision was approved to be developed in two phases: Phase 1 and Phase 2. In Phase 2 of the Subdivision, the subject parcel, 9140 Forest Edge Lane (Lot 20), was to be subdivided into three separate parcels, each meeting the minimum lot size requirement of 29,280 square feet. However, between 2001 and 2024, a portion of the Phase 2 parcel—specifically, the strip of land near 91st Street, measuring approximately 5,775 square feet—was conveyed to the property located at 15W281 91st Street. As a result, the petitioner seeks an amendment to the PUD to allow for a deviation from the originally approved lot configurations for Phase Two.

As noted above, a condition of the approved PUD Ordinance stipulated that the average lot size for Phases 1 and 2 combined shall be no less than 29,280 square feet. The petitioner now seeks an amendment to this condition, as the proposed lot sizes for Phase 2 are less than 29,280 square feet. The proposed lot sizes are as follows:

Lot 1/Lot 20 - 29,008 square feet; Lot 2/Lot 21 – 29,008 square feet; and Lot 3/Lot 22 – 24,010 square feet.

LOT AREA SUMMARY					
LOT No.		Area (S.F.)	Area (Ac.)		Allowable Floor Area Ratio
LOT 1		36,537 S.F.	0.83877 Ac.		0.20
LOT 2		28,423 S.F.	0.65250 Ac.		0.32
LOT 3		33,125 S.F.	0.76044 Ac.		0.21
LOT 4		30,948 S.F.	0.71047 Ac.		0.20
LOT 5		35,246 S.F.	0.80914 Ac.		0.24
LOT 6		23,495 S.F.	0.53937 Ac.		0.32
LOT 7		23,973 S.F.	0.55034 Ac.		0.31
LOT 8		27,207 S.F.	0.62459 Ac.		0.24
LOT 9		26,517 S.F.	0.60875 Ac.		0.20
LOT 10		26,017 S.F.	0.59727 Ac.		0.20
LOT 11		23,929 S.F.	0.54933 Ac.		0.20
LOT 12		28,027 S.F.	0.64341 Ac.		0.20
LOT 13		45,531 S.F.	1.04525 Ac.		0.20
LOT 14		24,090 S.F.	0.55303 Ac.		0.20
LOT 15		24,667 S.F.	0.56628 Ac.		0.20
LOT 16		28,872 S.F.	0.66281 Ac.		0.20
LOT 17		30,927 S.F.	0.70999 Ac.		0.20
LOT 18		30,942 S.F.	0.71033 Ac.		0.20
LOT 19		28,930 S.F.	0.66414 Ac.		0.20
LOT 20		86,480 S.F.	1.98531 Ac.		0.20

Lot area summary from the original Forest Edge Subdivision PUD.

The existing average lot size of Lots 1 through 19, excluding the subject parcel (Lot 20), is 29,337 square feet. If Lot 20 were subdivided into three lots of equal size and included the previously sold off portion of land, the average lot size would be 29,267 square feet, and the parcels would comply with the condition requiring that the average lot size for Phases 1 and 2 combined shall be no less than 29,280 square feet. However, based on the three newly proposed lot sizes for Lot 20, the average lot size for Phases 1 and 2 combined would be reduced to 29,064 square feet.

The petitioner indicated that he intends to retain the existing residence on the proposed Lot 1/Lot 20. However, if the subject parcel is subdivided into three separate parcels as proposed, the existing residence would not comply with the required setback regulations under the R-2B Zoning District. It is important to note that additional zoning action will be necessary to address deviations from the interior and rear yard setback requirements, and the existing detached accessory structures on the property must be demolished. Additionally, should the amendment to the Planned Unit Development (PUD) be approved to allow the three proposed lot sizes and configurations, a final Plat of Subdivision will still be required. A final Plat of Subdivision is reviewed by the Board of Trustees for approval or denial.

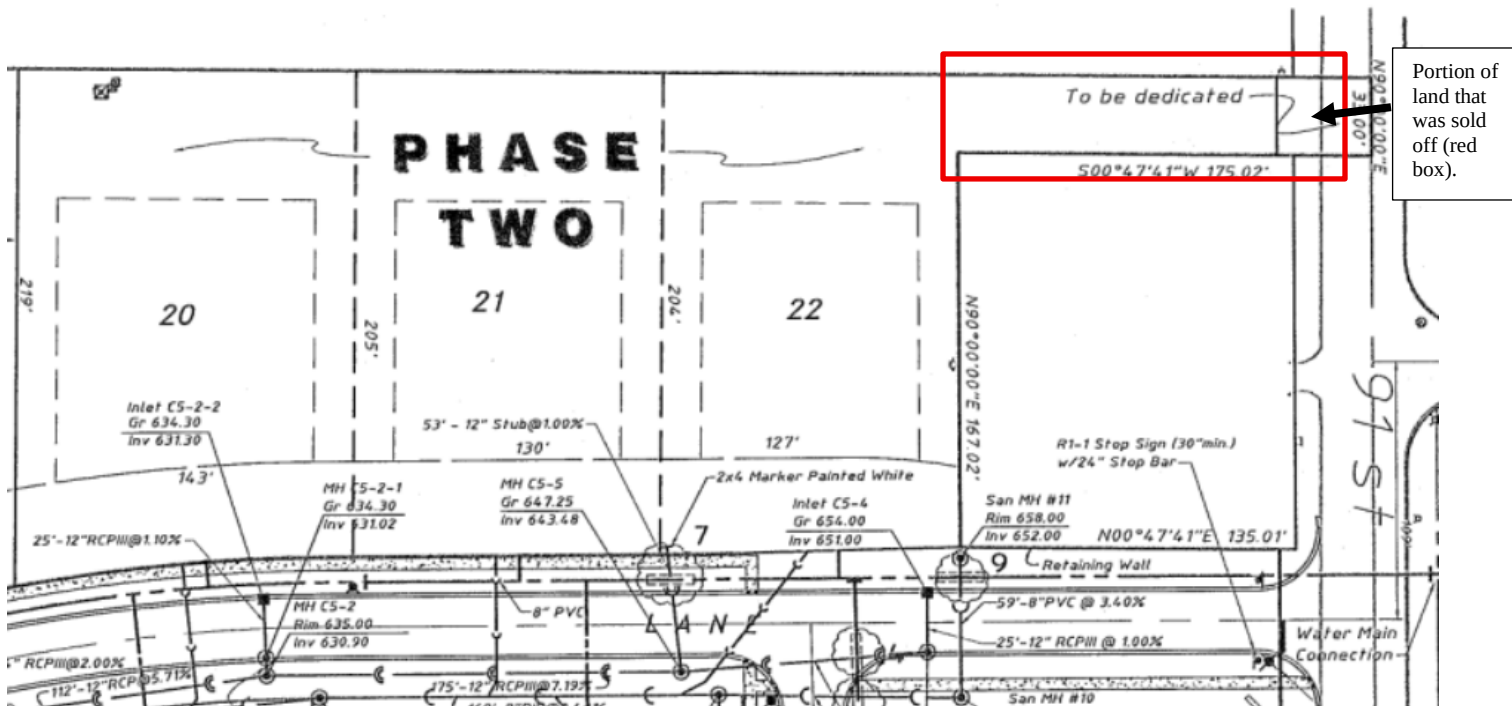
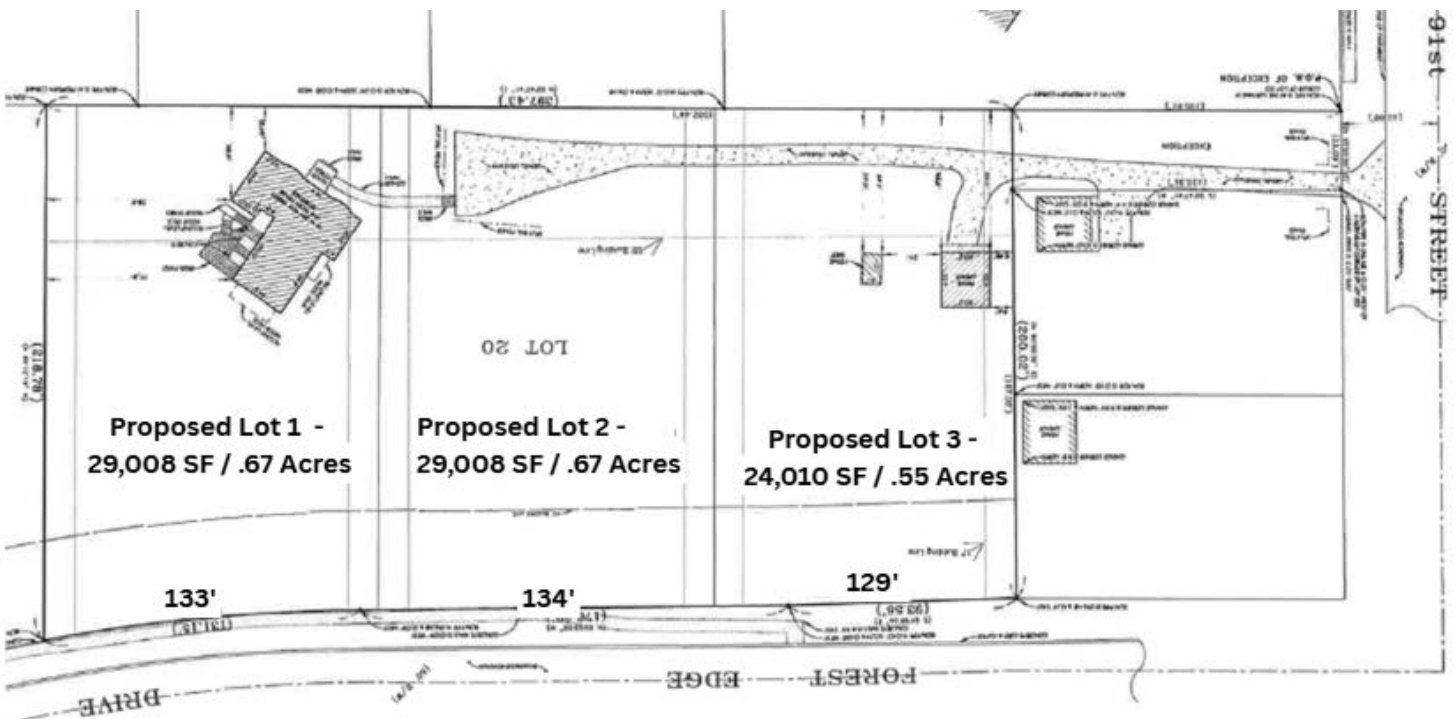


Illustration of Phase 2 of the Subdivision as approved in 2001.



Plat of Survey showing the three proposed lot configurations.

Public Hearing History

July 18, 2000: An Ordinance authorizing annexation agreement (Ordinance #892)

Z-07-2000: An Ordinance granting a special use for a Planned Unit Development pursuant to the Village of Burr Ridge Zoning Ordinance (Ordinance #A-834-02-01).

S-06-2007: An Ordinance granting conditional sign approval as per the Village of Burr Ridge Sign Ordinance (Ordinance #A-923-05-07).

S-05-2010: An Ordinance granting conditional sign approval for a subdivision entryway sign for the Forest Edge Subdivision as per the Burr Ridge Sign Ordinance (Ordinance #A-923-04-10).

Public Comment

One public comment was received from the Forest Edge Subdivision Homeowners Association (HOA), as well as all residents within an 800-foot radius of the subject property, received notice of the zoning request.

Findings of Fact

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings.

Standards for Special Use

No special use shall be recommended by the Plan Commission or approved by the Village Board unless it is found that:

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.
- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.
- d. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- e. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.
- h. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

Recommendation

If the Plan Commission chooses to recommend approval of a request for a special use amendment in accordance with Zoning Ordinance Section XIII.L.8, to amend the Forest Edge

Subdivision Planned Unit Development, Ordinance A-834-02-01, to (1) lower the minimum average lot size requirements and to (2) amend the lot configuration of Phase II in the Forest Edge Subdivision, staff recommends the following conditions which are identical to the original approved conditions but updated to reflect the completed construction of Phase One:

- A. The subdivision and development of the property shall be in substantial compliance with the subdivision plan attached hereto as Exhibit A.
- B. The subdivision and development of the property shall comply with the Village of Burr Ridge Subdivision Ordinance, except as may be specifically modified herein.
- C. No further subdivision improvements will be required for Phase Two and that the requirement for a preliminary plat and final engineering plans shall be waived.
- D. The average lot size for Phase 1 and Phase 2 combined shall be a minimum of 29,064 square feet.
- E. The Floor Area Ratio (FAR) for all Phase Two lots shall be 0.2 as per Section VI.E.4 of the Burr Ridge Zoning Ordinance.
- F. The existing accessory structures on the three proposed parcels must be demolished.

Appendix

Exhibit A - Petitioner's Materials and Public Notifications

- Application
- Findings of Fact
- Proposed site plan and illustrations
- Public Notifications
- Public Comment

Exhibit B – Ordinance #A-834-02-01



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): Lukasz Dusza

STATUS OF PETITIONER: Owner Representative

PETITIONER'S ADDRESS: 240 E Illinois Street, Chicago, Illinois 60611

ADDRESS OF SUBJECT PROPERTY: 9140 Forest Edge Lane (fka 15W287 W 91st St)

PHONE: [REDACTED]

EMAIL: [REDACTED]

PROPERTY OWNER: Czeslaw and Jadwiga Dusza

PROPERTY OWNER'S ADDRESS: 9140 Forest Edge Lane (fka 15W287 W 91st St) PHONE: [REDACTED]

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

DESCRIPTION OF REQUEST:

The Petitioner is requesting an amendment to the existing PUD, amending the average lot sq. ft. due to the conveyance of a portion of the parcel in 2024. Per the original Subdivision, the lot sq. ft. of each of the three (3) parcels needs to be a min. of the average of Phases I and II, which would amount to 29,007 sq. ft. The Petitioner is requesting to retain the three (3) lot subdivision, as had been previously approved as part of Phase II of the Forest Edge PUD from 2000 (under Ord. A-834-2-01). Petitioner proposes that Lot 1 and 2 be approx. 29,008 sq. ft., meeting the lot sq. ft. requirements within the PUD; however, Lot 3 will fall just short of the req. sq. ft., at approx. 24,010 sq. ft. The total lot sq. ft., excluding the tail of the property that was conveyed in 2024, is approx. 82,026 sq. ft.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: +/- 1.9 acres / 82,000 sq. ft EXISTING ZONING: R-2B Single-Family Residence

EXISTING USE/IMPROVEMENTS: Single Family Residence

SUBDIVISION: Forest Edge Subdivision

PIN(S) # 10-01-204-060-0000

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

Lukasz Dusza

Petitioner's Signature

7/2/2025

Date of Filing



**Findings of Fact – Special Use
Burr Ridge Zoning Ordinance**

Address:
9140 Forest Edge Lane (fka 15W287 W 91st St)

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

Petitioner affirms.

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

Petitioner affirms that the establishment, maintenance, and operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare.

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

Petitioner affirms that the special use will not be injurious to the uses of other property in the immediate area.

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

Petitioner affirmns that the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

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

Petitioner affirms.

- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Petitioner affirms.

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

Petitioner affirms.

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

Petitioner affirms.



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

Consent to Install Public Notice Sign

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

Street Address of Subject Property:

9140 Forest Edge Lane (fka 15W287 W 91st St)

Property Owner or Petitioner:

Lukasz Dusza

(Print Name)

Lukasz Dusza

(Signature)

Lukasz P. Dusza
240 East Illinois Street
Chicago, Illinois 60611

July 9, 2025

Ella Stern
Planner, Village of Burr Ridge
7700 County Line Road
Burr Ridge, IL 60527

RE: Proposed Forest Edge Subdivision – 9140 Forest Edge Ln

Dear Ms. Stern / Plan Commission Members:

Please find attached the Special Use Application package with the proposed amendment to the Planned Unit of Development (“PUD”) for the property located at 9140 Forest Edge Ln (the “Property”, formerly addressed as 15W287 W 91st St). The Dusza Family purchased the parcel in 2024, during which time the “tail” of the property – which yielded access from 91st Street to the home – was conveyed to the neighboring property. Therefore, the Dusza’s would like to proceed with the subdivision as approved in the Forest Edge PUD in 2001, subdividing the one 2-Acre parcel into three (3) individual parcels, allowing the Dusza’s to keep one parcel with the existing home, and convey the remaining two parcels to their family in the near future.

It is important to note that each individual parcel will be of the same, if not larger size than the neighboring parcels, ensuring that each lot will adhere to the beautification standards and considerations of both the Village of Burr Ridge and Forest Edge Subdivision, collectively. In addition, we would like to highlight that the subdivision was intended to be divided into three (3) parcels – something the previous owners of the property opted out of formalizing. In your packets, you will find the following items for your review:

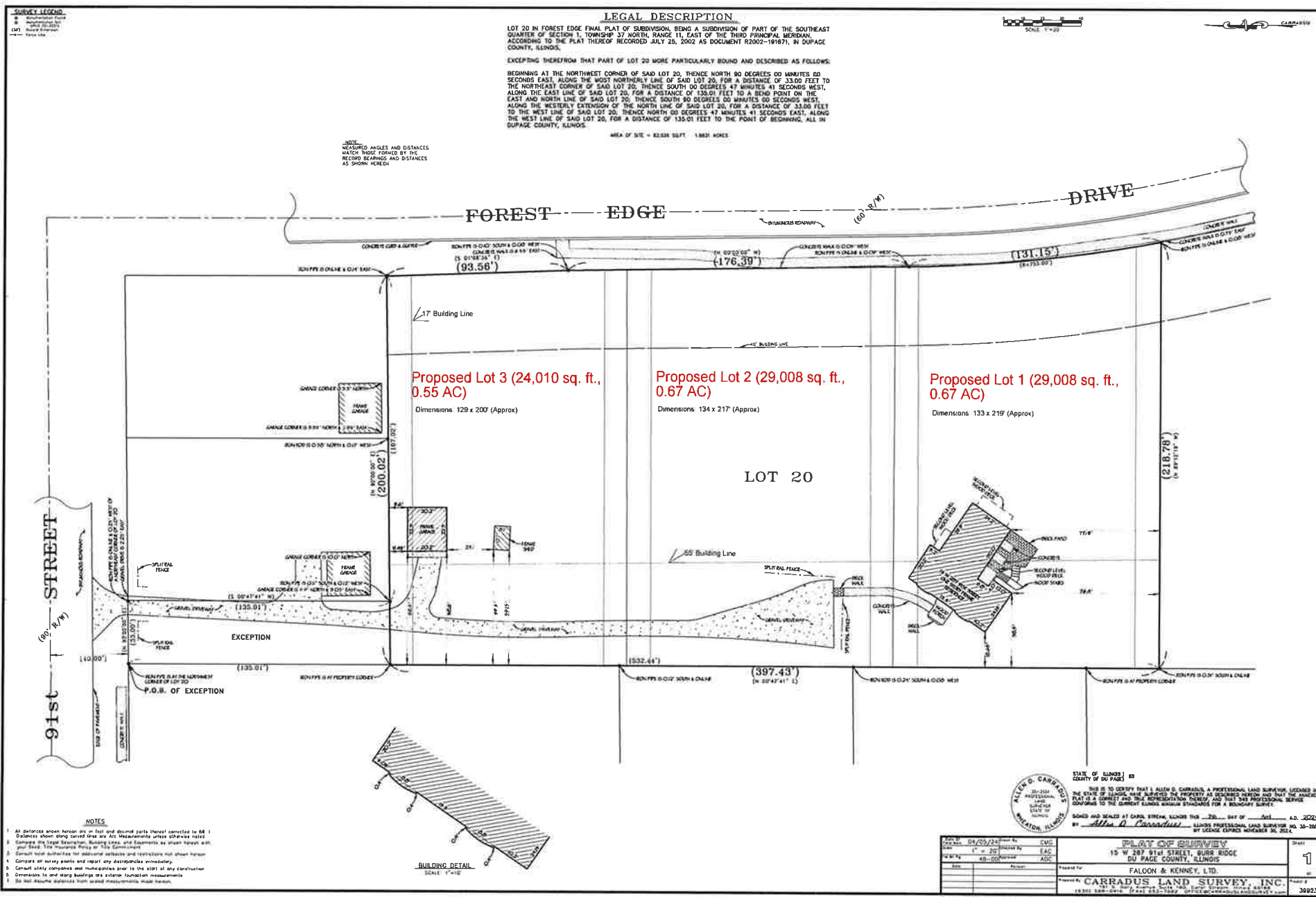
- Special Use Application
- Survey of Proposed Parcel Segregation

We appreciate your time in considering the amendment and proposed subdivision of the Dusza’s Property. We value the beauty that Burr Ridge brings, and we are excited to continue to be an asset to the Village as a whole. Feel free to reach out to Lukasz Dusza, Owner Representative and Petitioner, at [REDACTED] with any questions.

Sincerely,

Lukasz Piotr Dusza

Lukasz P. Dusza





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, August 4, 2025, 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 Lukasz Dusza for a special use amendment in accordance with Zoning Ordinance Section XIII.L.8, to amend the Forest Edge Subdivision Planned Unit Development, Ordinance A-834-02-01, to (1) lower to minimum average lot size requirements and to (2) amend the lot configuration of Phase II in the Forest Edge Subdivision. The petition number and address of this petition is **Z-10-2025: 9140 Forest Edge Lane** and the Permanent Real Estate Index Number is **10-01-401-060-0000**.

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, July 29, 2025. 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.

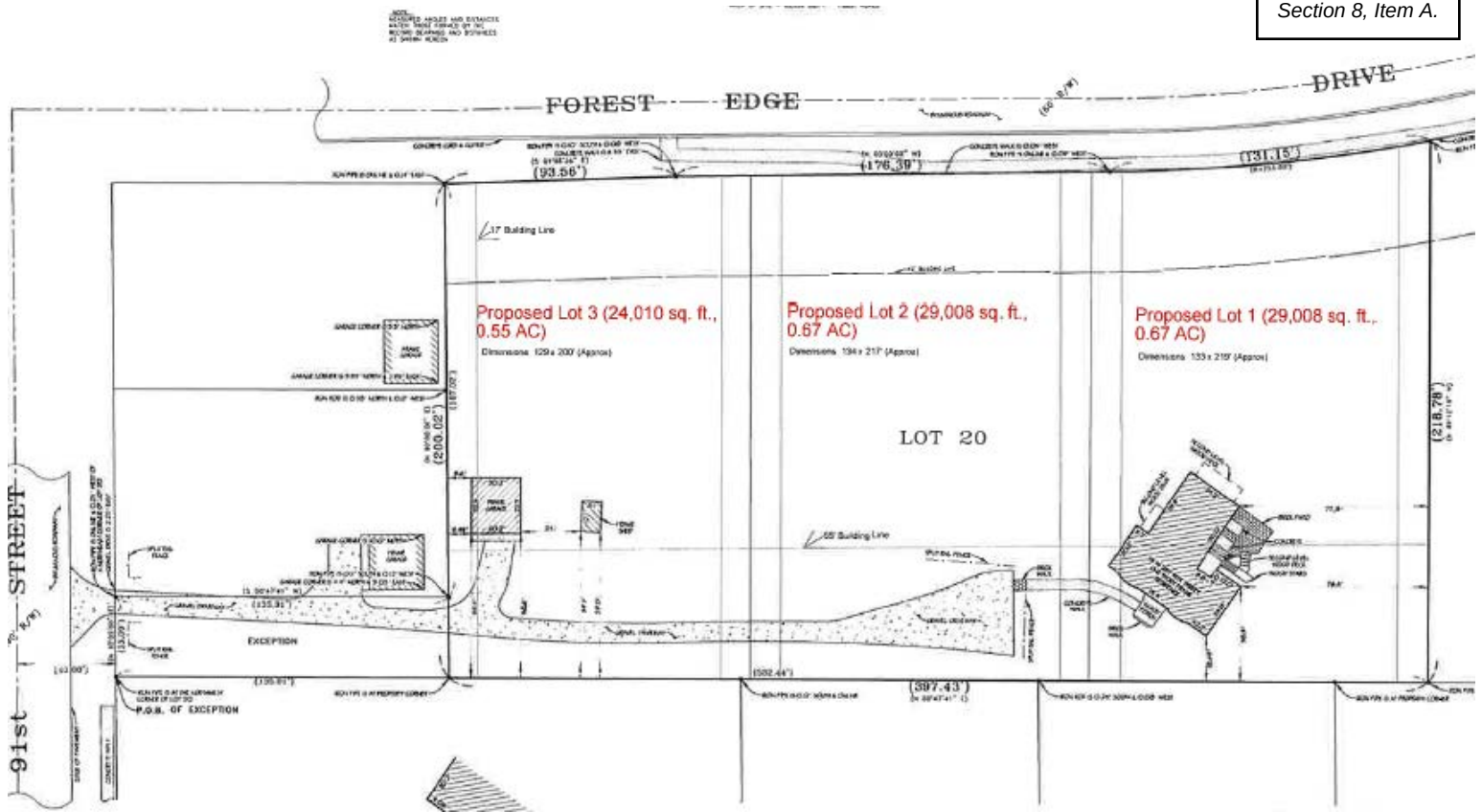
BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

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.



Plat of Survey showing the three proposed lot configurations.

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

ABRAHAM, GARY & LANDA
8991 S ENCLAVE DR
BURR RIDGE, IL 60521

MOLL, SANDRA
8970 ENCLAVE DR
BURR RIDGE, IL 60527

ARORA, RAJINDER
9001 ENCLAVE DR
BURR RIDGE, IL 60527

ALKHOURI, IYAD & SAWSAN
141 ASHTON DR
BURR RIDGE, IL 60521

PARK, CHAN KYU & KYUNG SUK
8980 N ENCLAVE DR
BURR RIDGE, IL 60527

BURR RIDGE PARK DISTRICT
10S474 MADISON ST
BURR RIDGE, IL 60521

BADERMAN, JOHN & CATHERIN
9001 ROYAL DR
BURR RIDGE, IL 60527

KETCHMARK, ROBIN
9011 S ENCLAVE DR
BURR RIDGE, IL 60521

MAAS, DONNA ADELE
9010 ENCLAVE DR
BURR RIDGE, IL 60527

TEMKIN, DEBORAH J & JAN S
152 ASHTON DR
BURR RIDGE, IL 60527

ORENDACH, MARIE TR
9011 ROYAL DR
BURR RIDGE, IL 60521

ORRICO, RONALD A & IVANA
151 ASHTON DR
BURR RIDGE, IL 60521

KEEN, RICHARD R
1 ENCLAVE CT
BURR RIDGE, IL 60521

BURR RIDGE PARK DIST
10S474 MADISON ST
BURR RIDGE, IL 60521

TRAJKOVSKI, DANIEL
172 ASHTON DR
BURR RIDGE, IL 60527

SEHGAL, JAGDISH & INDU TR
9020 ENCLAVE DR
BURR RIDGE, IL 60527

AAJOUKAH, ISMAAIL
3 ENCLAVE CT
BURR RIDGE, IL 60527

ELSER, J & L WILKIE
9021 ROYAL DR
BURR RIDGE, IL 60527

GREISS, HISHAM F
3 TORI CT
BURR RIDGE, IL 60527

TOBACMAN FAMILY TR
161 ASHTON DR
BURR RIDGE, IL 60527

VERMA FAMILY TR
5 TORI CT
BURR RIDGE, IL 60527

GALATEO, THOMAS & CECILIA
2 ENCLAVE CT
BURR RIDGEIL60521

KATHPALIA, SATISH C
9030 ENCLAVE DR
BURR RIDGEIL60527

INFINITY REAL PROPETY
6345 MEADOW LN
WILLOWBROOKIL60527

VAN HAALL, JENNIFER G
1436 W RUE PARIS PL
PALATINE, IL 60067

NORTHERN TR CO
P O BOX 1354
CHICAGO, IL 60690

MALHOTRA, RABINDER N
201 ASHTON DR
BURR RIDGE, IL 60527

SOOD, NARESH & PRIYAM
181 ASHTON DR
BURR RIDGE, IL 60527

COLE TAYLOR BANK
PO BOX 1268
MORTON GROVE, IL 60053

KHALAF, V & M HMOUD
9041 ROYAL DR
BURR RIDGE, IL 60527

LUKA, DANUTA & DARIUSZ
6 TORI CT
BURR RIDGE, IL 60527

DROZDA, JAROSLAV & L
4 TORI CT
BURR RIDGE, IL 60527

PALANISWAMY, SA
9040 ENCLAVE DR
BURR RIDGE, IL 60527

10S420 DREW LLC
10S420 DREW AVE
BURR RIDGE, IL 60521

KASHLAN PARTNERSHIP LP
250 FOREST EDGE CT
BURR RIDGE, IL 60527

SANDOVAL, ANTONIO & MARGA
220 FOREST EDGE CT
BURR RIDGE, IL 60527

RASHID, NUMAIR & MALIHA
270 FOREST EDGE CT
BURR RIDGE, IL 60527

OPRCA, CRINA
15W271 91ST ST
BURR RIDGE, IL 60527

SEDLACEK, GARY
15W281 91St St
BURR RIDGE, IL 60527

RULE, KENNETH & CYNTHIA
15W287 91St St
BURR RIDGE, IL 60527

SIKSNIENE, DAIVA
621 HONEY LOCUST LN
DARIEN, IL 60561

NIKOLOVSKI, CHRIS
29 RODEO DR
BURR RIDGE, IL 60527

ALBA, JOSEFINA
9101 GARFIELD AVE
BURR RIDGE, IL 60521

OAK CREEK CLUB
16238 PRINCE DRR
SOUTH HOLLAND, IL 60473

BYLAITIS, KARIN S
4 BEL AIRE CT
BURR RIDGE, IL 60527

AJAM, NOUR A
1 BEL AIRE CT
BURR RIDGE, IL 60527

SWIECH, DENNIS & CAROLYN
2 BEL AIRE CT
BURR RIDGE, IL 60527

RAHMAN, FAISAL
505 MCCLURG CT, UNIT 2703
CHICAGO, IL 60611

RODRIGUEZ, EDUARDO & E
5 BEL AIRE CT
BURR RIDGE, IL 60527

CAVANAUGH, THOMAS & HEATH
6 BEL AIRE CT
BURR RIDGE, IL 60527

HOLMES, MARK & JOANNE
225 FOREST EDGE CT
BURR RIDGE, IL 60527

DEGAND, MONIQUE
13 LAUREL OAK CT
BURR RIDGE, IL 60527

SHUKAIRY, MOHAMMAD
265 FOREST EDGE CT
BURR RIDGE, IL 60527

REDDY, JULIE & ALLAM
285 FOREST EDGE CT
BURR RIDGE, IL 60527

SEIPLE, STEPHEN & SARAH
12 LAUREL OAK CT
BURR RIDGE, IL 60527

CURELO, KENNETH & PATRICIA
14 LAUREL OAK CT
BURR RIDGE, IL 60527

KRAVCIK, CHERYL
11 BEL-AIRE CT
BURR RIDGE, IL 60527

PATEL, RAKESHKUMAR & CHAR
9121 GARFIELD AVE
BURR RIDGE, IL 60527

CTLTC TR
10 BEL AIRE CT
BURR RIDGE, IL 60527

PAIK, HEH Y
9 BEL AIRE CT
BURR RIDGE, IL 60521

LA SALLE BK NATIONAL
8303 E HIGGINS RD NO 600
CHICAGO, IL 60631

ANIRUDHAN, MADHAVAN
15 LAUREL OAK CT
BURR RIDGE, IL 60527

TYLKA, KATARZYN
10S470 DREW AVE
BURR RIDGE, IL 60521

KRAMER, LAWRENCE & BONNIE
16 LAUREL OAK CT
BURR RIDGE, IL 60521

GARCIA, GEORGE&M GIOVENCO
37 RED OAK CT
BURR RIDGE, IL 60521

BENSON, JOSEPH E
38 RED OAK CT
BURR RIDGE, IL 60527

POLLICK, LAVERNE R
36 RED OAK CT
BURR RIDGE, IL 60527

CHOUDHRY, MAHBOOB & H
9141 S GARFIELD
BURR RIDGE, IL 60527

THEBAUD, RUDY
9125 FOREST EDGE DR
BURR RIDGE, IL 60527

KUCHARSKI, PETER C TR
17 LAUREL OAK CT
BURR RIDGE, IL 60521

COLLIER, GARY & KATHY & J
18 LAUREL OAK CT
BURR RIDGE, IL 60527

ANTANI, GILLIAN A
35 RED OAK CT
BURR RIDGE, IL 60527

CHACKO, MONCY
1306 S CICERO AVE
CICERO, IL 60804

CHAUDARY, RASHID A
9155 FOREST EDGE LN
BURR RIDGE, IL 60527

DRAGOJLOVIC, JEZDIMIR
15W171 91ST ST
BURR RIDGE, IL 60527

WILLIAMS, ANN
41 RED OAK CT
BURR RIDGE, IL 60521

KUMAR, CUDDALORE S & S
9160 FOREST EDGE LN
BURR RIDGE, IL 60527

10S510 DREW AVENUE LLC
2250 INTERNATIONALE P
WOODRIDGE, IL 60517

SULLIVAN, SUSAN M
19 RODEO DR
BURR RIDGE, IL 60527

FARAGO JR, WILLIAM
28 PIN OAK CT
BURR RIDGE, IL 60527

NOWOBILSKI, STANISLAW & T
9181 GARFIELD AVE
BURR RIDGE, IL 60527

MARQUART, REBECCA
20 RODEO DR
BURR RIDGE, IL 60527

KELLOUGH, JEFFREY S & S J
9185 FOREST EDGE LN
BURR RIDGE, IL 60527

BORKOWSKI, MICHAEL & R
9180 FOREST EDGE DR
BURR RIDGE, IL 60527

RODRIGUEZ, EDUARDO & EVEL
34 PIN OAK CT
BURR RIDGE, IL 60527

HUSSEIN, RAHBIA A
21 RODEO DR
BURR RIDGE, IL 60527

BRANNIGAN, KIMBERLY A
852 REGENCY RESERVE CT UNIT 1
NAPLES, FL 34119

LANGE, JON R & SIN KIM
33 PIN OAK CT
BURR RIDGE, IL 60521

BELONGIA, MARK
22 RODEO DR
BURR RIDGE, IL 60527

BELLANTUONO, JOHN & C
9207 GARFIELD AVE
BURR RIDGE, IL 60527

AMBROSE, JANE M
31 PIN OAK CT
BURR RIDGE, IL 60527

ZABORSKI, ANDREW
9205 FOREST EDGE LN
BURR RIDGE, IL 60521

THOMAS, RONALD
32 PIN OAK CT
BURR RIDGE, IL 60521

WEINMAN, KATHLEEN M
9210 FOREST EDGE DR
BURR RIDGE, IL 60527

SCALA, C & L MARZINELLI
23 RODEO DR
BURR RIDGE, IL 60527

KATERJI, MOHAMED & L NUME
9227 GARFIELD AVE
BURR RIDGE, IL 60527

GLASPER, CHRISTOPHER L
9225 FOREST EDGE LN
BURR RIDGE IL 60527

CHICAGO TITLE 8002376992
9230 FOREST EDGE DR
BURR RIDGE IL 60527

SITARAMA, SHANKARAN
2882 CALAIS DR
SAN RAMON CA 94583

MALHOTRA, JAYANT
25 RODEO DR
BURR RIDGE, IL 60527

WALSH, BARBARA L TR
26 RODEO DR
BURR RIDGE, IL 60527

BUONAVOLANTO, JOSEPH & D
9381 S GARFIELD AVE
BURR RIDGE, IL 60527

SHAIK, IHSAN, & R TRS
9245 FOREST EDGE LN
BURR RIDGE, IL 60527

CTLTC TR #8002392337
250 FOREST EDGE CT
BURR RIDGE, IL 60527

EGGERT, DALE, MR & MRS
10S440 DREW AVE
BURR RIDGE, IL 60527

PARVEEN, SHAHNAZ
2648 SUTTON CIR
NAPERVILLE, IL 60564

CURTIS, CORTEZ L
10S601 GARFIELD AVE
BURR RIDGE, IL 60521

BRUKASZ, PETER
9270 FOREST EDGE LN
BURR RIDGE, IL 60527

ZARSKUS, PIJUS
9290 FOREST EDGE LN
BURR RIDGE, IL 60527

PATEL, DIPAKBHAI & V
9285 FOREST EDGE LN
BURR RIDGE, IL 60527

GVODJAN, RAGOSLAV & J
10S641 GARFIELD AVE
BURR RIDGE, IL 60527

HATIA, SULEMAN & ZARINA
29 PIN OAK CT
BURR RIDGE, IL 60527

MIKAITIS, WILLIAM & V
27 RODEO DR
BURR RIDGE, IL 60527

COMMONWEALTH EDISON CO
3 LINCOLN CENTRE, 4TH FLR
OAKBROOK TERR, IL 60181

EGGERT, DALE, MR & MRS
10S440 DREW AVE
BURR RIDGE, IL 60527

Jul 15, 2025 at 10:31:44 AM
9100–9152 Forest Edge Dr
Burr Ridge IL 60527
United States





**FOREST EDGE HOMEOWNERS ASSOCIATION
BURR RIDGE, ILLINOIS**

July 30, 2025

Village of Burr Ridge
Plan Commission & Zoning Board of Appeals
7660 County Line Road
Burr Ridge, IL 60527

RE: Petition Z-10-2025 – Support for Special Use Amendment for 9140 Forest Edge Lane

To whom it may concern:

On behalf of the Forest Edge Homeowners Association, we're writing to express our support for the proposed amendment to the Forest Edge Subdivision Planned Unit Development (Ordinance A-834-02-01), submitted by Lukasz Dusza.

We understand the request includes a change to the lot configuration and a reduction in the minimum average lot size for Phase II of the Forest Edge Subdivision. After reviewing the proposal, the HOA is in favor of these adjustments and believes they are in line with the character and intent of our neighborhood.

If you have any questions, please feel free to contact us directly.

Sincerely,

Forest Edge Homeowners Association

Julie Reddy, President
Carmen Lay, Treasurer
Alitia Sandoval, Secretary

forestedgehomes@gmail.com
815-260-9786

ORDINANCE NO. A-834-2-01

**AN ORDINANCE GRANTING A SPECIAL USE
FOR A PLANNED UNIT DEVELOPMENT PURSUANT TO
THE VILLAGE OF BURR RIDGE ZONING ORDINANCE
(Z-07-2000: 15W243 91st Street - Insignia Homes)**

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

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said Special Use for a Planned Unit Development on September 18, 2000, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

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

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

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

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

- A. That the Petitioner for the Special Use for a Planned Unit Development (PUD) for the property located at 15W243 91st Street, Burr Ridge, Illinois, is Insignia Homes (hereinafter "Petitioner"). The Petitioner requests special use approval for a Planned Unit Development as per Section VI.2.i of the Zoning Ordinance to reduce lot sizes and increase floor area ratios for specified lots to accommodate the transfer of density between a conservation outlot and the specified lots.
- B. That the PUD does not change the number of lots in the subdivision nor does it alter the physical configuration of the subdivision. The PUD accommodates the creation of an outlot where floodplain and wetlands currently exist. In order to create the outlot, certain lots were reduced in size and the PUD compensates those lots for the lost floor area potential. The PUD further allows the number of lots to remain the same despite the decrease in the average lot size to less than 30,000 square feet.

Section 3: That approval of a PUD and a special use *is hereby granted* to provide for a Planned Unit Development as per Section VI.2.i of the Zoning Ordinance which would reduce lot sizes and increase floor area ratios for specified lots to accommodate the transfer of density between a conservation outlot and the specified lots. The property is located at 15W423 91st Street and is legally described as follows:

Lots 1,2, and 3 in Herrera's Resubdivision, Being a Resubdivision of part of the Southeast $\frac{1}{4}$ of Section 1, Township 37 North, Range 11 East of the Third Principal Meridian, according to the plat of said resubdivision recorded June 14, 1979 as document R79-49646, in DuPage County, Illinois.

Also Lot 4 of F. Koukol's Assessment Plat of Part of the southeast $\frac{1}{4}$ of Section 1, Township 37 north, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded August 30, 1961 as document R61-20327 and re-recorded September 26, 1961 as document R61-23706, in DuPage County, Illinois.

Also the east 200 feet measured at right angles with the east line (except the east 167 feet of the north 175 feet thereof) of that part of Lot 7 of the Assessment Division of the south $\frac{1}{2}$ of Sections 1 and 2 and all of Sections 11 and 12, lying north of the property of the sanitary district of Chicago in Township 37 north, Range 11, East of the Third Principal Meridian, lying northerly of the northerly line of a tract of land described as follows:

Beginning at a point in the northerly line of the right of way of the Atchison, Topeka and Santa Fe Railroad Company, which is 345.7 feet east of the north and south center section line of said Section 1, measured at right angles thereto; thence north along a line parallel to the north and south center section line of said Section 1, 167.49 feet; thence northeasterly 550.63 feet to a point which is 1,515.38 feet south of the east and west center section line; thence south 197.33 feet to the northerly line of right of way of said Atchison, Topeka and Santa Fe Railway Company; thence southwesterly along said northerly line of right of way to the place of beginning, in DuPage County, Illinois.

The PIN Numbers for the property are: 10-01-401-006;
10-01-401-007; 10-01-401-014; 10-01-401-015; 10-01-401-
016

Section 4: That the approval of this PUD and special use is subject to compliance with the following terms and conditions:

- A. The subdivision and development of the property shall be in substantial compliance with the subdivision plan attached hereto as Exhibit A.
- B. The subdivision and development of the property shall comply with the Village of Burr Ridge Subdivision Ordinance, Number 894, except as may be specifically modified herein.
- C. The subdivision may be developed in two phases with Phase Two being as indicated on the attached Exhibit A. It is understood that if Phase Two is subdivided after completion and acceptance of the subdivision improvements for Phase 1, no further subdivision improvements will be required for Phase Two and that the requirement for a preliminary plat and final engineering plans shall be waived.
- D. The average lot size for Phase 1 and Phase 2 combined shall be a minimum of 29, 280 square feet as per Exhibit A.
- E. The access easement between Lots 9 and 10 shall be restricted to provide access to the detention area only.
- F. The driveway providing access from 91st Street to the "Phase Two" property shall be eliminated within 180 days after written notification to the Petitioner from the Village of Burr Ridge that the proposed north-south street within the subdivision is substantially complete. Access to the "Phase Two" property shall thereafter be provided from the proposed north-south street.
- G. The Floor Area Ratio (FAR) for all lots shall be 0.2 as per Section VI.E.4 of the Burr Ridge Zoning Ordinance except as follows:
 - 1. The FAR for Lot 2 shall not exceed 0.32.
 - 2. The FAR for Lot 3 shall not exceed 0.21.
 - 3. The FAR for Lot 5 shall not exceed 0.24.

4. The FAR for Lot 6 shall not exceed 0.32.
5. The FAR for Lot 7 shall not exceed 0.31.
6. The FAR for Lot 8 shall not exceed 0.24.

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.

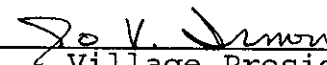
PASSED this 8th day of January, 2001, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 5 - Trustees Rohner, Derma, Pallat, Paveza and Sodikoff

NAYS: 1 - Trustee Cizek

ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on this 8th day of January, 2001.


Village President

ATTEST:


Village Clerk

Section 8, Item A.





August 11, 2025

Mayor Gary Grasso and Board of Trustees
7660 County Line Road
Burr Ridge, Illinois 60527

Re: Z-05-2025: Zoning Ordinance Amendment for Community Residences (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 Sections VI and XIV of the Burr Ridge Zoning Ordinance regarding community residences.

On July 22, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on a potential Zoning Ordinance text amendments to classify and define Community Integrated Living Arrangement (CILA) homes. This was part of the annual zoning review from 2024. The Village of Burr Ridge does not currently classify or define a CILA home in the Zoning Ordinance. After researching CILA homes and consulting with the Village Attorney, it was deemed necessary to include all community residences within the proposed language since a CILA home is only one specific type.

After due notice as required by law, the Plan Commission held public hearings on March 3 and August 4, 2025. The case was continued on May 5 and July 21, 2025 without discussion. No public comments were received.

At the public hearing, the Plan Commission supported creating a definition of a community residence and including the community residence use as a permitted use within the R-3 zoning district and as a special use in all other residential zoning districts.

Based on the above considerations and the submitted Findings of Fact, the Plan Commission voted 5 to 1 to ***recommend that the Board of Trustees approve Z-05-2025***, a request for a text amendment to Sections VI and XIV of the Burr Ridge Zoning Ordinance to define community residence and include it as a permitted use in R-3 and a special use in all other residential zoning districts, with Findings of Fact. The one dissenting vote supported the community residence use but preferred it be a special use in all residential zoning districts.

Zoning Ordinance Section XIV Rules and Definitions

- **COMMUNITY RESIDENCE:** A shared living arrangement occupied by a group of unrelated individuals with disabilities as defined by the Americans with Disabilities Act (ADA), which is licensed as a community residence, certified, and routinely supervised by a state agency to ensure compliance with all applicable rules and regulations.

Zoning Ordinance Section VI

- Add "**Community Residence**" as a special use in the R-1, R-2, R-2A, R-2B, and R-5 zoning districts.
- Add "**Community Residence**" as a permitted use in the R-3 zoning district.

Sincerely,

Section 8, Item B.

Greg Trzupek, Chairman
Plan Commission/Zoning Board of Appeals



Z-05-2025: Request to consider text amendments to Sections IV, VI, VIII, and XIV.B of the Zoning Ordinance to classify and define Community Integrated Living Arrangement (CILA) homes.

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 Hearings: March 3, May 5, July 21, & August 4, 2025

On July 22, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to classify and define Community Integrated Living Arrangement (CILA) homes. This was part of the annual zoning review from 2024. The Village of Burr Ridge does not currently classify or define a CILA home in the Zoning Ordinance.

On March 3, 2025, at the initial public hearing for CILA homes, the Plan Commission reviewed information regarding CILA homes and other municipalities' regulations. The Commissioners raised several questions, including whether the Village could regulate a certain separation distance between CILA homes and whether alcohol and drug treatment centers or facilities housing criminal offenders could be prohibited. The Plan Commission also discussed the possibility of requiring special use approval for CILA homes in all residential zoning districts, requiring 24-hour professional staffing, enforcing a minimum separation distance of 1,000 to 2,000 feet between CILA homes, and requiring all vehicles to be parked inside garages.

At the May 5, 2025, Plan Commission meeting, staff requested a continuation in order to conduct additional research. On July 21, 2025, the case was continued to the August 4, 2025, Plan Commission meeting. In preparation for the August 4, 2025, Plan Commission meeting, staff further reviewed the Fair Housing Act and determined that, generally, no additional restrictions or conditions may be imposed specifically on housing for persons with disabilities. The Fair Housing Act protects individuals from discrimination in housing-related activities based on race, color, national origin, religion, sex, familial status (including having children), and disability. Informational documents and links to relevant research have been included under Exhibit B for reference.

The terms “Group Home” or “Community Residence” refer to housing for individuals with disabilities, as defined by the Americans with Disabilities Act (ADA), that exceed the Village’s definition of a family. Disabilities include a wide range of physical, mental, or emotional conditions, and such housing is not limited solely to individuals with developmental disabilities. Staff recommends that the term “CILA” should be replaced with a more inclusive term and a broader definition should be adopted. Group homes or community residences are also licensed, certified, and supervised by a state agency.

While requiring special use approval for group homes or community residences is lawful, it can be controversial. Importantly, such approval cannot be denied based on a person's disability, and there are limited reasons to deny a special use request under the applicable standards, such as location or traffic impacts. As a result, it is staff's recommendation to permit community residences as a use by right. Similarly, while requiring separation distances between community residences is lawful, it is also controversial and may not be upheld in court. In addition, restrictions based on age, or special parking conditions that apply solely to community residences, are not permissible under the Fair Housing Act.

Examples of Community Residences and Group Homes:

In the previous staff report, staff provided research for nearby communities that define and regulate Group Homes, also referred to as Community Residences. After speaking with the Village's legal counsel, it was found that some municipalities may not have brought their group home Ordinances into compliance with current Fair Housing Act regulations.

Staff spoke with Village of Hinsdale staff regarding their group home regulations since there was a recent lawsuit brought against the Village on this issue. The Village of Hinsdale defines a "Group Home," which is classified as a permitted use in all residential zoning districts.

Zoning Section 12-206: Definitions:

Group Home: A single-family detached dwelling, townhouse (single-family attached) dwelling, unit in a two-family dwelling, or unit in a multiple-family dwelling, occupied by a group living as a single household consisting of unrelated individuals not in excess of the Village's definition of family, who are disabled as defined by the Americans with Disabilities Act. Group homes as defined herein may, notwithstanding any other provisions of this Code, occupy as of right a dwelling in any residential district within the Village where the applicable type of dwelling in which they reside is a permitted use.

Proposed Language:

In consultation with the Village's legal counsel, staff provided proposed language below, defining a Community Residence and including it as a permitted use within all residential zoning districts. Please see Exhibit C for the complete redlines.

- **Section XIV Rules and Definitions**

- o *COMMUNITY RESIDENCE: a shared living arrangement occupied by a group of unrelated individuals with disabilities as defined by the Americans with Disabilities Act (ADA), which is licensed, certified, and supervised by a state agency.*

- **Section VI Residence Districts:**

- o Add a "*Community Residence*" to each residential zoning district as a permitted use.

Public Comment

No public comment was received.

Findings of Fact

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:

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance.
- b. The amendment fulfills the purpose and intent of the Zoning Ordinance.

Attachments

- Exhibit A – Petitioner’s Materials and Findings of Fact [UPDATED AFTER 8/4/25 PLAN COMMISSION MEETING]
- Exhibit B – Links to Informational Documents
 - o Joint Statement Of The Department Of Justice And The Department of Housing And Urban Development: Civil Rights Division | Joint Statement Of The Department Of Justice And The Department Of Housing And Urban Development
 - o Group Housing: <https://planning.org/knowledgebase/grouphousing/>
- Exhibit C- The proposed redlines for the Residence District and the Rules and Definition Zoning Ordinance Sections. [UPDATED AFTER 8/4/25 PLAN COMMISSION MEETING]



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 ADDRESS: 7660 S. County Line Road, Burr Ridge, Illinois 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 ☒ Text Amendment ☐ Variation(s)

DESCRIPTION OF REQUEST:

Request to consider text amendments to Sections IV, VI, VIII, and XIV.B of the Zoning Ordinance to classify and define Community Integrated Living Arrangement (CILA) homes.

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

2/13/25

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;

Community residences or group homes are not currently classified or defined in the Zoning Ordinance. This use is codified within the Illinois Compiled Statutes but is not defined or classified within the Zoning Ordinance.

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

By classifying and defining community residences or group homes, this fulfills the purpose and intent of the Zoning Ordinance to define and regulate uses in zoning districts.

(Please transcribe or attach additional pages as necessary)

VI RESIDENCE DISTRICTS

B. R-1 SINGLE-FAMILY RESIDENCE DISTRICT

2. Special Uses

p. Community Residence

C. R-2 SINGLE-FAMILY RESIDENCE DISTRICT

2. Special Uses

o. Community Residence

D. R-2A SINGLE-FAMILY RESIDENCE DISTRICT

2. Special Uses

n. Community Residence

E. R-2B SINGLE-FAMILY RESIDENCE DISTRICT

2. Special Uses

n. Community Residence

F. R-3 SINGLE-FAMILY RESIDENCE DISTRICT

1. Permitted Uses

e. Community Residence

H. R-5 PLANNED RESIDENCE DISTRICT

2. Special Uses

n. Community Residence

XIV RULES AND DEFINITIONS

COMMUNITY RESIDENCE: A shared living arrangement occupied by a group of unrelated individuals with disabilities as defined by the Americans with Disabilities Act (ADA), which is licensed as a community residence, certified, and routinely supervised by a state agency to ensure compliance with all applicable rules and regulations.



August 11, 2025

Mayor Gary Grasso and Board of Trustees
7660 County Line Road
Burr Ridge, Illinois 60527

Re: Z-09-2025: Zoning Ordinance Amendment regarding Disability Terminology (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 Appendix V of the Burr Ridge Zoning Ordinance to amend terminology for persons with disabilities.

On May 12, 2025, the Board of Trustees directed Village staff to review all codes, Ordinances, and regulations to remove outdated references to the term “handicapped” and replace it with more appropriate terminology. During this review, staff identified outdated language appearing twice within the Zoning Ordinance, specifically in Appendix V.

After due notice as required by law, the Plan Commission held public hearings on August 4, 2025. No public comments were received. At the public hearing, the Plan Commission supported the amendment of the language in numbers 1 and 3 of the chart as follows.

***1.** Exterior ramp grades shall not exceed 6°. Interior ramp grades shall not exceed 10°. ~~Handicapped~~ **Accessible** ramp grades shall be 1” per 1’.

3. Parking space(s) for ~~the physically handicapped persons with disabilities~~ shall be designed in accordance with State requirements.

Based on the above considerations and the submitted Findings of Fact, the Plan Commission voted 6 to 0 to **recommend that the Board of Trustees approve Z-09-2025**, a request for a text amendment to Appendix V of the Burr Ridge Zoning Ordinance to amend terminology for persons with disabilities, with Findings of Fact.

Sincerely,

Greg Trzupek, Chairman
Plan Commission/Zoning Board of Appeals



Z-09-2025: Request to consider a text amendment request to Appendix V of the Burr Ridge Zoning Ordinance to amend terminology for persons with disabilities.

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

Petitioner: Village of Burr Ridge

Prepared by: Ella Stern, Planner

Date of Hearings: August 4, 2025

On May 12, 2025, the Board of Trustees directed Village staff to review all codes, Ordinances, and regulations to remove outdated references to the term “handicapped” and replace it with more appropriate terminology. A text amendment to the Burr Ridge Zoning Ordinance is essential to ensure that the dignity of its residents and those who visit the Village of Burr Ridge is upheld and respected.

Staff reviewed the Zoning Ordinance for language regarding persons with disabilities. During this review, staff identified outdated language appearing twice within the Zoning Ordinance, specifically in Appendix V. During this review, staff found that within this section a referenced diagram was absent. While including an accurate diagram is not within the scope of the current text amendment, it has been noted for the 2025 Annual Zoning Review.

Current Language:
APPENDIX V MINIMUM STANDARDS FOR PARKING STALLS, AISLES AND MODULES
MINIMUM STANDARDS FOR PARKING STALLS, AISLES AND MODULES
(See Diagram which follows)

On Diagram	Dimensions Based on the Angle of Parking	Angle of Parking		
		45°	60°	90°
A	The angle of parking	45°	60°	90°
B	Width of stall	9'	9'	9'
C	Stall width, parallel to aisle	12'9"	10'5"	9'
D	Stall depth, perpendicular to aisle	20'	21'	18'
E	Stall length	19'	19'	18'

F	Aisle width	13'*	17'*	24'
G	Modules (Consist of two rows of parking stalls and one aisle)			
	Interlock	47'	55'	--
	Wall to wall	53'	59'	60'
* One way aisle only				
**1.Exterior ramp grades shall not exceed 6°. Interior ramp grades shall not exceed 10°. Handicapped ramp grades shall be 1" per 1'.				
2. Where parallel parking is permitted, the stall length shall be 24 feet and aisle width shall be a minimum of 14 feet.				
3. Parking space(s) for the physically handicapped shall be designed in accordance with State requirements.				

Proposed Language:

Staff provided proposed language below, amending Zoning Ordinance Appendix V.

APPENDIX V MINIMUM STANDARDS FOR PARKING STALLS, AISLES AND MODULES

MINIMUM STANDARDS FOR PARKING STALLS, AISLES AND MODULES
(See Diagram which follows)

On Diagram	Dimensions Based on the Angle of Parking	Angle of Parking		
A	The angle of parking	45°	60°	90°
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E	Stall length	19'	19'	18'
F	Aisle width	13'*	17'*	24'
G	Modules (Consist of two rows of parking stalls and one aisle)			
	Interlock	47'	55'	--
	Wall to wall	53'	59'	60'

* One way aisle only
**1.Exterior ramp grades shall not exceed 6°. Interior ramp grades shall not exceed 10°. ~~Handicapped Accessible~~ ramp grades shall be 1” per 1’.
2. Where parallel parking is permitted, the stall length shall be 24 feet and aisle width shall be a minimum of 14 feet.
3. Parking space(s) for ~~the physically handicapped persons with disabilities~~ shall be designed in accordance with State requirements.

Public Comment

No public comment was received.

Findings of Fact

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:

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance.
- b. The amendment fulfills the purpose and intent of the Zoning Ordinance.

Attachments

- Exhibit A – Petitioner’s Materials and 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 ADDRESS: 7660 S. County Line Road, Burr Ridge, 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 ☒ Text Amendment Variation(s)

DESCRIPTION OF REQUEST:

Request to consider a text amendment request to Appendix V of the Burr Ridge Zoning Ordinance to amend terminology for persons with disabilities.

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

07-14-25
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;

The Board of Trustees directed the Plan Commission to review various sections of the Zoning Ordinance to review terminology regarding persons with disabilities. The proposed text amendment is compatible with the standards and uses outlined in the Zoning Ordinance, as it aims to update terminology regarding persons with disabilities.

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

The proposed text amendment fulfills the purpose and intent of the Zoning Ordinance by eliminating outdated language.

(Please transcribe or attach additional pages as necessary)

APPENDIX V MINIMUM STANDARDS FOR PARKING STALLS, AISLES AND MODULES**MINIMUM STANDARDS FOR PARKING STALLS, AISLES AND MODULES**

(See Diagram which follows)

On Diagram	Dimensions Based on the Angle of Parking	Angle of Parking		
A	The angle of parking	45°	60°	90°
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F	Aisle width	13'*	17'*	24'
G	Modules (Consist of two rows of parking stalls and one aisle)			
	Interlock	47'	55'	--
	Wall to wall	53'	59'	60'
* One way aisle only				
**1.Exterior ramp grades shall not exceed 6°. Interior ramp grades shall not exceed 10°. Handicapped ramp grades shall be 1" per 1'.				
2. Where parallel parking is permitted, the stall length shall be 24 feet and aisle width shall be a minimum of 14 feet.				
3. Parking space(s) for the physically handicapped shall be designed in accordance with State requirements.				

BID TABULATION
2025 WATER MAIN REPLACEMENT PROJECT
VILLAGE OF BURR RIDGE

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer's Estimate of Probable Construction Costs		Trine Construction Corp 1041 Trine Ct., Suite A St. Charles, IL 60174		John Neri Construction Co., Inc. 770 Factory Road Addison, IL, 60101		Bluewater Construction, LLC 2358 Bluewater Drive Wauconda, IL, 60084		Gerari Sewer and Water Co. 1785 Armitage Court Addison, IL, 60101	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	TRAFFIC CONTROL & PROTECTION	L SUM	1.0	\$ 160,000.00	\$ 160,000.00	\$ 105,740.01	\$105,740.01	\$ 87,026.00	\$87,026.00	\$ 150,000.00	\$150,000.00	\$ 500,000.00	\$500,000.00
2	CONSTRUCTION LAYOUT & RECORD DRAWINGS	L SUM	1.0	\$ 35,000.00	\$ 35,000.00	\$ 50,000.00	\$50,000.00	\$ 31,500.00	\$31,500.00	\$ 26,000.00	\$26,000.00	\$ 25,000.00	\$25,000.00
3	TREE PROTECTION	EACH	64.0	\$ 110.00	\$ 7,040.00	\$ 157.50	\$10,080.00	\$ 125.00	\$8,000.00	\$ 195.00	\$12,480.00	\$ 95.00	\$6,080.00
4	STORM DRAIN PROTECTION	EACH	33.0	\$ 165.00	\$ 5,445.00	\$ 290.91	\$9,600.03	\$ 225.00	\$7,425.00	\$ 275.00	\$9,075.00	\$ 175.00	\$5,775.00
5	DUST CONTROL WATERING	UNIT	20.0	\$ 185.00	\$ 3,700.00	\$ 800.00	\$16,000.00	\$ 100.00	\$2,000.00	\$ 25.00	\$500.00	\$ 100.00	\$2,000.00
6	CONCRETE TRUCK WASHOUT	EACH	2.0	\$ 2,000.00	\$ 4,000.00	\$ 1,500.00	\$3,000.00	\$ 1,000.00	\$2,000.00	\$ 750.00	\$1,500.00	\$ 750.00	\$1,500.00
7	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	15.0	\$ 35.00	\$ 525.00	\$ 30.00	\$450.00	\$ 60.00	\$900.00	\$ 75.00	\$1,125.00	\$ 50.00	\$750.00
8	TREE REMOVAL (OVER 15 UNITS DIAMETER)	UNIT	15.0	\$ 45.00	\$ 675.00	\$ 40.00	\$600.00	\$ 60.00	\$900.00	\$ 100.00	\$1,500.00	\$ 50.00	\$750.00
9	TREE ROOT PRUNING	EACH	25.0	\$ 130.00	\$ 3,250.00	\$ 150.00	\$3,750.00	\$ 125.00	\$3,125.00	\$ 200.00	\$5,000.00	\$ 100.00	\$2,500.00
10	EXPLORATORY EXCAVATION	EACH	8.0	\$ 420.00	\$ 3,360.00	\$ 250.00	\$2,000.00	\$ 5.00	\$40.00	\$ 500.00	\$4,000.00	\$ 400.00	\$3,200.00
11	AGGREGATE FOR TEMPORARY ACCESS	TON	1389.0	\$ 35.00	\$ 48,615.00	\$ 14.96	\$20,779.44	\$ 1.00	\$1,389.00	\$ 15.00	\$20,835.00	\$ 30.00	\$41,670.00
12	CONTROLLED LOW-STRENGTH MATERIAL, CLSM	CU YD	10.0	\$ 210.00	\$ 2,100.00	\$ 131.25	\$1,312.50	\$ 10.00	\$100.00	\$ 150.00	\$1,500.00	\$ 150.00	\$1,500.00
13	HOT-MIX ASPHALT SURFACE REMOVAL, 1.5"	SY	1787.0	\$ 4.00	\$ 7,148.00	\$ 18.90	\$33,774.30	\$ 13.00	\$23,231.00	\$ 4.00	\$7,148.00	\$ 4.00	\$7,148.00
14	COMBINATION CURB AND GUTTER REMOVAL AND REPLACEMENT, DPRSD, 30"	FOOT	733.0	\$ 55.00	\$ 40,315.00	\$ 60.90	\$44,639.70	\$ 74.00	\$54,242.00	\$ 60.00	\$43,980.00	\$ 60.00	\$43,980.00
15	COMBINATION CURB AND GUTTER REMOVAL AND REPLACEMENT, TYPE B4.12	FOOT	139.0	\$ 60.00	\$ 8,340.00	\$ 47.25	\$6,567.75	\$ 72.00	\$10,008.00	\$ 50.00	\$6,950.00	\$ 50.00	\$6,950.00
16	COMBINATION CURB AND GUTTER REMOVAL AND REPLACEMENT, TYPE B	FOOT	30.0	\$ 60.00	\$ 1,800.00	\$ 42.00	\$1,260.00	\$ 75.00	\$2,250.00	\$ 100.00	\$3,000.00	\$ 100.00	\$3,000.00
17	PORTLAND CEMENT CONC. SIDEWALK REMOVAL & REPLACEMENT, 5" COMPLETE	SQ FT	398.0	\$ 20.00	\$ 7,960.00	\$ 41.48	\$16,509.04	\$ 18.50	\$7,363.00	\$ 20.00	\$7,960.00	\$ 20.00	\$7,960.00
18	ZINC COATED DUCTILE IRON WATER MAIN, ENCASED IN V-BIO, 6"	FOOT	68.0	\$ 150.00	\$ 10,200.00	\$ 101.05	\$6,871.40	\$ 132.00	\$8,976.00	\$ 175.00	\$11,900.00	\$ 175.00	\$11,900.00
19	ZINC COATED DUCTILE IRON WATER MAIN, ENCASED IN V-BIO, 8"	FOOT	5415.0	\$ 165.00	\$ 893,475.00	\$ 108.91	\$589,747.65	\$ 154.00	\$833,910.00	\$ 195.00	\$1,055,925.00	\$ 275.00	\$1,489,125.00
20	ZINC COATED DUCTILE IRON WATER MAIN, ENCASED IN V-BIO, 12"	FOOT	1383.0	\$ 200.00	\$ 276,600.00	\$ 159.50	\$220,588.50	\$ 198.00	\$273,834.00	\$ 275.00	\$380,325.00	\$ 300.00	\$414,900.00
21	PVC WATER MAIN, C-900, RESTRAINED JOINTS, TRENCHED, 8"	FOOT	65.0	\$ 145.00	\$ 9,425.00	\$ 269.12	\$17,492.80	\$ 155.00	\$10,075.00	\$ 175.00	\$11,375.00	\$ 200.00	\$13,000.00
22	HORIZONTAL DIRECTIONAL DRILL PVC WATER MAIN, 8"	FOOT	360.0	\$ 200.00	\$ 72,000.00	\$ 170.42	\$61,351.20	\$ 215.00	\$77,400.00	\$ 250.00	\$90,000.00	\$ 250.00	\$90,000.00
23	PVC WATER MAIN, C-900, RESTRAINED JOINTS, TRENCHED, 12"	FOOT	1069.0	\$ 195.00	\$ 208,455.00	\$ 145.73	\$155,785.37	\$ 210.00	\$224,490.00	\$ 275.00	\$293,975.00	\$ 275.00	\$293,975.00
24	FIELD LOK GASKETS FOR DI WATER MAIN, 8"	EACH	98.0	\$ 170.00	\$ 16,660.00	\$ 157.84	\$15,468.32	\$ 10.00	\$980.00	\$ 175.00	\$17,150.00	\$ 155.00	\$15,190.00
25	FIELD LOK GASKETS FOR DI WATER MAIN, 12"	EACH	31.0	\$ 190.00	\$ 5,890.00	\$ 229.22	\$7,105.82	\$ 10.00	\$310.00	\$ 250.00	\$7,750.00	\$ 225.00	\$6,975.00
26	GATE VALVE, 6"	EACH	1.0	\$ 3,100.00	\$ 3,100.00	\$ 3,073.07	\$3,073.07	\$ 1,850.00	\$1,850.00	\$ 2,500.00	\$2,500.00	\$ 1,350.00	\$1,350.00
27	GATE VALVE, 8"	EACH	15.0	\$ 3,200.00	\$ 48,000.00	\$ 3,859.35	\$57,890.25	\$ 2,600.00	\$39,000.00	\$ 4,000.00	\$60,000.00	\$ 2,200.00	\$33,000.00
28	GATE VALVE, 12"	EACH	7.0	\$ 7,000.00	\$ 49,000.00	\$ 6,821.95	\$47,753.65	\$ 4,250.00	\$29,750.00	\$ 6,500.00	\$42,500.00	\$ 4,250.00	\$29,750.00
29	VALVE VAULTS, TYPE A, 5' DIA. W/ TYPE 1 FRAME AND CLOSED LID	EACH	12.0	\$ 4,750.00	\$ 57,000.00	\$ 5,148.70	\$61,784.40	\$ 4,500.00	\$54,000.00	\$ 2,500.00	\$30,000.00	\$ 4,250.00	\$51,000.00
30	VALVE VAULTS, TYPE A, 6' DIA. W/ TYPE 1 FRAME AND CLOSED LID	EACH	6.0	\$ 7,500.00	\$ 45,000.00	\$ 7,764.95	\$46,589.70	\$ 8,600.00	\$51,600.00	\$ 4,500.00	\$27,000.00	\$ 7,000.00	\$42,000.00
31	FIRE HYDRANTS W/ AUXILIARY VALVE AND VALVE BOX	EACH	27.0	\$ 9,250.00	\$ 249,750.00	\$ 8,067.13	\$217,812.51	\$ 9,400.00	\$253,800.00	\$ 10,500.00	\$283,500.00	\$ 8,000.00	\$216,000.00
32	NEAR-SIDE WATER SERVICE, 1.5"	EACH	47.0	\$ 3,900.00	\$ 183,300.00	\$ 3,219.70	\$151,325.90	\$ 3,800.00	\$178,600.00	\$ 4,500.00	\$211,500.00	\$ 3,600.00	\$169,200.00
33	NEAR-SIDE WATER SERVICE, 2.0"	EACH	7.0	\$ 5,000.00	\$ 35,000.00	\$ 3,936.67	\$27,556.69	\$ 5,400.00	\$37,800.00	\$ 6,000.00	\$42,000.00	\$ 4,400.00	\$30,800.00
34	FAR-SIDE WATER SERVICE, DD, 1.5"	EACH	43.0	\$ 5,500.00	\$ 236,500.00	\$ 3,894.10	\$167,446.30	\$ 5,200.00	\$223,600.00	\$ 5,500.00	\$236,500.00	\$ 4,000.00	\$172,000.00
35	FAR-SIDE WATER SERVICE, DD, 2.0"	EACH	7.0	\$ 5,800.00	\$ 40,600.00	\$ 4,611.07	\$32,277.49	\$ 8,500.00	\$59,500.00	\$ 7,000.00	\$49,000.00	\$ 5,000.00	\$35,000.00
36	CUT AND CAP EXISTING WATER MAIN, 6"	EACH	21.0	\$ 1,800.00	\$ 37,800.00	\$ 674.18	\$14,157.78	\$ 1,800.00	\$37,800.00	\$ 500.00	\$10,500.00	\$ 150.00	\$3,150.00
37	CUT AND CAP EXISTING WATER MAIN, 8"	EACH	2.0	\$ 2,100.00	\$ 4,200.00	\$ 750.92	\$1,501.84	\$ 2,400.00	\$4,800.00	\$ 550.00	\$1,100.00	\$ 250.00	\$500.00
38	CUT AND CAP EXISTING WATER MAIN, 12"	EACH	4.0	\$ 2,400.00	\$ 9,600.00	\$ 899.66	\$3,598.64	\$ 3,000.00	\$12,000.00	\$ 600.00	\$2,400.00	\$ 350.00	\$1,400.00
39	CUT IN CONNECTION TO EXISTING WATER MAIN, 6"	EACH	1.0	\$ 4,000.00	\$ 4,000.00	\$ 5,058.00	\$5,058.00	\$ 2,100.00	\$2,100.00	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$5,000.00
40	CUT IN CONNECTION TO EXISTING WATER MAIN, 8"	EACH	5.0	\$ 4,900.00	\$ 24,500.00	\$ 5,058.00	\$25,290.00	\$ 2,600.00	\$13,000.00	\$ 6,000.00	\$30,000.00	\$ 5,500.00	\$27,500.00
41	CUT IN CONNECTION TO EXISTING WATER MAIN, 12"	EACH	3.0	\$ 5,100.00	\$ 15,300.00	\$ 5,058.00	\$15,174.00	\$ 3,400.00	\$10,200.00	\$ 7,000.00	\$21,000.00	\$ 6,000.00	\$18,000.00
42	SANITARY SERVICE REMOVAL AND REPLACEMENT WITH WMQ PIPE, 6"	FOOT	20.0	\$ 150.00	\$ 3,000.00	\$ 171.94	\$3,438.80	\$ 100.00	\$2,000.00	\$ 100.00	\$2,000.00	\$ 300.00	\$6,000.00
43	SANITARY SEWER REMOVAL AND REPLACEMENT WITH WMQ PIPE, 8"	FOOT	31.0	\$ 160.00	\$ 4,960.00	\$ 185.73	\$5,757.63	\$ 110.00	\$3,410.00	\$ 150.00	\$4,650.00	\$ 575.00	\$17,825.00
44	SANITARY SEWER REMOVAL AND REPLACEMENT WITH WMQ PIPE, 10"	FOOT	10.0	\$ 170.00	\$ 1,700.00	\$ 343.45	\$3,434.50	\$ 150.00	\$1,500.00	\$ 200.00	\$2,000.00	\$ 600.00	\$6,000.00
45	SANITARY SEWER REMOVAL AND REPLACEMENT WITH WMQ PIPE, 12"	FOOT	10.0	\$ 180.00	\$ 1,800.00	\$ 365.20	\$3,652.00	\$ 160.00	\$1,600.00	\$ 300.00	\$3,000.00	\$ 650.00	\$6,500.00
46	SANITARY MANHOLES TO BE ADJUSTED WITH NEW TYPE 1 FRAME, CLOSED LID	EACH	3.0	\$ 1,700.00	\$ 5,100.00	\$ 848.50	\$2,545.50	\$ 1,500.00	\$4,500.00	\$ 950.00	\$2,850.00	\$ 1,500.00	\$4,500.00
47	SANITARY MANHOLES TO BE RECONSTRUCTED	EACH	3.0	\$ 2,000.00	\$ 6,000.00	\$ 2,023.20	\$6,069.60	\$ 2,400.00	\$7,200.00	\$ 1,500.00	\$4,500.00	\$ 2,575.00	\$7,725.00
48	DRAINAGE STRUCTURES TO BE ADJUSTED	EACH	19.0	\$ 750.00	\$ 14,250.00	\$ 509.70	\$9,684.30	\$ 600.00	\$11,400.00	\$ 750.00	\$14,250.00	\$ 500.00	\$9,500.00
49	DRAINAGE STRUCTURES TO BE RECONSTRUCTED	EACH	4.0	\$ 1,800.00	\$ 7,200.00	\$ 1,130.50	\$4,522.00	\$ 1,500.00	\$6,000.00	\$ 1,500.00	\$6,000.00	\$ 2,000.00	\$8,000.00
50	FRAMES AND LIDS, TYPE 1	EACH	18.0	\$ 550.00	\$ 9,900.00	\$ 377.20	\$6,789.60	\$ 650.00	\$11,700.00	\$ 500.00	\$9,000.00	\$ 450.00	\$8,100.00
51	PIPE DRAIN REMOVAL, 6"	FOOT	75.0	\$ 30.00	\$ 2,250.00	\$ 10.12	\$759.00	\$ 5.00	\$375.00	\$ 50.00	\$3,750.00	\$ 5.00	\$375.00
52	PIPE DRAIN, 6" WMQ	FOOT	75.0	\$ 45.00	\$ 3,375.00	\$ 25.19	\$1,889.25	\$ 65.00	\$4,875.00	\$ 60.00	\$4,500.00	\$ 75.00	\$5,625.00
53	STORM SEWER REMOVAL AND REPLACEMENT WITH WMQ PIPE, 10"	FOOT	316.0	\$ 130.00	\$ 41,080.00	\$ 137.40	\$43,418.40	\$ 95.00	\$30,020.00	\$ 250.00	\$79,000.00	\$ 125.00	\$39,500.00
54	STORM SEWER REMOVAL AND REPLACEMENT WITH WMQ PIPE, 12"	FOOT	101.0	\$ 160.00	\$ 16,160.00	\$ 158.21	\$15,979.21	\$ 112.00	\$11,312.00	\$ 275.00	\$27,775.00	\$ 140.00	\$14,140.00
55	STORM SEWER REMOVAL AND REPLACEMENT WITH WMQ PIPE, 15"	FOOT	33.0	\$ 180.00	\$ 5,940.00	\$ 221.81	\$7,319.73	\$ 140.00	\$4,620.00	\$ 295.00	\$9,735.00	\$ 225.00	\$7,425.00
56	STORM SEWER REMOVAL AND REPLACEMENT WITH WMQ PIPE, 24"	FOOT	21.0	\$ 240.00	\$ 5,040.00	\$ 362.52	\$7,612.92	\$ 190.00	\$3,990.00	\$ 350.00	\$7,350.00	\$ 350.00	\$7,350.00
57	FIRE HYDRANTS TO BE REMOVED	EACH	24.0	\$ 900.00	\$ 21,600.00	\$ 337.20	\$8,092.80	\$ 1,000.00	\$24,000.00	\$ 250.00	\$6,000.00	\$ 750.00	\$18,000.00
58	WATER VALVE AND VAULT TO BE REMOVED	EACH	13.0	\$ 800.00	\$ 10,400.00	\$ 134.88	\$1,753.44	\$ 1,200.00	\$15,600.00	\$ 250.00	\$3,250.00	\$ 400.00	\$5,200.00
59	WATER VALVE AND BOX TO BE REMOVED	EACH	4.0	\$ 400.00	\$ 1,600.00	\$ 20.23	\$80.92	\$ 900.00	\$3,600.00	\$ 250.00	\$1,000.00	\$ 150.00	\$600.00

BID TABULATION
2025 WATER MAIN REPLACEMENT PROJECT
VILLAGE OF BURR RIDGE

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer's Estimate of Probable Construction Costs		Trine Construction Corp 1041 Trine Ct., Suite A St. Charles, IL 60174		John Neri Construction Co., Inc. 770 Factory Road Addison, IL, 60101		Bluewater Construction, LLC 2358 Bluewater Drive Wauconda, IL, 60084		Gerari Sewer and Water Co. 1785 Armitage Court Addison, IL, 60101	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
60	TRENCH BACKFILL	CY	4348.0	\$ 50.00	\$ 217,400.00	\$ 66.30	\$288,272.40	\$ 65.00	\$282,620.00	\$ 30.00	\$130,440.00	\$ 30.00	\$130,440.00
61	CLASS D PATCHING, TYPE IV, 6"	SY	634.0	\$ 50.00	\$ 31,700.00	\$ 97.13	\$61,580.42	\$ 94.00	\$59,596.00	\$ 85.00	\$53,890.00	\$ 84.00	\$53,256.00
62	CLASS D PATCHING, TYPE IV, 11.5"	SY	3134.0	\$ 85.00	\$ 266,390.00	\$ 120.75	\$378,430.50	\$ 112.00	\$351,008.00	\$ 115.00	\$360,410.00	\$ 101.00	\$316,534.00
63	BITUMINOUS MATERIALS (TACK COAT)	POUND	2500.0	\$ 0.40	\$ 1,000.00	\$ 0.01	\$25.00	\$ 0.75	\$1,875.00	\$ 0.50	\$1,250.00	\$ 0.50	\$1,250.00
64	HMA SURFACE COURSE, MIX "D", N50, 1.5"	TON	468.0	\$ 152.00	\$ 71,136.00	\$ 126.00	\$58,968.00	\$ 148.00	\$69,264.00	\$ 115.00	\$53,820.00	\$ 114.00	\$53,352.00
65	THERMOPLASTIC PAVEMENT MARKINGS- LINE 24"	FOOT	14.0	\$ 25.00	\$ 350.00	\$ 14.70	\$205.80	\$ 150.00	\$2,100.00	\$ 100.00	\$1,400.00	\$ 145.00	\$2,030.00
66	HMA DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SY	149.0	\$ 90.00	\$ 13,410.00	\$ 73.50	\$10,951.50	\$ 76.00	\$11,324.00	\$ 45.00	\$6,705.00	\$ 42.00	\$6,258.00
67	P.C.C. DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SY	18.0	\$ 140.00	\$ 2,520.00	\$ 183.75	\$3,307.50	\$ 150.00	\$2,700.00	\$ 200.00	\$3,600.00	\$ 198.00	\$3,564.00
68	BRICK PAVER DRIVEWAY REMOVAL AND REPLACEMENT	SY	20.0	\$ 23.00	\$ 460.00	\$ 36.75	\$735.00	\$ 75.00	\$1,500.00	\$ 300.00	\$6,000.00	\$ 200.00	\$4,000.00
69	TOPSOIL FURNISH AND PLACE, 4"	SY	1800.0	\$ 9.00	\$ 16,200.00	\$ 8.40	\$15,120.00	\$ 11.50	\$20,700.00	\$ 9.00	\$16,200.00	\$ 8.00	\$14,400.00
70	SODDING	SY	1800.0	\$ 16.00	\$ 28,800.00	\$ 10.50	\$18,900.00	\$ 18.00	\$32,400.00	\$ 18.00	\$32,400.00	\$ 18.00	\$32,400.00
71	SUPPLEMENTAL WATERING	UNIT	10.0	\$ 80.00	\$ 800.00	\$ 105.00	\$1,050.00	\$ 1.00	\$10.00	\$ 40.00	\$400.00	\$ 40.00	\$400.00
72	ADDITIONAL HAULING SURCHARGE, NON-SPECIAL WASTE	CY	60.0	\$ 105.00	\$ 6,300.00	\$ 35.00	\$2,100.00	\$ 10.00	\$600.00	\$ 75.00	\$4,500.00	\$ 90.00	\$5,400.00
73	SEWER CLEANING AND VIDEO INSPECTION	FOOT	11000.0	\$ 7.00	\$ 77,000.00	\$ 5.40	\$59,400.00	\$ 5.00	\$55,000.00	\$ 6.50	\$71,500.00	\$ 5.00	\$55,000.00
74	SANITARY SEWER REHABILITATION SERVICES ALLOWANCE	L SUM	1.0	\$ 26,000.00	\$ 26,000.00	\$ 36,750.23	\$36,750.23	\$ 48,000.00	\$48,000.00	\$ 4,967.20	\$4,967.20	\$ 35,000.00	\$35,000.00
75	WATER MAIN INSULATION	FOOT	250.0	\$ 100.00	\$ 25,000.00	\$ 34.50	\$8,625.00	\$ 2.00	\$500.00	\$ 100.00	\$25,000.00	\$ 50.00	\$12,500.00
	As-Read				\$ 3,820,449.00		\$3,351,500.00		\$3,767,513.00		\$4,178,545.20		\$4,722,127.00
	As-Corrected				\$ 3,820,449.00		\$3,355,985.00		\$3,767,773.00		\$4,191,545.20		\$4,728,627.00
	DIFFERENCE						\$ 4,485.00		\$ 260.00		\$ 13,000.00		\$ 6,500.00

FY2026 Q1 Budget Amendments

Section 8, Item E.

Account Number	Account Description	Budget Amendment Needed		Effect on Budget	Description	Funding Source
		Revenue	Expense			
10-2010-50-5020	Professional & Contractual Services	-	20,000	Increase Expenditures	New Village Hall Architect Fees	Fund Balance
10-4020-40-4034	Unemployment	-	53,430	Increase Expenditures	Unemployment for Terminated Employees	Fund Balance
10-4020-40-4042	Training & Professional Development	-	12,500	Increase Expenditures	Rise Leadership Staff Training	Fund Balance
10-4020-40-4042	Training & Professional Development	-	8,100	Increase Expenditures	All Hands Meeting	Fund Balance
10-4020-40-4041	Employee Recuritment Expense	-	19,475	Increase Expenditures	Recruiting Videos	Fund Balance
10-4020-40-5025	Postage	-	5,000	Increase Expenditures	Postage Meter Expense	Fund Balance
10-4020-70-7000	Equipment	-	1,731	Increase Expenditures	Office Furniture	Fund Balance
10-4040-50-5061	Software Services	-	9,445	Increase Expenditures	Additional BS & A Annual Service Fees	Fund Balance
10-5010-60-6040	Supplies - Vehicles & Equipment	-	10,550	Increase Expenditures	Two Shield 12 Speed Display for Burr Oak Street	Fund Balance
10-6010-50-5052	Maintenance - Buildings	-	17,785	Increase Expenditures	Sprinkler Repairs, Inspections & Annual Testing	Fund Balance
10-6010-40-4042	Training & Professional Development	-	(7,000)	Transfer to Water Fund	Transfer Training Budget for OSHA training to Water Fund	Fund Transfer
10-6010-50-5052	Maintenance - Buildings	-	19,638	Increase Expenditures	Police Department - Compressors Replacement (2)	Fund Balance
10-3010-50-5020	Professional & Contractual Services	-	64,736	Increase Expenditures	Development Engineering Services Contract	Fund Balance
10-3010-50-5020	Professional & Contractual Services	-	4,900	Increase Expenditures	SAIA Noise & Vibration Study	Fund Balance
10-5010-50-5020	Professional & Contractual Services	-	1,680	Increase Expenditures	Public Safety Solutions	Fund Balance
10-5010-40-4032	Uniform Allowance	-	1,050	Increase Expenditures	Equipment- Cervenka (Vest)	Fund Balance
10-5010-60-6010	Operating Supplies	-	1,660	Increase Expenditures	D.A.R.E. Supplies	Fund Balance
10-5010-50-5020	Professional & Contractual Services	-	5,835	Increase Expenditures	LEARN Software	Fund Balance
10-5010-40-4032	Uniform Allowance	-	109	Increase Expenditures	Uniform Allowance - Nicole Copp	Fund Balance
10-5010-40-4032	Uniform Allowance	-	465	Increase Expenditures	Detective Uniform Allowance - Valentino	Fund Balance
10-5010-60-6010	Operating Supplies	-	1,903	Increase Expenditures	Evidence Supply	Fund Balance
10-6010-50-5020	Professional & Contractual Services	-	31,875	Increase Expenditures	ADA Self Evaluation and Transition Plan Services	Fund Balance
10-6010-50-5051	Maintenance - Vehicles	-	8,387	Increase Expenditures	Electronic Control Module Replacement - Truck 84	Fund Balance
10-6010-50-5057	Maintenance - Grounds	-	13,500	Increase Expenditures	Oak Hill Court Culvert Pipe Project; Drilling Fill Holes	Fund Balance
10-6010-60-6060	Salt & Chemicals	-	61,018	Increase Expenditures	FY2025 Roadway Salt Purchase - Illinois CMS Department	Fund Balance
10-6010-70-7000	Equipment	-	65,253	Increase Expenditures	2025 Rayco RG55T-R Stump Grinder	Fund Balance
Total General Fund - 10		<u>\$ -</u>	<u>\$ 433,026</u>			
23-7030-50-5040	Publishing & Printing	-	\$ 4,797	Increase Expenditures	Additional Cost for Annual Oak Leaf Newsletter	Fund Balance
23-7030-80-8012	Special Events	-	20,000	Increase Expenditures	Retail Symposium - Chicago 2025 Event	Fund Balance
23-7030-80-8013	Special Events	-	2,080	Increase Expenditures	State of the Village Chamber Lunch	Fund Balance
23-7030-50-5069	Gateway Landscape & Projects	-	5,910	Increase Expenditures	Gateway Entryway Sign Landscaping (Plainfield/Garywood)	Fund Balance
23-7030-50-5069	Gateway Landscape & Projects	-	10,600	Increase Expenditures	County Line Median Landscape Enhancements	Fund Balance
Total Hotel Motel Fund - 23		<u>-</u>	<u>43,387</u>			
31-8010-70-7010	Improvements	-	80,244	Increase Expenditures	Engineering Ph II, III - Elm Street Culvert Replacement Project	
31-8010-70-7010	Improvements	-	73,658	Increase Expenditures	Engineering Services for Elm Street Culvert & Streambank Project	Fund Balance
31-8010-70-7010	Improvements	-	9,512	Increase Expenditures	Wolf Road Pedestrian Crossing Improvements - 20% Local Match	Fund Balance
31-8010-70-7010	Improvements	-	12,077	Increase Expenditures	SRTS Wolf Road Ped Crossing Project - CE	Fund Balance
31-8010-70-7010	Improvements	-	903,488	Increase Expenditures	Elm Street Culvert and Streambank Project Construction	Fund Balance
31-8010-70-7010	Improvements	-	180,000	Increase Expenditures	Purchase of Mobile Concert Stage	Fund Balance
31-8010-70-7057	Annual Road Program	-	307,391	Increase Expenditures	2025 Road Program	Fund Balance
31-8020-70-7052	Sidewalk/Pathway Projects	-	985	Increase Expenditures	79th Street Pedestrian Improvement Project - DE	Fund Balance
31-8020-70-7052	Sidewalk/Pathway Projects	-	5,660	Increase Expenditures	79th Street Pedestrian Improvement Project - Supplemental DE	Fund Balance
31-8020-70-7052	Sidewalk/Pathway Projects	-	236,130	Increase Expenditures	79th Street Sidewalk Improvements Project	Fund Balance

FY2026 Q1 Budget Amendments

Section 8, Item E.

Account Number	Account Description	Budget Amendment Needed		Effect on Budget	Description	Funding Source
		Revenue	Expense			
31-8040-70-7051	Stormwater Management	-	99,048	Increase Expenditures	Engineering Services for Elm Street Culvert & Streambank Project	Fund Balance
31-8020-70-7052	Sidewalk/Pathway Projects	-	15,200	Increase Expenditures	County Line Road Sidewalk Improvements - Supplemental CE	Fund Balance
Total Capital Improvement Fund - 31		<u>\$ -</u>	<u>\$ 1,923,392</u>			
51-6030-40-4042	Training & Professional Development	-	\$ 7,000	Transfer from General Fund	Transfer Training Budget for OSHA training from General Fund	Fund Transfer
51-6030-50-5070	Engineering Services	-	63,000	Account Transfer	Transfer to Improvements Account Budget for Pump Center Improvements	Account Transfer
51-6030-70-7010	Improvements	-	(63,000)	Account Transfer	Transfer to Engineering Account Budget for Pump Center Improvements	Account Transfer
51-6030-70-7010	Improvements	-	142,340	Increase Expenditures	Final Cost of Justice Willow Springs Interconnet at I-294	Fund Balance
51-6030-50-5020	Professional & Contractual Services	-	500	Increase Expenditures	2025 Cross Connection Survey	Fund Balance
51-6030-50-5067	Maintenance - Distribution System	-	9,826	Increase Expenditures	83rd St. water tower electric changes well demo	Fund Balance
51-6030-50-5067	Maintenance - Distribution System	-	210,347	Increase Expenditures	South Elevated Storage Tank Improvements	Fund Balance
51-6030-50-5067	Maintenance - Distribution System	-	9,500	Increase Expenditures	Two Hydro Free Chlorine Analyzers for Pumping Station	Fund Balance
51-6030-50-5067	Maintenance - Distribution System	-	4,250	Increase Expenditures	Maintenance Inspection Services of 3,000,000 gallon Concrete Reservoir	Fund Balance
51-6030-50-5067	Maintenance - Distribution System	-	1,950	Increase Expenditures	Water Tower Cathodic Protection Annual Service Contract 2025	Fund Balance
51-6030-50-5067	Maintenance - Distribution System	-	59,900	Increase Expenditures	2025 Road Program	Fund Balance
51-6030-50-5070	Engineering Services	-	10,477	Increase Expenditures	Water System Operation and Sustainability Study: FY2023 Continuanace	Fund Balance
51-6030-50-5070	Engineering Services	-	10,064	Increase Expenditures	Pump Center Condition Assessments and Improvements Report	Fund Balance
51-6030-50-5070	Engineering Services	-	4,863	Increase Expenditures	Woodview Estates WM Replacement Project; Plat of Easement in KLM Park	Fund Balance
51-6030-50-5070	Engineering Services	-	47,478	Increase Expenditures	Water Tower Rehabilitation Construction Engineering Services	Fund Balance
51-6030-50-5070	Engineering Services	-	9,250	Increase Expenditures	North Elevated Storage Tank Railing Expansion DE	Fund Balance
51-6030-60-6040	Supplies - Vehicles & Equipment	-	1,897	Increase Expenditures	Mueller Fire Hydrant Repair Parts Re-Stock	Fund Balance
51-6030-70-7082	Technology Improvements	-	22,261	Increase Expenditures	AMI System Installation - South Water Tower	Fund Balance
Total Water Fund - 51		<u>\$ -</u>	<u>\$ 551,903</u>			
52-6040-50-5020	Professional & Contractual Services	-	7,420	Increase Expenditures	MWRD Compliance	Fund Balance
52-6040-70-7000	Equipment	-	47,846	Increase Expenditures	Portable Diesel Generator	Fund Balance
Total Sewer Fund - 52		<u>\$ -</u>	<u>\$ 55,266</u>			
Total All Funds		<u>\$ -</u>	<u>\$ 3,006,974</u>			

COLLECTIVE BARGAINING AGREEMENT

BETWEEN

**THE INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL 150
PUBLIC EMPLOYEES DIVISION**

AND

VILLAGE OF BURR RIDGE

MAY 1, 2025 THROUGH APRIL 30, 2028

AGREEMENT

This Collective Bargaining Agreement (“Agreement”) has been made and entered into by and between the Village of Burr Ridge, Illinois, (hereinafter referred to as the “Employer”) and the International Union of Operating Engineers, Local 150, Public Employees Division (hereinafter referred to as the “Union”), on behalf of certain Employees described in Article I.

PREAMBLE

In order to establish harmonious employment relations through a mutual process, to provide fair and equitable treatment to all Employees, to promote the quality and continuance of public service, to achieve full recognition for the value of Employees and the vital and necessary work they perform, to specify wages, hours, benefits and working conditions, and to provide for the prompt and equitable resolution of disputes, the parties agree as follows:

ARTICLE I

UNION RECOGNITION/MANAGEMENT RIGHTS

SECTION 1.1: RECOGNITION

The Employer recognizes the Union as the sole and exclusive bargaining representative in all matters establishing and pertaining to wages and salaries, hours, working conditions and other conditions of employment on which it may lawfully bargain collectively for Employees for all persons employed full time or regular part time by the Village of Burr Ridge in the following classifications: ”Maintenance Worker” (formerly General Utility Worker I) and “Crew Leader” (formerly General Utility Worker II) and “Assistant Water Operator” within the Department of Public Works, as certified by the Illinois State Labor Relations Board in No. S-RC-12-055 (“Employees”). Excluded are any and all other employees of the Village of Burr Ridge.

SECTION 1.2: MANAGEMENT RIGHTS

Except as specifically limited by the express provisions of this Agreement, the Village retains all traditional rights to manage and direct the affairs of the Village in all of its various aspects, and to manage and direct its Employees, including, but are not limited to, the following: to plan, direct, control and determine the budget and all the operations, services and missions of the Village; to supervise and direct the working forces; to establish the qualifications for employment and to employ Employees; to schedule and assign work; to layoff Employees or otherwise relieve Employees from duty for lack of work or other legitimate reasons; to establish work and productivity standards and, from time to time, to change those standards; to contract out for goods and services; to determine the methods, means, organization and number of personnel by which such operations and services shall be made or purchased; to make, alter and enforce reasonable rules, regulations, orders, policies and procedures; to evaluate Employees; to establish reasonable performance standards for Employees; to discipline, suspend and discharge non-probationary Employees for cause (probationary Employees without cause); to change or eliminate existing methods, equipment or facilities or introduce new ones; to determine training needs and assign Employees for training; to determine equipment to be used and uniforms to be worn; to determine work hours; to develop job descriptions for the positions covered by this Agreement, which shall be subject to change from time to time by the Village; to determine internal investigation procedures.

SECTION 1.3: PART TIME

Part time Employees are defined as those Employees who are regularly scheduled to work less than 30 hours per week. Part time Employees in the classifications of Maintenance Worker shall be members of the bargaining unit but shall not be entitled to any fringe benefits hereunder except those under the Paid Leave for All Act. Part time Employees shall be subject to such limitations on maximum allowable hours of work as the Employer shall determine. There shall be no limitation on the number of part time Employees that the Village may employ. There shall be no limitation on the number of non-bargaining unit seasonal and/or temporary Employees that the Village may employ, or the work they are assigned to perform.

ARTICLE II

UNION RIGHTS

SECTION 2.1: UNION ACTIVITY DURING WORKING HOURS

The Village shall provide to the Union, including its agents and Employees, reasonable access to Employees in the bargaining unit. This access shall be at all times conducted in a manner so as not to impede normal operations. This access includes the right to meet with one or more Employees on the Employer’s premises during the work day to investigate and discuss grievances and workplace-related complaints without charge to pay or leave time of Employees. Representatives of the Union shall have the right to conduct worksite meetings during lunch and other non-work breaks, and before and after the workday (provided advance permission is granted by the Village), to discuss collective bargaining negotiations, the administration of the collective bargaining agreement, other matters related to the duties of the exclusive representative, and internal matters involving the governance or business of the exclusive representative, without charge to pay or leave time of the Employees. Provided, however, any non-Employee Union representative shall provide advance notice to the Director of Public Works (“Director”) or the Director’s designee before entering the worksite.

SECTION 2.2: TIME OFF FOR UNION ACTIVITIES

Employees may utilize any accumulated time off other than sick leave (holiday, personal, vacation, etc.) for union business, provided that all notice requirements in effect for the use of any such leave are satisfied and the use does not interrupt the Employer’s working schedule.

SECTION 2.3: UNION BULLETIN BOARD

The Village will make available bulletin board space on one (1) of the visible and accessible bulletin boards in the Public Works Facility for the posting of official Union notices and information of a non-political and non-inflammatory nature. The Union will limit the posting of Union notices to said bulletin board.

ARTICLE III

UNION DUES/FAIR SHARE CHECKOFF

SECTION 3.1: DEDUCTIONS

The Employer agrees to deduct from the pay of those Employees who are Union members Union membership dues, assessments, or fees. Requests for any of the listed expenses shall be made on a form provided by the Union and shall be made within the provisions of the State Salary and Annuity Withholding Act and/or any other applicable State statute.

Upon receipt of an appropriate written authorization from an Employee, such authorized deductions shall be made in accordance with the law and shall be remitted to the Union on a bi-weekly basis at the address designated in writing by the Union. The Union shall advise the Employer of any increases in dues or other approved deductions in writing at least thirty (30) days prior to its effective date. The Union agrees that no deduction amount shall be changed more than twice per calendar year.

SECTION 3.2: HOLD HARMLESS

The Union shall hold and save the Employer harmless from any and all responsibility and claims in connection with the collection and disbursement of monies under this Article and Agreement.

ARTICLE IV

HOURS OF WORK AND OVERTIME

SECTION 4.1: WORKDAY AND WORKWEEK

The normal workday is eight (8) hours, and the normal workweek is forty (40) hours.

The normal hours/workdays for bargaining unit Employees shall be 7:00 a.m. to 3:30 p.m., with one-half (1/2) hour unpaid lunch, exclusive of drive/wash up time, Monday through Friday. Additionally, where the requirements of the job dictate that Employees work through their lunch period, Employees may be allowed to leave work thirty (30) minutes early, or shall be compensated at the appropriate rate of overtime should an Employee not leave work early, both subject to the prior approval of their immediate Supervisor.

Employees will be provided with one (1) fifteen (15) minute work break in the morning and one (1) fifteen (15) minute work break in the afternoon. If Employees work more than two hours of overtime, they will be entitled to one (1) fifteen (15) minute paid break for every four hours worked.

The Village may establish temporary work shifts in cases of emergency or where weather or unusual circumstances exist, not to exceed seven (7) calendar days in duration, and may assign Employees to work on the temporary shift according to the skills and classifications needed to complete the work to be performed on the temporary shift. The Employer may send an Employee home early from his or her regular shift when weather forecasts indicate a possible callback for snow plowing. An Employee assigned to overnight work shift(s) will receive their straight-time hourly rate of pay for the first 8 hours worked during regular or overnight shift(s) of a regular workday, which hours may not be consecutive. However, if any Employee(s) are sent home early for this reason and not called back, they shall be paid

from the time they were sent home to the scheduled end of that work shift which hours in total shall not be less than eight (8) and shall constitute their regular workday.

SECTION 4.2: OVERTIME COMPENSATION

The compensation paid Employees for overtime work shall be as follows:

- A. Except as set forth elsewhere in this agreement, a bargaining unit Employee shall be paid at one and one-half times the Employee’s regular hourly rate of pay when required to work in excess of 40 hours per week. Overtime will be rounded up to the nearest ¼ hour.
- B. Compensated time not actually worked shall be counted as "time worked" for purposes of computing overtime compensation.

SECTION 4.3: OVERTIME DISTRIBUTION

The Village may require overtime work, and Employees may not refuse overtime assignments unless compelling reason is shown. Overtime work will be offered and equitably distributed annually to Employees in the job classification in which the need for overtime arises. In addition, notwithstanding the above, the Village retains the right to assign specific individuals to perform specific overtime assignments due to their qualifications or to complete work in progress. If any Employee establishes that he/she has not received an overtime opportunity that he/she should have received, the Employee shall have first preference to future overtime opportunities until the matter is remedied. The Village reserves the right to assign work normally performed by bargaining unit members to non-bargaining unit persons where, in the reasonable opinion of the Director, such assignment is sound from an operational perspective (such as, a need for supervisory or technical knowledge or skills, preservation of Employee rest period(s), or scheduled need for specific Employee(s) on a subsequent shift).

SECTION 4.4 STANDBY DUTY

For each week beginning Friday at 3:30PM and ending the following Friday at 7:00AM, three (3) Employees from the bargaining unit shall be assigned to standby duty. One such standby bargaining unit Employee shall be a Crew Leader, Assistant Water Operator, or other Competent Person as defined by the Director. The other standby Employees shall be selected from the balance of the bargaining unit. The Employees selected for a standby assignment shall not be granted leave from any normal workday during the week (i.e. vacation, compensatory, personal, or holiday allowance) but may find a substitute to cover his/her weeklong assignment from within the exclusive classification(s). Coverage for a standby assignment from outside the exclusive classification(s) may be allowed by the Director if the substitute Employee has demonstrated skills and experience similar to the Employee making the request for substitution (“Competent Person”). Substitutions shall be provided by written notice to the Director or his/her designee.

Each Employee on standby duty shall be paid three hundred (\$300) for each weeklong standby assignment. A standby Employee called during their standby assignment shall be compensated at the Employee’s hourly rate for hours worked with the minimum callback guarantee as stated elsewhere herein.

Except in times of emergency when immediate actions are required to control the situation, or when weather forecasts indicate a possible callback for snow plowing and route assignments have been made by the managing Supervisor, an unscheduled overtime assignment shall be to a qualified bargaining unit Employee on standby duty within the job classification that normally performs the work.

Overtime assignment for scheduled or special event assignments shall be:

- (1) First, to the qualified standby personnel within the job classification that normally performs the work,
- (2) Second, to any qualified Employee who affirmatively advise the managing Supervisor of their interest and availability to work the overtime assignment, and such assignments shall be equitably distributed.

A managing Supervisor calling a bargaining unit Employee for an unscheduled overtime assignment will leave a voicemail message and callback number if the call is unanswered. Employees on standby duty shall respond to such call within ten (10) minutes. All other Employees called for an unscheduled overtime assignment shall respond within thirty (30) minutes. Bargaining unit Employees on standby duty who do not respond in the aforementioned timeframe will forfeit the entirety of their standby pay for the weeklong assignment and may be subject to corrective actions as well as progressive discipline.

If an Employee works 16 or more hours in a 24-hour period, the Employee may elect to end or not start their next regular workday and use any accumulated benefit to account for the remaining hours of the regular workday. If, however, a Supervisor directs an Employee to go home because of fatigue during or prior to the Employee’s regular workday, the Village shall pay the Employee for the remaining unworked hours in the regular workday.

SECTION 4.5: CALLBACK

A callback is an official assignment of work which does not continuously follow an Employee's regularly scheduled working hours. Callbacks can be scheduled or unscheduled. Callbacks shall be compensated with a guaranteed minimum of two (2) hours at the appropriate overtime rate for each such callback with pay beginning at the time the Employee arrives at the job site. Employees shall be given a reasonable amount of time to respond to the Village facility, but shall make every effort to respond within one hour, weather and traffic conditions dependent. In the event of consecutive callbacks within the guaranteed minimum two (2) hour period, the Employee will not be paid for two (2) separate callbacks.

SECTION 4.6: MANDATORY REST PERIOD

If an Employee works 16 or more hours in a 24-hour period, the Employee may elect to end or not start their next regular workday and use any accrued paid benefit time to account for the remaining hours of the regular workday. The rest period shall be unpaid, but the Employee shall be allowed to substitute vacation time, personal time or compensatory time for any time that the rest period extends into a scheduled work shift.

ARTICLE V

SENIORITY

SECTION 5.1: SENIORITY DEFINED

An Employee's seniority shall be the period of the Employee's most recent continuous regular full-time employment within Department of Public Works for the Employer. Seniority is not transferable into the bargaining unit from previously held non-bargaining unit positions. When two Employees have the same seniority date, a coin flip shall determine their seniority for the purposes of this Agreement.

SECTION 5.2: BREAKS IN CONTINUOUS SERVICE

An Employee's continuous service record shall be broken by voluntary resignation, layoff in excess of twelve (12) months, discharge for just cause (or without cause in the case of a probationary Employee), retirement, failure to return from a leave of absence and being absent for three (3) consecutive days without reporting off. However, if a laid off Employee returns to work in any capacity for the Employer within twelve (12) months of layoff, the break in continuous service shall be removed from his/her record.

SECTION 5.3: SENIORITY LIST

The Employer shall maintain a seniority list which shall be furnished to the Union upon request. Any objections to the seniority list will be waived if not raised in writing by the Union within ten (10) days of the furnishing of the list.

SECTION 5.4: PROBATIONARY EMPLOYEES

An Employee is probationary for the first twelve (12) months of employment. Employees who are promoted within the bargaining unit shall not be required to serve an additional probationary period. A probationary Employee shall have no seniority, except as otherwise provided for in this Agreement, until he/she has completed their required probationary period. Upon such completion, he/she shall acquire seniority retroactively from the date of employment. During this period of probation, the Employee may be disciplined or discharged without cause, and no grievance may be filed by or on behalf of such Employee regarding discharge or discipline.

ARTICLE VI

LAYOFF AND RECALL

SECTION 6.1: DEFINITION AND NOTICE

A layoff is defined as a reduction in currently filled bargaining unit jobs. The Village Administrator retains full authority to lay off and assign work. Layoffs may be implemented by reason of shortage of work or funds, the abolition of the position, material changes in the duties or organization, or for other reasons which may be determined by the Village. The temporary or permanent separation of an Employee from employment as a penalty or disciplinary action, or the removal of a probationary Employee during the probationary period, shall not be considered a layoff. The Employer shall give the Union and the laid off Employee(s) at least forty-five (45) days' notice of any layoffs unless such notice is impracticable.

SECTION 6.2: GENERAL PROCEDURES

The basis for determining layoffs of Employees shall include but not be limited to seniority, licensing, and qualifications. In the event that licensing and qualifications are determined by the Village to be equal, seniority in classification shall be the determining factor.

SECTION 6.3: RECALL OF LAID-OFF EMPLOYEES

The names of laid-off Employees shall be placed on a recall list for a period of one (1) year. If there is a recall, Employees who are on the recall list shall be recalled in the inverse order of their layoff, provided that they are presently qualified to perform the work without further training in the position classification to which they are recalled. The Employer shall notify the Employee via certified mail to the Employee's

last known address with a copy to the Union that he/she is being recalled. The Employee shall notify the Village Administrator, in writing, of the Employee’s intention to return within three (3) calendar days after receiving notice of recall or seven (7) calendar days for the date of the mailing of the notice, whichever is less. The Village shall be deemed to have fulfilled its obligations by mailing the recall notice to the Employee’s last known mailing address, it being the obligation and responsibility of the Employee to provide the Village with the Employee’s last mailing address. If the Employee does not respond in time, the Employee will no longer be considered for employment. Recalled Employees shall report for work within fourteen (14) days after their notification of intent to return or at some further time as may be designated by the Village.

ARTICLE VII

DISCIPLINARY PROCEDURES

SECTION 7.1: EMPLOYEE DISCIPLINE

The Employer agrees with the tenets of progressive and corrective discipline and that it shall be imposed only for just cause (probationary Employees without cause). Discipline may include the following steps, which are not exhaustive:

- A. Oral warning with documentation of such filed in the Employee's personnel file.
- B. Written reprimand with copy of such maintained in the Employee's personnel file.
- C. Suspension without pay with documentation of such maintained in the Employee's personnel file.
- D. Discharge with documentation of such maintained in the Employee's personnel file.

However, the Employer shall retain the right to invoke discipline which it determines to be appropriate under the circumstances surrounding each individual incident giving rise to disciplinary action, provided just cause exists (except for probationary Employees). Therefore, the Employer may invoke either a suspension or discharge without oral warning or written reprimand should the seriousness of the offense warrant suspension or discharge without oral warning or written warning.

Prior to actual imposition of a suspension without pay, the Employee will be afforded an opportunity to discuss his/her views concerning the conduct causing such disciplinary action with the Director.. In the case of termination, the Employee will be given the opportunity to discuss the matter with the Village Administrator. Such discussion should take place as soon as practicable and not be unduly or unreasonably delayed, and the Employee shall be informed clearly and concisely of the basis for such action.

All disciplinary action (including verbal warnings if documented) shall be signed by the Employee as having been received by the Employee, not that it is agreed to, with a copy given to the Employee prior to placement in the personnel file, unless the Employee refuses to sign the disciplinary action in which case the Employer shall so indicate on the disciplinary action that the Employee has refused to sign it.

SECTION 7.2: RIGHT TO REPRESENTATION

Prior to any disciplinary discussions with the Employee, where the imposition of discipline beyond an oral warning is contemplated, the Employee shall not be denied his/her rights to Union representation upon request due to the fact that disciplinary action may be taken.

ARTICLE VIII

GRIEVANCE PROCEDURE

SECTION 8.1: GRIEVANCE DEFINED

A grievance is defined as any claim of violation of this Agreement.

SECTION 8.2: PROCESSING OF GRIEVANCE

Except for Step 1 and 2, grievances shall be processed only by the Union on behalf of an Employee or on behalf of a group of Employees or itself setting forth name(s) or group(s) of the Employee(s). The Grievant or one Grievant representing a group of Grievants may be present at any step of the grievance procedure, and the Employee is entitled to Union representation at each and every step of the grievance procedure. The resolution of a grievance filed on behalf of a group of Employees shall be made applicable to the appropriate Employees within that group.

SECTION 8.3: GRIEVANCE STEPS

STEP ONE: IMMEDIATE NON-BARGAINING UNIT SUPERVISOR

The Union or Employee may submit a written grievance to the affected Employee’s immediate non-bargaining unit supervisor within seven (7) calendar days of the event giving rise to the grievance or the Employee’s reasonable knowledge of the events giving rise to the grievance. The Supervisor or his/her designee shall schedule a conference within fourteen (14) calendar days of receipt of the grievance to attempt to adjust the matter. The Supervisor shall submit a written response within ten (10) business days of the conference. If the conference is not scheduled, the Supervisor shall respond to the grievance in writing within fourteen (14) calendar days of receipt of the grievance. If the Supervisor does not respond in a timely fashion, the grievance shall thereby be deemed as denied and the grievance may advance.

STEP TWO: DEPUTY DIRECTOR OF PUBLIC WORKS

If the grievance remains unsettled at Step One, the Deputy Director of Public Works (“Deputy”) or his/her designee shall schedule a conference within fourteen (14) calendar days of receipt of the grievance to attempt to adjust the matter. The Deputy shall submit a written response within ten (10) business days of the conference. If the conference is not scheduled, the Deputy shall respond to the grievance in writing within fourteen (14) calendar days of receipt of the grievance. If the Deputy does not respond in a timely fashion, the grievance shall thereby be deemed as denied and the grievance may advance.

STEP THREE: DIRECTOR OF PUBLIC WORKS

If the grievance remains unsettled at Step Two, the Director or his/her designee shall schedule a conference within fourteen (14) calendar days of receipt of the grievance to attempt to adjust the matter. The Director shall submit a written response within ten (10) business days of the conference. If the conference is not scheduled, the Director shall respond to the grievance in writing within fourteen (14) calendar days of receipt of the grievance. If the Director does not respond in a timely fashion, the grievance shall thereby be deemed as denied and the grievance may advance.

STEP FOUR: VILLAGE ADMINISTRATOR

If the grievance remains unsettled at Step Three, the Union or Employee may advance the written grievance to the Village Administrator within fourteen (14) calendar days of the response in step one or when such response was due. The Village Administrator or his/her designee shall schedule a conference within fourteen (14) calendar days of receipt of the grievance to attempt to adjust the matter. The Village Administrator shall submit a written response within fourteen (14) calendar days of the conference. If the conference is not scheduled, the Village Administrator shall respond to the grievance in writing within fourteen (14) calendar days of receipt of the appeal. If the Village Administrator does not respond in a timely fashion, the grievance shall thereby be deemed as denied and the Union may move the grievance to the next step.

STEP FIVE: ARBITRATION

If the grievance remains unsettled after the response in Step Four, the Union may refer the grievance to arbitration within fourteen (14) calendar days of the Step Three response. The Union shall request the Federal Mediation and Conciliation Service to submit a panel of arbitrators. The parties shall alternately strike the names of arbitrators, taking turns as to the first strike. The person whose name remains shall be the arbitrator, provided that either party, before striking any names, shall have the right to reject one (1) panel of arbitrators.

Both parties agree to attempt to arrive at a joint stipulation of the facts and issues as outlined to be submitted to the arbitrator. Both parties shall have the right to request the arbitrator to require the presence of witnesses and/or documents. Each party shall bear the costs of its own witnesses.

Questions of procedural arbitrability shall be decided by the arbitrator. The arbitrator shall make a preliminary determination on the question of arbitrability. If it is determined that the matter is arbitrable, the arbitrator shall then proceed to determine the merits of the dispute.

The arbitrator shall neither amend, modify, nullify, ignore, add or subtract from the provisions of this Agreement.

The expenses and fees of the arbitrator and the cost of the hearing room shall be shared equally by the parties. Nothing in this Article shall preclude the parties from agreeing to the appointment of a permanent arbitrator(s) during the term of this Agreement or to use the expedited arbitration procedures of the American Arbitration Association.

If either party desires a verbatim record of the proceedings, it may cause such to be made, providing it pays for the record and makes a copy available without charge to the arbitrator. If the other party desires a copy, it shall equally pay for the expense of such.

Issue(s) presented to the arbitrator shall be limited to those issue(s) presented at Step Two unless otherwise agreed by the parties.

The arbitrator shall render his/her decision in writing to the parties within a reasonable time following the close of the arbitration hearing or the submission date of briefs, whichever is later. The arbitrator shall support his/her findings with a written opinion. The decision and opinion shall be based solely on and directed to the issue presented. The award shall clearly direct the parties as to what action(s) must be taken in order to comply with the award. The arbitrator's decision shall be final and binding on the

Employer, Employee, and Union, shall be within the scope and terms of this Agreement, and shall not change any of the terms of this Agreement.

SECTION 8.4: GRIEVANCE FORMS

The written grievance required under this Article shall be on a form which shall be provided by the Union. It shall contain a statement of the Grievant's complaint, the section(s) of this Agreement that have been allegedly violated, the date of the alleged violations and the relief being sought. The form shall be signed and dated by the Grievant and/or his/her representative. An improper grievance form, section citation or other procedural error (other than timeliness) shall not be grounds for denial of the grievance.

SECTION 8.5: SETTLEMENTS AND TIME LIMITS

Any grievance not appealed to the next succeeding step in writing and within the appropriate number of work days of the Employer's last answer will be considered settled on the basis of the Employer's last answer and shall not be eligible for further appeal.

SECTION 8.6: UNION STEWARDS

Two (2) duly authorized bargaining unit representatives shall be designated by the Union as Stewards. The Union will provide written notice to identify the Stewards.

ARTICLE IX

LEAVES

SECTION 9.1: HOLIDAYS

Holidays are:

- New Year’s Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Day after Thanksgiving
- Christmas Eve Day
- Christmas Day
- New Years Eve (1/2 Day Only)

All Employees shall receive eight (8) hours pay for each holiday. Employees who work on a holiday shall be compensated at two (2) times their regular rate of pay for all time actually worked on such holiday, with a guaranteed minimum of two (2) hours double time pay should an Employee be called out on a holiday. For example, an Employee is called out to plow snow on Christmas Day for 6 hours. He shall be compensated as follows: 8 hours of straight time pay and 6 hours of double time pay. Assuming his pay rate is \$20 per hour, he will receive \$400 for the day. There shall be no pyramiding and these hours shall not count towards additional overtime if they put the Employee over 40 hours for the week.

The holiday shall be the day as established by the national holiday and as determined by the Employer and not necessarily the observed calendar day. Normally, if a recognized holiday falls on a Saturday, the designated holiday shall be on the previous Friday. If a recognized holiday falls on a Sunday, the designated holiday shall be on the Monday following the holiday. However, for the purpose of holiday pay, the actual day on which the holiday falls shall be considered the day on which holiday pay will be awarded. For Christmas Eve and New Year’s Eve, the holiday shall begin at noon and end at midnight. In years when Christmas Eve and New Year’s Eve fall on a Friday, Saturday or Sunday, Employees will receive a total holiday allowance of twelve (12) hours (8 hours for Christmas Eve, 4 hours for New Year’s Eve) and will be allowed to use said time off between the 23rd of December and the 30th of April the following year. This holiday allowance time off must be scheduled in advance and approved by the Department Head.

SECTION 9.2: PERSONAL

In addition to the recognized holidays above, each full-time Employee will receive thirty-two (32) Personal hours per calendar year. These hours can be taken at any time during a calendar year at a time approved by the Employee's supervisor. Such approval shall not be unreasonably denied.

Full-time Employees who begin employment between January 1 and June 30 will be eligible to receive thirty-two (32) Personal hours immediately upon employment. Full-time Employees who begin employment between July 1 and December 31 will be eligible to receive sixteen (16) Personal hours immediately upon employment.

Personal hours must be taken in the calendar year they were received and may not be carried over into the new year except for Employees who begin employment on December 1 or later. In this instance, full-time Employees will be allowed to use said Personal hours between December 1 and April 30 of the following year upon approval of the Employee's supervisor.

An Employee leaving the employ of the Village shall not be entitled to be paid for any accumulated, but unused Personal hours.

Employees shall provide sufficient and reasonable notice whenever possible when using Personal leave.

SECTION 9.3: VACATION

All Employees shall receive eighty (80) hours of paid vacation leave at the commencement of employment with the Village. If an exceptionally qualified prospective Employee is available, the Director or their designee is authorized to treat the prospective Employee as a “five-year Employee” for purposes of computing vacation time. Regular, full-time Employees shall be allowed vacation leave according to the following schedule:

<u>Completed Years of Service</u>	<u>Earned Vacation Leave</u>
After 5 years	3 weeks
After 10 years	4 weeks
After 17 years	5 weeks

Vacation leave is awarded at the beginning of each calendar year. The additional week of Vacation which is granted to an Employee on their 5th, 10th, and 17th year shall be awarded on the Employee’s anniversary date. All of the annual Vacation leave to which the Employee is entitled in a calendar year will expire at

the end of the calendar year, except for forty (40) hours which an Employee may carry over into the next year and which must be used in the next year.

Vacation leave must be taken in minimum increments of thirty minutes. All vacation schedules shall be arranged in advance and approved by the Department Head. Up to two (2) weeks' vacation will be granted by seniority, if requested prior to March 1. After March 1, vacations will be granted on a first come, first served basis. Requests for Vacation leave in excess of ten (10) working days must receive the approval of the Village Administrator.

Thereafter, Employees may use Vacation or Compensatory leave with one (1) days' documented notice. Requests with reasonable notice shall not be unreasonably denied.

In case of emergency, the Department Head may cancel and reschedule any or all approved vacation leaves in advance of their being taken, and, if necessary, may call back an Employee from a vacation in progress, provided that the Employee has remained at home for his or her vacation.

The time at which an Employee may take vacation leave shall be ultimately determined by the Director, with due regard to seniority, the wishes of the Employee, and to the needs of the Department. During the Winter season, defined as November 1 through April 15 of a calendar year, no more than two Employees covered by this Agreement shall be granted leave (i.e. vacation, compensatory, personal, holiday, FMLA, injury, or restricted/light duty) and therefore relief from their snow fighting responsibilities that includes Saturdays, Sundays, and Holidays unless otherwise approved by the Director.

Employees shall be eligible for accrued vacation upon termination. Upon the death of a Village Employee, the named beneficiary or estate of the deceased Employee shall be entitled to receive such sum for any accrued vacation period to which the Employee was entitled at the time of death.

Employees may elect to cash out up to sixteen (16) unused Vacation hours per calendar year at any time. All Employees seeking to cash out eligible unused Vacation hours shall receive the value of the hours at their base rate of hourly pay at the time of the cash out, subject to any taxable or benefit withholdings. If an eligible Employee does not inform the Village in writing by midnight on December 31 of a given calendar year of their intent to cash out unused Vacation hours, up to 40 hours will be automatically carried over to the next calendar year in lieu of being cashed out. Any Employee in the bargaining unit may elect to sell back unused Vacation hours in excess of 40 hours at the conclusion of the calendar year in lieu of forfeiture of said hours. Any Employee with more than 40 hours of unused Vacation leave at midnight on December 31 who has not provided their notice to the Village to sell back said Vacation leave shall automatically forfeit said leave. In all cases, Employees who timely elect to sell back unused Vacation hours shall be paid out for this refund within 30 days of said election.

SECTION 9.4: SICK LEAVE

New full-time Employees shall be provided with 80 sick leave hours at the start of employment and then shall accrue 3.077 hours per pay period after twelve months of consecutive full-time employment.

Sick leave may be used if the Employee has a non-work medical event or injury. All full-time Employees may also use sick leave for illness, injury, or medical appointments (planned or emergency) of a spouse, parent, child, sibling, parent-in-law, grandchild, grandparent, stepparent, stepchild, domestic partner, or other relative(s). The Director or their designee(s) is authorized to permit the use of sick leave in other circumstances wherein sick leave may reasonably be used to care for an individual not listed previously, such as a non-family member who lives with the Employee. Sick leave may never be taken in advance

of earning the time. Sick leave shall continue to accrue during approved leave. Credit for Sick leave shall not accrue during any leave of absence without pay or during any lay-off or disciplinary suspension. Any Sick-leave related absences after an Employee has exhausted all of their Sick leave must be approved in advance by the Director and shall be without pay.

An Employee, unable to report for work because of the above reasons, shall notify his/her supervisor or department head as soon as possible, but in no event shall such notice occur less than-30 minutes prior to the time they are expected to report for work. Sick leave with pay in excess of three (3) consecutive working days or to provide care for a person and/or circumstance not specifically listed in this Section shall be allowed only after presenting a written statement from a physician certifying that the Employee's or other person's condition prevented the Employee from reporting to work if so requested by the Employer. The Employer shall also have the right to request appropriate medical certification of any Employee's need for sick leave or fitness to return to work whenever it reasonably determines such certification is necessary.

SECTION 9.5: COMPENSATORY

In lieu of paid overtime Employees may opt to earn compensatory time off. Compensatory time shall be granted in the minimum of fifteen (15) minute blocks. Employees may accumulate up to sixty (60) hours of compensatory time in lieu of overtime at any given time. Compensatory time cannot be scheduled before it is earned. Compensatory time may be cashed in by the Employee at the normal cash in periods in April and November.

SECTION 9.6: MILITARY LEAVE

Village employees who are members of the uniformed or military services shall be extended employment rights as set forth in the Illinois Service Member Employment and Reemployment Rights Act (ISERRA), the Uniformed Services Employment and Reemployment Rights Act (USERRA), and all other applicable state and federal laws.

If an employee needs leave for military service, the employee shall provide notice to their Department Head, along with a copy of their orders for service, as soon as they become aware of their need for leave.

During periods of uniformed or military leave, the Village's health-plan benefits will continue in accordance with state and federal law. For periods of leave for active duty, the Village shall continue to pay the employer's share of the full premium and administrative costs related to the continuation of health plan benefits.

During periods of military leave for training, employees shall continue to receive full compensation for up to 30 calendar days per year as required by law. During periods of leave for active service, employees shall receive differential compensation. In the case of differential pay, the employee shall receive their regular compensation as a public employee minus the amount of base pay for active service. Differential compensation for voluntary active service is limited to 60 work days in a calendar year. Employees may elect, but are not required to, the use of accrued vacation, annual, or similar leave with pay in lieu of differential compensation during any period of military leave. Differential compensation will not be paid for active service without pay. Employees who have exhausted concurrent compensation for annual training may receive differential pay for annual training, as set forth and limited by law.

SECTION 9.7 FUNERAL LEAVE

The Village will provide 24 hours of annual paid bereavement leave as a result of death in the immediate family. The Village’s paid bereavement leave shall be inclusive of a member of the immediate family, defined as the employee’s parent, spouse, child (including step or adopted), sibling (including half or step), parent-in-law, child-in-law, grandparent, grandchild, aunt/uncle, or first cousin.

ARTICLE X

LABOR MANAGEMENT CONFERENCES

SECTION 10.1: PURPOSE

In the interest of efficient management and harmonious employee relations, meetings shall be held between Union and Employer representatives when appropriate. Such meetings shall be at a time mutually agreed upon by the parties, and shall be limited to:

- A. Discussion of the implementation and general administration of this Agreement;
- B. A sharing of general information of interest to the parties;
- C. The identification of possible health and safety concerns.

A Union representative and/or one Union Steward may attend these meetings. The Employer may assign appropriate personnel to attend. All meetings shall start no later than 3:00 pm. There shall be a maximum of four (4) meetings per year unless otherwise mutually agreed to.

Such meetings shall be exclusive of the grievance procedure. Such meetings shall be chaired by the Employer representative. Grievances and arbitrations shall not be discussed at such meetings.

SECTION 10.2: UNSAFE CONDITIONS

Employees who reasonably and justifiably believe that their health and safety are in danger due to an alleged unsafe working condition, equipment or vehicle, shall immediately inform their supervisors, who shall make a prompt in-the-field determination as to the continuation of the assignment. Ongoing concerns should be addressed at the first available labor management conference.

ARTICLE XI

MISCELLANEOUS PROVISIONS

SECTION 11.1: GENDER

Whenever the male gender is used in this Agreement, it shall be construed to include both males and females equally.

SECTION 11.2: UNIFORMS

The Village will provide each Employee with an annual allowance for uniforms and boots in the amount of \$900, subject to policies established by the Director.

SECTION 11.3: LICENSE/CERTIFICATION REIMBURSEMENT

The Employer shall reimburse all Employees required by the Employer to carry any licenses and

certifications (e.g., CDL) as well as the cost of the license/certification and any renewals as well as endorsements it may require.

SECTION 11.4: DRUG AND ALCOHOL TESTING

The Village may require Employees to submit to a urinalysis test and/or other appropriate drug or alcohol testing at a time and place designated by the Village, providing, in the opinion of the Director or his designee, there is sufficient cause for such testing, i.e., reasonable individualized suspicion. Without limiting the foregoing, drug or alcohol testing may also be required at any time when an Employee is involved in any work-related incident which has resulted in personal injury or property damage. The Village also may require any or all Employees to participate in random drug testing. Any random testing performed shall comply with federal and state regulations relating to Employees with CDL licenses.

At the time of any urinalysis or other test, the Employee may request that a blood sample be taken at the same time so that a blood test can be performed if the Employee tests positive in the urinalysis or other test. If an Employee tests positive in any such test, the test results shall be submitted to the Director and/or his designee for appropriate action.

Prohibition. Use, sale, purchase, delivery or possession of illegal drugs at any time and at any place (on or off the job) while employed by the Village, abuse of prescribed drugs, failure to report to the Director any known adverse side effects of medication or prescription drugs which the Employee may be taking, consumption or possession of alcohol while on duty, or being under the influence of alcohol while on duty (which shall be defined as a blood alcohol level of more than .00%), may be grounds for discipline, including termination.

ARTICLE XII

SUBCONTRACTING

The Village recognizes the value of having work performed by its own Employees and does not intend to use subcontracting as a means to eliminate the bargaining unit. Nevertheless, the parties recognize that subcontracting is and always has been the prerogative of the Village. At any time during the term of this Agreement or thereafter, the Village shall have the right to subcontract or reassign any or all of the existing and future operations and/or work performed by Employees covered by this Agreement. However, the Village agrees that it will not contract out any type of work that has not previously been contracted out while any full-time bargaining unit Employee is on layoff status.

ARTICLE XIII

NON-DISCRIMINATION

SECTION 13.1: PROHIBITION AGAINST DISCRIMINATION

Both the Employer and the Union agree not to discriminate against any Employee on the basis of race, sex, creed, religion, color, sexual orientation, marital or parental status, age, national origin, political affiliation and/or beliefs, or other non-merit factors or any other legally protected status under applicable State or federal law. There shall be no discrimination or retaliation against any Employee who, in good faith, makes a complaint or report of discrimination, retaliation, or harassment. Rights of Employees pursuant to this Article may be grieved but cannot be arbitrated.

SECTION 13.2: UNION ACTIVITY

The Employer and the Union agree that no Employee shall be discriminated against, intimidated, restrained or coerced in the exercise of any rights granted by this Agreement, or on account of membership or non-membership in, or lawful activities on behalf of the Union. Violations of this Section may be grieved through arbitration and may be processed through other competent jurisdictions.

ARTICLE XIV

NO STRIKE/NO LOCKOUT

SECTION 14.1: NO STRIKE

Neither the Union nor any of its officers, agents, or Employees covered by this Agreement will instigate, promote, sponsor, engage in, or condone any job action, strike, sympathy strike, slowdown, sitdown, concerted refusal to perform overtime, mass absenteeism or any other intentional interruption or disruption of the operations of the Village, during the life of this Agreement. The Union agrees to notify all Employees covered by this Agreement of their obligation and responsibility to maintain compliance with this Article, including their responsibility to remain at work during any interruption which may be caused or initiated by others. Any violation of this Section shall constitute just cause for discharge.

SECTION 14.2: NO LOCKOUT

During the term of this Agreement, the Employer shall not lockout any bargaining unit Employees.

ARTICLE XV

FILLING OF VACANCIES

SECTION 15.1: POSTING

Whenever the Employer determines there is a vacancy in an existing job classification, that the Employer determines should be filled, or that a new bargaining unit job has been created, a notice of such vacancy shall be posted on all bulletin boards for five (5) working days. During this period, Employees who wish to apply for such vacancy, including Employees on layoff, may do so.

ARTICLE XVI

INSURANCE

SECTION 16.1 COVERAGE

The Village agrees to continue to provide medical, dental and life insurance coverage for Employees through the Intergovernmental Personnel Benefit Cooperative (IPBC). Notwithstanding the foregoing, the Village retains the right to change insurance provider(s), carrier(s), third party administrator(s), or to self-insure for the provision of health, dental, and/or life insurance benefits, and the Village further reserves its right to institute, maintain and change cost containment, benefits and other provisions of the plan(s), provided that such changes are made in the plan(s) for other Village Employees. For Employee coverage, the Village will pay 90% of the cost of Employee coverage and the Employee shall pay the remaining 10% of the cost. For dependent coverage, the Village will pay 75% of the specified premium

cost and the Employee, if he/she elects to have dependent coverage, shall pay the remaining 25% of the cost.

SECTION 16.2 VILLAGE INSURANCE BENEFIT RECIPROCITY

In recognition of the desirability of maintaining a uniform policy Village-wide with respect to insurance benefits and notwithstanding the foregoing provisions contained in this Article, the parties agree that if the Village makes any changes, modifications or improvements with respect to any of the Village’s health, life, or dental insurance programs or any medical insurance opt-out programs (when and if established) that are applicable to all other full-time Village Employees, then such changes, modifications, or improvements (including the cost sharing arrangements between the Village and the Employee) shall likewise be applicable to the Employees covered by this Agreement on the same terms and on the same date that they are applicable to all other full-time Village employees.

SECTION 16.3 TERMS OF INSURANCE POLICIES TO GOVERN

The extent of coverage under the insurance plan documents referred to in this Agreement shall be governed by the terms and conditions set forth in those policies. Any questions or disputes concerning such insurance documents, or benefits under them, shall be resolved in accordance with the terms and conditions set forth in the policies and shall not be subject to the grievance and arbitration procedures set forth in this Agreement. The failure of any insurance carrier(s) or organization(s) to provide any benefit for which it has contracted or is obligated shall result in no liability to the Village, nor shall such failure be considered a breach by the Village of any obligation under this Agreement. However, nothing in this Agreement shall be construed to relieve any insurance carrier(s) or organization(s) from any liability it may have to the Village, Village Employee or beneficiary of any Village Employee.

SECTION 16.4 DEFERRED COMPENSATION PLAN

Employees covered by this Agreement shall be eligible to participate in any deferred compensation plan that the Village may have in effect from time to time on the same terms and conditions that are applicable to Village employees generally.

ARTICLE XVII

WAGES AND ECONOMIC BENEFITS

SECTION 17.1: WAGE RATES

Employees covered by this Agreement shall be paid pursuant to the wage schedule attached hereto and incorporated herein as Appendix A, retroactive to May 1, 2025. Employees will move from one step to the next on their anniversary date of hire based upon the Employee’s most recent date of beginning continuous full-time employment in a bargaining unit position, provided that they achieve a rating of “meets expectations” or better on his annual evaluation. If an Employee is in danger of receiving an evaluation rating below “meets expectations” he will be given reasonable advance warning by the Village. Any part-time Employees hired into the bargaining unit shall be paid at a rate equivalent to 90% of the wage scale established for the Maintenance Worker classification.

The Village, at its sole discretion, may determine the step for newly hired Employees_within the established pay plan. If in the exercise of that discretion the Village determines that a newly hired Employee shall be compensated at a rate higher than the beginning step, it may do so.

In the event of a Maintenance Worker being promoted to the position of Crew Leader, the promoted Employee shall be immediately reclassified to the step which is no less than 5% above their current range in their new table.

SECTION 17.2: TUITION ASSISTANCE PROGRAM

Employees covered by this Agreement shall be eligible to participate in any Tuition Assistance Program that the Village may have in effect from time to time on the same terms and conditions that are applicable to all Village employees as stated in the Personnel Manual.

SECTION 17.3: EMPLOYEE ANNIVERSARY RECOGNITION PROGRAM

Employees shall receive a cash bonus in the amount of \$500 upon the anniversary of each fifth (fifth, tenth, fifteenth, etc.) year of continuous full-time employment as an Employee. The Village shall make the bonus in the amount so that the Employee receives not less than \$500 after applicable taxes are paid.

SECTION 17.4: RETIREE BONUS PLAN

Effective May 1, 2025, an Employee who retires from the Village at age 55 or older with at least twenty (20) total years of service in the Public Works Department shall receive a retirement bonus of \$5,000, net of any applicable taxes, provided the Employee provides the Director with at least 30 days’ written and irrevocable notice prior to the effective date of retirement. Employees receiving this benefit shall retain the option of using the \$5,000 as pre-tax credit towards purchase health benefits post-retirement from the Village. An Employee shall not be required to provide any notice of retirement to receive this benefit should the Employee’s incursion of a permanent line of duty disability or a line of duty death be the reason for their retirement.

SECTION 17.5: GROUP TERM LIFE INSURANCE

Effective upon the date of employment, Employees are covered by group term life insurance provided to all full-time Employees.

SECTION 17.6: WORKERS COMPENSATION

Employees on approved workers compensation leave shall be paid the difference between the compensation provided pursuant to the Workers Compensation Act and their full salary (based on 40-hour work week) for a period of up to one (1) year from the date of injury.

SECTION 17.7: ACTING UP PAY

If a Crew Leader or Assistant Water Operator is assigned to perform the duties of a non-bargaining unit Supervisor on an interim basis by the Director or their designee, then such Employees shall be paid an hourly rate commensurate with the top base hourly rate of the Supervisor job code for the duration of such assignment.

SECTION 17.8: SPECIALTY SERVICE ROLES

Retroactive to May 1, 2025, the following Specialty Service Roles and their accompanying compensation and benefits are hereby established in recognition of their importance to the organization and community:

- A. Competent Person. Any Maintenance Worker holding this set of skills and licenses shall be paid a stipend of \$750 for each three months of consecutive service (pro rata if assigned for less than a full three months) in good standing. Three months shall be defined as 91 consecutive calendar days.
- B. Water Operator Certification. Any Employee holding this certification shall be paid a stipend of \$750 for each three months of consecutive service (pro rata if assigned for less than a full three months) in good standing. Three months shall be defined as 91 consecutive calendar days.
- C. Water Operator in Training Certification. Any Employee holding this certification shall be paid a stipend of \$250 for each three months of consecutive service (pro rata if assigned for less than a full three months) in good standing. Three months shall be defined as 91 consecutive calendar days.
- D. Arborist Certification. Any Employee holding this certification shall be paid a stipend of \$500 for each three months of consecutive service (pro rata if assigned for less than a full three months) in good standing. Three months shall be defined as 91 consecutive calendar days. Each additional approved arborist credential shall increase this stipend by \$100.
- E. ASE Master Technician or Emergency Vehicle Technician (EVT) Certification - Any Employee holding this certification shall be paid a stipend of \$250 for each three months of consecutive service (pro rata if assigned for less than a full three months) in good standing. Three months shall be defined as 91 consecutive calendar days.
- F. Wastewater Operator Certification – Any Employee holding this certification shall be paid a stipend of \$250 for each three months of consecutive service (pro rata if assigned for less than a full three months) in good standing. Three months shall be defined as 91 consecutive calendar days.
- G. Other Licenses that are beneficial to the Village such as electrical, plumbing, building maintenance etc. as approved and financially valued by the Director as may arise.

Notwithstanding the forgoing, the Director shall establish the necessary credentials, training, quantity of, and the like, for the Roles.

ARTICLE XVIII

SAVINGS CLAUSE

If any provision of this Agreement or the application of any such provision should be rendered or declared invalid by any court action, or by reason of any existing or subsequently enacted legislation, the remaining parts or portions of this Agreement shall remain in full force and effect and the subject matter of such invalid provision shall be open to immediate re-negotiation.

ARTICLE XIX

ENTIRE AGREEMENT

This Agreement constitutes the complete and entire agreement between the parties and concludes the collective bargaining between the parties for its term. This Agreement supersedes and cancels all prior practices and agreements, whether written or oral, which conflict with the express terms of this Agreement. If a past practice is not addressed in this Agreement, it may be changed by the Village as provided in the Management Rights clause (Section 1.3). The parties acknowledge that during the negotiations that resulted in this Agreement, each had the unlimited right and opportunity to make demands and proposals with respect to any subject or matter not removed by law from the area of collective bargaining, and that the understandings and agreements arrived at by the parties after the exercise of that right and opportunity are set forth in this Agreement. Accordingly, the Village and the Union, for the duration of this Agreement, each voluntarily and unqualifiedly waives the right, and each agrees that the other shall not be obligated, to bargain collectively with respect to any subject or matter

referred to or covered in this Agreement. The Union also specifically waives any right it may have to impact or effects bargaining for the life of this Agreement.

ARTICLE XX

TERMINATION

This Agreement shall be effective when ratified by both parties and shall remain in full force and effect until the 30th day of April, 2028. It shall be automatically renewed from year to year thereafter unless either party notifies the other in writing at least ninety (90) days prior to the anniversary date that it desires to modify this Agreement. In the event that such notice is given, negotiations shall begin not later than sixty (60) days prior to the anniversary date, unless mutually agreed.

IN WITNESS WHEREOF, the parties have executed this Agreement this ____ day of _____, 2025 in the Village of Burr Ridge, ILLINOIS.

INTERNATIONAL UNION OF OPERATING
ENGINEERS, LOCAL 150,

VILLAGE OF BURR RIDGE

James M. Sweeney
President/Business Manager

Gary Grasso
Mayor

Bryan Diemer
Senior Counsel
Public Sector Department

APPENDIX A

MAINTENANCE WORKER						
STEP	FY2026		FY2027		FY2028	
1	\$ 29.50	\$ 61,360	\$ 30.31	\$ 63,045	\$ 31.21	\$ 64,917
2	\$ 32.00	\$ 66,560	\$ 32.96	\$ 68,557	\$ 33.95	\$ 70,614
3	\$ 34.50	\$ 71,760	\$ 35.54	\$ 73,913	\$ 36.60	\$ 76,130
4	\$ 37.00	\$ 76,960	\$ 38.11	\$ 79,269	\$ 39.25	\$ 81,647
5	\$ 39.50	\$ 82,160	\$ 40.69	\$ 84,625	\$ 41.91	\$ 87,164
CREW LEADER						
STEP	FY2026		FY2027		FY2028	
1	\$ 41.00	\$ 85,280	\$ 42.23	\$ 87,838	\$ 43.50	\$ 90,474
2	\$ 43.00	\$ 89,440	\$ 44.29	\$ 92,123	\$ 45.62	\$ 94,887
3	\$ 45.00	\$ 93,600	\$ 46.35	\$ 96,408	\$ 47.74	\$ 99,300
AWO						
STEP	FY2026		FY2027		FY2028	
1	\$ 46.13	\$ 95,940	\$ 47.51	\$ 98,818	\$ 48.93	\$ 101,783

VILLAGE OF BURR RIDGE

Section 8, Item I.

ACCOUNTS PAYABLE APPROVAL REPORT
BOARD DATE: 07.28.25
PAYMENT DATE: 07.30.25
FISCAL 25-26

FUND	FUND NAME	PAYABLE	TOTAL AMOUNT
10	General Fund	\$ 90,570.37	\$ 90,570.37
23	Hotel/Motel Tax Fund	15,228.50	15,228.50
31	Capital Improvements Fund	164,118.30	164,118.30
51	Water Fund	635,422.90	635,422.90
52	Sewer Fund	1,475.44	1,475.44
	TOTAL ALL FUNDS	<u>\$ 906,815.51</u>	<u>\$ 906,815.51</u>

PAYROLL
PAY PERIOD ENDING July 5, 2025

	TOTAL PAYROLL
Board	\$ 107.23
Administration	15,949.66
Community Development	4,905.58
Finance	3,564.90
Central Services	107.60
Police	147,560.73
Hotel/Motel Fund	9.99
Public Works	30,800.53
Water	38,379.78
Sewer	11,574.13
TOTAL	<u>\$ 252,960.13</u>
GRAND TOTAL	<u><u>\$ 1,159,775.64</u></u>

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 07/28/2025 - 07/28/2025

POSTED AND UNPOSTED
OPEN AND PAID

Section 8, Item I.

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 1010 Boards & Commissions					
10-1010-50-5010	Legal & Prosecution Services Jun2	Clark Baird Smith LLP	06/30/2025	2198	4,481.25
10-1010-50-5010	Adjudication Legal Services Jun25	Denise K. Filan	07/14/2025	54722	822.50
10-1010-80-8010	Flower Delivery	Vince's Flowers & Landscap	06/25/2025	14473-1	117.95
10-1010-80-8025	Polygraph Testing Services	Kevin W. Shaughnessy	07/20/2025	202500122	250.00
Total Department 1010 Boards & Commissions					5,671.70
Department: 2010 Administration					
10-2010-40-4032	Uniform Allowance Hashim, N	Roger F. Luesmann	06/24/2025	16199	137.32
10-2010-40-4032	Uniform Allowance Walter, E	Roger F. Luesmann	06/20/2025	16190	168.19
10-2010-40-4042	FY25 Diversity Training	Laner Muchin, Ltd.	06/01/2025	696624	1,866.80
10-2010-40-4042	Uniform Allowance Mayor	Roger F. Luesmann	06/20/2025	16189	164.04
10-2010-40-4042	Golf Outing After Hours Benedict	Willowbrook/Burr Ridge	07/14/2025	3491	15.00
10-2010-40-4042	Chamber Luncheon Aug Benedict	Willowbrook/Burr Ridge	07/14/2025	3490	30.00
10-2010-40-4042	Golf Outing Benedict	Willowbrook/Burr Ridge	07/15/2025	3495	48.00
10-2010-40-4042	Golf Outing & After hours walter	Willowbrook/Burr Ridge	07/14/2025	3492	140.00
10-2010-50-5020	Elevator Reinspection's	Elevator Inspection Servic	07/15/2025	00324764	64.00
10-2010-50-5020	New Village Hall	Legat Architects, Inc.	04/30/2025	62859	6,802.50
10-2010-50-5040	75 4X6 Magnet's	Minuteman Press of Lyons	07/08/2025	48244	145.00
Total Department 2010 Administration					9,580.85
Department: 4010 Finance					
10-4010-50-5020	FY2025 Audit Services	Lauterbach & Amen, LLP	06/19/2025	105461	10,000.00
10-4010-50-5020	FY2025 Audit Services	Lauterbach & Amen, LLP	07/18/2025	106348	16,000.00
10-4010-50-5020	Consulting WE 06.21 to 06.28.25 M	MGT Impact Solutions, LLC	07/15/2025	MGT36972	1,150.75
10-4010-50-5020	Consulting WE 06.21 to 06.28.25 D	MGT Impact Solutions, LLC	07/15/2025	MGT36973	1,281.50
Total Department 4010 Finance					28,432.25
Department: 4020 Central Services					
10-4020-40-4042	Photography at All Hands Meeting	Miguel Narvaez	06/30/2025	06/30/2025	500.00
10-4020-50-5025	Postage for Meter	United States Postal Servi	07/22/2025	#29150976	5,000.00
10-4020-50-5050	Copier Maintenance/Toner - Adm	Canon Solutions America, I	06/22/2025	6012320879	214.48
10-4020-60-6010	3 Tab File Folders	Warehouse Direct, Inc	07/07/2025	5955203-1	17.98
10-4020-60-6010	White Card Stock	Warehouse Direct, Inc.	07/03/2025	5955203-0	13.99
10-4020-60-6010	Hanging File Folders	Warehouse Direct, Inc.	07/03/2025	5955203-0	35.96
10-4020-60-6010	Black Sharpie	Warehouse Direct, Inc.	07/03/2025	5955203-0	18.98
10-4020-60-6010	Stapler	Warehouse Direct, Inc.	07/03/2025	5955203-0	4.99
10-4020-60-6010	Hanging File Folder Tabs	Warehouse Direct, Inc.	07/03/2025	5955203-0	7.96
10-4020-60-6010	Stapler	Warehouse Direct, Inc.	07/03/2025	5955203-0	9.49
10-4020-60-6010	Catalog White Envelops 9x12	Warehouse Direct, Inc.	07/03/2025	5955203-0	79.98
10-4020-60-6010	No Hole Sheet Protectors	Warehouse Direct, Inc.	07/03/2025	5955203-0	17.98
10-4020-60-6010	Writing Pads 5x8	Warehouse Direct, Inc.	07/03/2025	5955203-0	119.98
10-4020-60-6010	Writing Pads 8.5x11.75	Warehouse Direct, Inc.	07/03/2025	5955203-0	99.98
10-4020-60-6010	Small Paper Clips	Warehouse Direct, Inc.	07/03/2025	5955203-0	8.78
10-4020-60-6010	Large Paper Clips	Warehouse Direct, Inc.	07/03/2025	5955203-0	21.98
10-4020-60-6010	Stapler	Warehouse Direct, Inc.	07/03/2025	5955203-0	32.99
10-4020-60-6010	Tape Cartridge	Warehouse Direct, Inc.	07/03/2025	5955203-0	21.88
Total Department 4020 Central Services					6,227.38
Department: 4040 Information Technology					
10-4040-50-5020	IT Consulting	Orbis Solutions	07/01/2025	5578217	725.00
10-4040-50-5020	IT Consulting	Orbis Solutions	06/30/2025	5578174	325.00

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 07/28/2025 - 07/28/2025

POSTED AND UNPOSTED

OPEN AND PAID

Section 8, Item I.

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 4040 Information Technology					
10-4040-50-5020	IT Consulting	Orbis Solutions	07/15/2025	5578266	1,400.00
10-4040-50-5020	IT Consulting	Orbis Solutions	07/08/2025	5578241	2,100.00
10-4040-50-5061	GIS License & Consulting	Cloudpoint Geospatial	07/15/2025	INV=05734	2,150.00
10-4040-50-5061	Starcom Network Charge	Motorola Solutions - STARC	07/01/2025	9478220250602	735.00
10-4040-50-5061	Software Services	Orbis Solutions	07/01/2025	5578227	2,635.00
10-4040-50-5061	Phone System	Vonage Business, Inc.	07/13/2025	INV11988606	758.36
10-4040-60-6010	Equipment	Orbis Solutions	07/14/2025	5578273	855.00
10-4040-60-6010	Equipment	Orbis Solutions	07/08/2025	5578243	230.00
Total Department 4040 Information Technology					11,913.36
Department: 5010 Police					
10-5010-40-4032	Uniform Allowance - Deputy Chief	JG Uniforms, Inc.	07/11/2025	149675	30.00
10-5010-40-4032	Annual Uniform Allowance - Hoster	JG Uniforms, Inc.	07/09/2025	149545	200.00
10-5010-40-4032	Sergeant Uniform Allowance - Thom	JG Uniforms, Inc.	07/16/2025	149862	263.25
10-5010-40-4042	FY25 Diversity Training	Laner Muchin, Ltd.	06/01/2025	696624	1,866.80
10-5010-40-4042	Close Quarter Handgun Training	North East Multi-Regional	06/26/2025	382748	600.00
10-5010-50-5020	Comprehensive Reports & Searches	LexisNexis Risk Solutions	06/30/2025	1100165677	150.00
10-5010-50-5051	Tire Repair	B & E Auto Repair Service	07/07/2025	151324	33.00
10-5010-50-5051	Tire Repair	B & E Auto Repair Service	07/10/2025	151358	33.00
10-5010-50-5051	Car Washes PD Jun25	King Car Wash Inc.	06/30/2025	062025	300.00
Total Department 5010 Police					3,476.05
Department: 6010 Public Works					
10-6010-40-4032	Uniform Allowance Jones, M	Blain Supply, Inc.	05/01/2025	BFF-084812	271.94
10-6010-40-4032	3 PW Logos per Shirt	Roger F. Luesmann	06/13/2025	16173	1,830.00
10-6010-40-4032	PW Safety Vests Logos	Roger F. Luesmann	06/10/2025	16166	127.00
10-6010-40-4032	PW Safety T-Shirts	Roger F. Luesmann	05/23/2025	16142	287.76
10-6010-40-4032	Uniform Logo's Dewall, V	Roger F. Luesmann	05/22/2025	16138	15.00
10-6010-40-4032	Uniform Logo's Fister, S	Roger F. Luesmann	05/08/2025	16097	60.00
10-6010-40-4032	Uniform Allowance Ferenac, T	Roger F. Luesmann	04/29/2025	16086	312.29
10-6010-40-4042	FY25 Diversity Training	Laner Muchin, Ltd.	06/01/2025	696624	1,866.80
10-6010-50-5050	Copier Maintenance/Toner - PW	Canon Solutions America, I	06/30/2025	6012419821	91.60
10-6010-50-5051	Safety Check Maintenance	Floyd R. Foster	06/05/2025	46332	46.00
10-6010-50-5051	Car Wash - PW	Fuller's Car Wash	06/30/2025	10581	43.00
10-6010-50-5051	Unit #63 Oil Pressure Issue and P	Napleton's Oak Lawn Domest	06/25/2025	183201	6,464.98
10-6010-50-5052	Pest Control	Grizz Pest Management, Inc	07/16/2025	68330	200.00
10-6010-50-5053	Street Sweeping Services	LRS Holdings, LLC	07/15/2025	PS665860	5,235.30
10-6010-50-5053	Backflow Test	Municipal Backflow LLC	06/09/2025	80943	984.50
10-6010-50-5055	Maintenance Traffic Signals	COMED	07/10/2025	7085753000 Jul25	42.66
10-6010-50-5056	Lakewood Pond	Solitude Lake Management,	07/01/2025	PSI180910	1,168.00
10-6010-50-5056	Windsor Pond	Solitude Lake Management,	07/01/2025	PSI180910	19.20
10-6010-50-5058	Mat Rental	Breens Inc.	07/08/2025	33455	39.00
10-6010-50-5058	Mat Rental	Breens Inc.	07/15/2025	33565	39.00
10-6010-50-5058	Mat Rental	Breens Inc.	07/01/2025	33340	40.00
10-6010-50-5058	Janitorial Services Holding Cell	Service Master	06/30/2025	232326	195.00
10-6010-50-5080	Lakewood Aerator	COMED	07/10/2025	0285769000 Jul25	303.72
10-6010-50-5080	Windsor Aerator	COMED	07/10/2025	7874779111 Jul25	46.70
10-6010-50-5080	Village Street Lights	Constellation NewEnergy, I	06/28/2025	70968034001 Jun25	3,362.48
10-6010-50-5080	PW Sewer	Flagg Creek Water Reclamat	06/27/2025	008917-000 Jun25	46.40
10-6010-50-5080	Public Works	NICOR Gas	07/11/2025	22944400005 Jul25	156.13

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 07/28/2025 - 07/28/2025

POSTED AND UNPOSTED
OPEN AND PAID

Section 8, Item I.

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 6010 Public Works					
10-6010-60-6010	Pipe Insulation, Heavy Duty Stapl	Menards - Hodgkins	07/09/2025	65042	309.25
10-6010-60-6010	Pole Pruner, Tools for Pruner	Russo's Power Equipment	07/16/2025	SPI21192903	997.90
10-6010-60-6050	Extreme Knife, Cotter Pins	Alta Construction Equipmen	07/10/2025	SP4/109570	287.17
10-6010-70-7010	Police HVAC Improvements	Legat Architects, Inc.	06/30/2025	63164	380.00
Total Department 6010 Public Works					25,268.78
Total Fund 10 General Fund					90,570.37
Fund: 23 Hotel/Motel Tax Fund					
Department: 7030 Special Revenue Hotel/Motel					
23-7030-50-5075	Gateway Sign	COMED	07/09/2025	1138132222 Jul25	29.39
23-7030-50-5075	Median Lighting	COMED	07/10/2025	5488552222 Jul25	37.59
23-7030-50-5075	Entryway Sign	COMED	06/20/2025	0962662000 Jun25	87.14
23-7030-80-8011	Diamond Sponsorship	Willowbrook/Burr Ridge	07/09/2025	3476	4,000.00
23-7030-80-8012	30 x 30 Frame Tent	Roseland Industries, Inc.	07/11/2025	43706-4	830.00
23-7030-80-8012	40 x 100 Frame Tent	Roseland Industries, Inc.	07/11/2025	43706-4	3,875.00
23-7030-80-8012	Water Barrels: 55 Gal.	Roseland Industries, Inc.	07/11/2025	43706-4	240.00
23-7030-80-8012	Water Cube: 275 Gal.	Roseland Industries, Inc.	07/11/2025	43706-4	80.00
23-7030-80-8012	Chairs - White, Polyfold	Roseland Industries, Inc.	07/11/2025	43706-4	775.00
23-7030-80-8012	Stage - 6 x 8, Grey, Carpeted	Roseland Industries, Inc.	07/11/2025	43706-4	72.75
23-7030-80-8012	Stage Step 16" High	Roseland Industries, Inc.	07/11/2025	43706-4	8.00
23-7030-80-8012	Stage Step Unit	Roseland Industries, Inc.	07/11/2025	43706-4	15.85
23-7030-80-8012	Podium, Truss, Black	Roseland Industries, Inc.	07/11/2025	43706-4	94.00
23-7030-80-8012	Delivery	Roseland Industries, Inc.	07/11/2025	43706-4	90.00
23-7030-80-8012	Damage Waiver - Outside	Roseland Industries, Inc.	07/11/2025	43706-4	599.07
23-7030-80-8012	Fuel Surcharge	Roseland Industries, Inc.	07/11/2025	43706-4	194.71
23-7030-80-8012	2025 Summer Concerts July 31	Tom Carey Music, Inc.	05/20/2025	05/20/2025	4,000.00
23-7030-80-8050	Annual Rental Fee Sign on I55	Illinois Dept of Transport	07/17/2025	149321	200.00
Total Department 7030 Special Revenue Hotel/Motel					15,228.50
Total Fund 23 Hotel/Motel Tax Fund					15,228.50
Fund: 31 Capital Improvements Fund					
Department: 8010 Capital Improvement					
31-8010-70-7010	Engineering Services for Elm Stre Hampton, Lenzini & Renwick		07/08/2025	000020251663	72,451.50
Total Department 8010 Capital Improvement					72,451.50
Department: 8020 Sidewalks/Pathway					
31-8020-70-7052	79th St Sidewalk Improvements Pro Copenhaver Construction, I		07/11/2025	07/11/2025	45,625.83
31-8020-70-7052	Supplemental Design and Construct Primera Engineers, Ltd.		07/11/2025	0066539	2,718.30
Total Department 8020 Sidewalks/Pathway					48,344.13
Department: 8030 Equipment Replacement					
31-8030-50-5071	Lease Maintenance	Enterprise FM Trust	07/03/2025	FBN5377156	365.67
31-8030-50-5071	Lease Maintenance	Enterprise FM Trust	07/03/2025	FBN5375063	204.95
31-8030-80-8065	Lease Principal	Enterprise FM Trust	07/03/2025	FBN5377156	14,423.80
31-8030-80-8065	Lease Principal	Enterprise FM Trust	07/03/2025	FBN5375063	18,848.87
31-8030-80-8075	Lease Interest	Enterprise FM Trust	07/03/2025	FBN5377156	3,212.06
31-8030-80-8075	Lease Interest	Enterprise FM Trust	07/03/2025	FBN5375063	6,267.32
Total Department 8030 Equipment Replacement					43,322.67

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 07/28/2025 - 07/28/2025

POSTED AND UNPOSTED

OPEN AND PAID

Section 8, Item I.

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 31 Capital Improvements Fund					
Total Fund 31 Capital Improvements Fund					164,118.30
Fund: 51 Water Fund					
Department: 6030 Water Operations					
51-6030-50-5020	Testing of Coliform Samples	Envirotest Perry Laborato	07/17/2025	25-137804	187.50
51-6030-50-5020	Lease 5421	Illinois Dept of Natural R	07/15/2025	5421 Jul25	330.00
51-6030-50-5020	Consulting WE 06.21 to 06.28.25 M	MGT Impact Solutions, LLC	07/15/2025	MGT36972	517.01
51-6030-50-5020	Consulting WE 06.21 to 06.28.25 D	MGT Impact Solutions, LLC	07/15/2025	MGT36973	575.74
51-6030-50-5030	Monthly Data Charge (June-April)	Gasvoda & Associates, Inc.	07/07/2025	INV25WRS0099	175.00
51-6030-50-5067	Pump Center Cla-Val programming a	Gasvoda & Associates, Inc.	07/10/2025	INV25WRS0101	1,264.90
51-6030-50-5067	Triview Flex, Water Pipeline Deca	HD Supply, Inc.	07/17/2025	INV00771126	261.66
51-6030-50-5071	Lease Maintenance	Enterprise FM Trust	07/03/2025	FBN5375063	182.83
51-6030-50-5080	2M Tank	COMED	07/10/2025	4845940100 Jul25	170.35
51-6030-50-5080	well #5	COMED	07/10/2025	4759654000 Jul25	31.24
51-6030-50-5080	Pump Center	NICOR Gas	07/11/2025	47915700000 Jul25	60.63
51-6030-60-6010	Chlorine cylinders	Hawkins, Inc.	07/15/2025	7132063	20.00
51-6030-60-6070	Water Purchases Jun25	Village of Bedford Park	07/07/2025	0020060000 Jun25	452,520.60
51-6030-70-7010	Land Purchase: 341 Shore Road	Chicago Title & Trust Comp	06/16/2025	06/16/2025	31,171.85
51-6030-70-7010	Village Share for Interconnect; F	Illinois Tollway	07/02/2025	100281186	142,340.13
51-6030-80-8065	Lease Principal	Enterprise FM Trust	07/03/2025	FBN5375063	4,391.57
51-6030-80-8075	Lease Interest	Enterprise FM Trust	07/03/2025	FBN5375063	1,221.89
Total Department 6030 Water Operations					635,422.90
Total Fund 51 Water Fund					635,422.90
Fund: 52 Sewer Fund					
Department: 6040 Sewer Operations					
52-6040-50-5068	Lift Station Service Contract	Metropolitan Industries, I	06/30/2025	INV074588	1,200.00
52-6040-50-5080	Chasemoor Lift Station	COMED	07/10/2025	5948133000 Jul25	275.44
Total Department 6040 Sewer Operations					1,475.44
Total Fund 52 Sewer Fund					1,475.44

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 07/28/2025 - 07/28/2025

POSTED AND UNPOSTED

OPEN AND PAID

Section 8, Item I.

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
--- TOTALS BY GL DISTRIBUTION ---					
		10-1010-50-5010		Legal & Prosecution Services	5,303.75
		10-1010-80-8010		Public/Employee Relations	117.95
		10-1010-80-8025		Fire & Police Comm	250.00
		10-2010-40-4032		Uniform Allowance	305.51
		10-2010-40-4042		Training & Professional Devel	2,263.84
		10-2010-50-5020		Professional & Contractual Se	6,866.50
		10-2010-50-5040		Publishing & Printing	145.00
		10-4010-50-5020		Professional & Contractual Se	28,432.25
		10-4020-40-4042		Training & Professional Devel	500.00
		10-4020-50-5025		Postage	5,000.00
		10-4020-50-5050		Maintenance-Equipment	214.48
		10-4020-60-6010		Operating Supplies	512.90
		10-4040-50-5020		Professional & Contractual Se	4,550.00
		10-4040-50-5061		Software Services	6,278.36
		10-4040-60-6010		Operating Supplies	1,085.00
		10-5010-40-4032		Uniform Allowance	493.25
		10-5010-40-4042		Training & Professional Devel	2,466.80
		10-5010-50-5020		Professional & Contractual Se	150.00
		10-5010-50-5051		Maintenance-Vehicles	366.00
		10-6010-40-4032		Uniform Allowance	2,903.99
		10-6010-40-4042		Training & Professional Devel	1,866.80
		10-6010-50-5050		Maintenance-Equipment	91.60
		10-6010-50-5051		Maintenance-Vehicles	6,553.98
		10-6010-50-5052		Maintenance-Buildings	200.00
		10-6010-50-5053		Maintenance-Streets	6,219.80
		10-6010-50-5055		Maintenance-Signals	42.66
		10-6010-50-5056		Maintenances - Land and Fores	1,187.20
		10-6010-50-5058		Janitorial Services	313.00
		10-6010-50-5080		Utilities	3,915.43
		10-6010-60-6010		Operating Supplies	1,307.15
		10-6010-60-6050		Small Tools	287.17
		10-6010-70-7010		Improvements	380.00
		23-7030-50-5075		Gateway Projects	154.12
		23-7030-80-8011		Donations Made	4,000.00
		23-7030-80-8012		Special Events	10,874.38
		23-7030-80-8050		Programs/Tourism Promotions	200.00
		31-8010-70-7010		Improvements	72,451.50
		31-8020-70-7052		Sidewalk/Pathway Projects	48,344.13
		31-8030-50-5071		Lease Maintenance	570.62
		31-8030-80-8065		Lease Principal	33,272.67
		31-8030-80-8075		Lease Interest	9,479.38
		51-6030-50-5020		Professional & Contractual Se	1,610.25
		51-6030-50-5030		Telephone	175.00
		51-6030-50-5067		Maintenance-Distribution Syst	1,526.56
		51-6030-50-5071		Lease Maintenance	182.83
		51-6030-50-5080		Utilities	262.22
		51-6030-60-6010		Operating Supplies	20.00
		51-6030-60-6070		Water Purchases	452,520.60
		51-6030-70-7010		Improvements	173,511.98

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 07/28/2025 - 07/28/2025

POSTED AND UNPOSTED

OPEN AND PAID

Section 8, Item I.

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
		51-6030-80-8065	Lease Principal		4,391.57
		51-6030-80-8075	Lease Interest		1,221.89
		52-6040-50-5068	Maintenance-Utility System		1,200.00
		52-6040-50-5080	Utilities		275.44
---	TOTALS BY FUND ---				
		10	General Fund		90,570.37
		23	Hotel/Motel Tax Fund		15,228.50
		31	Capital Improvements Fund		164,118.30
		51	Water Fund		635,422.90
		52	Sewer Fund		1,475.44
		Total For All Funds:			<u>906,815.51</u>

VILLAGE OF BURR RIDGE

Section 8, Item J.

ACCOUNTS PAYABLE APPROVAL REPORT
BOARD DATE: 08.11.25
PAYMENT DATE: 08.13.25
FISCAL 25-26

FUND	FUND NAME	PAYABLE	TOTAL AMOUNT
10	General Fund	\$ 92,888.32	\$ 92,888.32
23	Hotel/Motel Tax Fund	56,472.25	56,472.25
31	Capital Improvements Fund	165,484.32	165,484.32
51	Water Fund	26,243.25	26,243.25
52	Sewer Fund	50,216.49	50,216.49
	TOTAL ALL FUNDS	<u>\$ 391,304.63</u>	<u>\$ 391,304.63</u>

PAYROLL
PAY PERIOD ENDING July 19, 2025

	TOTAL PAYROLL
Board	\$ 2,450.00
Administration	15,967.77
Community Development	5,053.08
Finance	3,492.15
Central Services	120.00
Police	162,818.31
Public Works	28,276.87
Water	38,484.67
Sewer	11,313.62
TOTAL	<u>\$ 267,976.47</u>
GRAND TOTAL	<u>\$ 659,281.10</u>

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 08/11/2025 - 08/11/2025

POSTED AND UNPOSTED

OPEN AND PAID

Section 8, Item J.

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 1010 Boards & Commissions					
10-1010-40-4040	Chicago Tribune 4 weeks	Chicago Tribune	07/16/2025	07/16/20025	40.00
10-1010-40-4040	Newspaper Subscription	Daily Herald	07/01/2025	07/01/2025	19.00
10-1010-40-4040	WSJ Subscription	The Wall Street Journal	06/24/2025	06/24/2025	4.00
10-1010-40-4042	Meeting with Mayor	Egg Harbor	07/10/2025	074336	46.44
10-1010-40-4042	Meeting with Mayor	Egg Harbor	06/20/2025	096478	59.00
10-1010-40-4042	Site Selection Meeting	Gibson's Bar & Steakhouse	06/27/2025	059265	109.76
10-1010-50-5010	Legal & Prosecution Services Jun2	Storino, Ramello, & Durkin	07/18/2025	07/18/2025	12,194.05
10-1010-80-8010	Wernimont's Retirement Party	Chuck's Southern Comforts	06/20/2025	023851	2,454.84
10-1010-80-8010	Wernimont Retirement Party	Weber's Bakery	06/20/2025	30061	131.95
Total Department 1010 Boards & Commissions					15,059.04
Department: 2010 Administration					
10-2010-40-4040	Crain's Business Subscription	Crains Chicago Business	07/02/2025	B63FCA74-0015	23.00
10-2010-40-4040	ICMA Membership Dues	Illinois City/County Mgmt	06/24/2025	26276	548.75
10-2010-40-4040	Annual Membership	Society for Human Resource	07/01/2025	so4029013-1	299.00
10-2010-40-4042	DuComm Meeting	A Toda Madre	07/18/2025	066538	63.13
10-2010-40-4042	Rise Leadership Training Soda	Brookhaven Marketplace	06/25/2025	016625	40.95
10-2010-40-4042	BS & A Conference	BS&A Software	07/10/2025	07/10/2025	750.00
10-2010-40-4042	ICMA Conference	ILCMA	06/27/2025	3717	890.00
10-2010-40-4042	Refund Training Walter	Imagine That Performance	07/01/2025	R 1567	(99.00)
10-2010-40-4042	Rise Leadership Meeting	Patti's Sunrise Cafe	06/25/2025	912981	68.66
10-2010-40-4042	Chamber Luncheon Aug25	Willowbrook/Burr Ridge	07/28/2025	3532	30.00
10-2010-50-5020	Contractual Elevator Inspection S	Elevator Inspection Servic	07/25/2025	00326604	80.00
Total Department 2010 Administration					2,694.49
Department: 3010 Community Development					
10-3010-40-4042	Chamber Luncheon Aug25	Willowbrook/Burr Ridge	07/28/2025	3532	30.00
10-3010-50-5020	Transcription Services	Veritext	06/26/2025	8430345	333.50
10-3010-50-5075	Building Reviews & Inspections Ju	Don Morris Architects PC	07/31/2025	07/31/2025	10,650.86
Total Department 3010 Community Development					11,014.36
Department: 4010 Finance					
10-4010-50-5020	Consulting WE 07/05 to 07/26/2025	MGT Impact Solutions, LLC	07/31/2025	MGT37061	3,436.74
10-4010-50-5020	Consulting WE 07/05/ to 07/26/202	MGT Impact Solutions, LLC	07/31/2025	MGT37062	4,674.94
Total Department 4010 Finance					8,111.68
Department: 4020 Central Services					
10-4020-40-4042	Rise Leadership Staff Training	Panera	06/24/2025	6051715935708986	89.28
10-4020-40-4042	Rise Leadership Staff Training	Spring Forest	06/25/2025	E10324	237.00
10-4020-50-5030	Burr Ridge Non Public Safety Cell	AT&T Mobility	07/25/2025	287310366548X082025	1,301.40
10-4020-50-5030	Burr Ridge Public Safety Cell Pho	AT&T Mobility	07/25/2025	287309346353X082025	1,824.44
10-4020-50-5050	Copier Maintenance/Toner - Adm	Canon Solutions America, I	07/22/2025	6012670464	208.49
10-4020-60-6000	Office Supplies	Target Store - willowbrook	07/09/2025	082322	60.00
10-4020-60-6010	Coffee Supplies	Amazon.com Credit	06/19/2025	113-19917931977060	99.99
10-4020-60-6010	Office/Coffee Supplies	Amazon.com Credit	06/19/2025	113-72859036726622	57.93
10-4020-60-6010	Name Tags	Amazon.com Credit	07/10/2025	113-21837176887425	27.54
10-4020-60-6010	Office Clock	Amazon.com Credit	07/10/2025	113-65396965431448	31.98
10-4020-60-6010	Office Supplies	Amazon.com Credit	07/17/2025	113-67398067103451	49.66
10-4020-60-6010	Office Chair	Amazon.com Credit	07/17/2025	113-67060683683410	69.82
10-4020-60-6010	Coffee Supplies	Keurig	06/20/2025	06/20/2025	154.43
10-4020-60-6010	Amfee Supplies	Mariano's	07/10/2025	052806	10.68

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 08/11/2025 - 08/11/2025

POSTED AND UNPOSTED

OPEN AND PAID

Section 8, Item J.

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 4020 Central Services					
10-4020-60-6010	EEC Employee Concert	Sam's Club #6384	07/15/2025	07/15/2025	73.06
10-4020-60-6010	Plastic Forks	Target Store - Willowbrook	07/16/2025	016699	6.87
10-4020-60-6010	Coffee Supplies	Walmart	07/08/2025	2000136-68513905	73.32
10-4020-60-6010	Storage Boxes	Warehouse Direct, Inc.	07/28/2025	5968085-0	78.69
10-4020-60-6010	Copy Stamps	Warehouse Direct, Inc.	07/28/2025	5968085-0	21.98
10-4020-60-6010	Mouse Pad	Warehouse Direct, Inc.	07/28/2025	5968085-0	18.99
10-4020-60-6010	Mailing Labels	Warehouse Direct, Inc.	07/28/2025	5968085-0	29.99
10-4020-60-6010	Velocity Pencils	Warehouse Direct, Inc.	07/28/2025	5968085-0	6.99
10-4020-80-8099	Charged in Error to be Reimbursed	Panera	07/02/2025	6051715939686436	18.69
Total Department 4020 Central Services					4,551.22
Department: 4040 Information Technology					
10-4040-50-5020	Gold Hosting	DreamCo Design	06/24/2025	35698	29.95
10-4040-50-5020	IT Consulting	Orbis Solutions	07/23/2025	5578294	1,000.00
10-4040-50-5020	IT Consulting	Orbis Solutions	07/31/2025	5578322	1,000.00
10-4040-50-5020	IT Consulting	Orbis Solutions	08/01/2025	5578370	200.00
10-4040-50-5061	Pump Center	Comcast	06/21/2025	87712011405338 Jun2	217.16
10-4040-50-5061	Emergency Backup	Comcast	06/16/2025	87712011405371 Jun2	290.71
10-4040-50-5061	Software Services	Orbis Solutions	08/01/2025	5578381	2,635.00
10-4040-50-5061	Contact Management	The Rocket Science Group.	06/25/2025	06/25/2025	38.25
10-4040-50-5064	DACRA Adjudication System FY 2025	DACRA Adjudication System	07/31/2025	DT 2025-07-021	2,000.00
10-4040-60-6010	Printer Toner Cartridges	Next Day Toner Supplies, I	07/25/2025	5350594	1,108.00
10-4040-60-6010	Equipment	Orbis Solutions	07/23/2025	5578301	475.00
Total Department 4040 Information Technology					8,994.07
Department: 5010 Police					
10-5010-40-4032	Uniform Allowance - Deputy Chief	JG Uniforms, Inc.	07/24/2025	150143	166.00
10-5010-40-4032	Uniform Allowance - Deputy Chief	JG Uniforms, Inc.	07/24/2025	150144	332.00
10-5010-40-4032	Uniform Allowance Loftus	JG Uniforms, Inc.	07/21/2025	150080	606.77
10-5010-40-4032	New Officer Uniform - Alex Perez	JG Uniforms, Inc.	07/29/2025	150259	2,195.90
10-5010-40-4032	New Officer Uniform - Alex Perez	JG Uniforms, Inc.	07/30/2025	150271	55.00
10-5010-40-4032	Custom Vest Cover	JG Uniforms, Inc.	07/31/2025	150340	240.00
10-5010-40-4032	3 7/16 Badges Curved & Flat	SymbolArts, LLC	07/25/2025	0538189	162.50
10-5010-40-4042	Conference Registration	Illinois Homicide Investig	07/15/2025	1885-9092	885.00
10-5010-40-4042	Webinar Going Paperless	PRI Management Group	06/24/2025	101407	195.00
10-5010-40-4042	Lunch Meeting	The Patio Restaurant	06/30/2025	047927	32.19
10-5010-40-4042	Chamber Luncheon Aug25	Willowbrook/Burr Ridge	07/28/2025	3532	90.00
10-5010-50-5020	Pre-Employment Performance Exam	First Responders Wellness	07/23/2025	26812	610.00
10-5010-50-5051	Repair Front Tire	B & E Auto Repair Service	07/28/2025	151504	30.00
10-5010-60-6010	Lincoln Stain Wax	Amazon.com Credit	07/14/2025	111-28398205253809	40.00
10-5010-60-6010	Plastic Silverware	Amazon.com Credit	07/11/2025	111-21599495825014	92.06
10-5010-60-6010	Investigative Supplies	Liveview GPS Inc.	07/03/2025	502145	41.90
10-5010-60-6010	Investigative Supplies	Liveview GPS Inc.	07/08/2025	502236	26.68
10-5010-60-6020	Gasoline PD	Wex Bank	07/23/2025	106134492	225.25
10-5010-60-6040	Brother RJ4230 Printer with acces	CDS Office Technologies	07/31/2025	INV1712262	719.00
10-5010-60-6040	Brother 3 year warranty extension	CDS Office Technologies	07/31/2025	INV1712262	138.00
Total Department 5010 Police					6,883.25
Department: 6010 Public works					
10-6010-40-4042	2025 Blanket Training	Alliance Risk Control Serv	07/16/2025	INV-20250716-01	4,350.00

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 08/11/2025 - 08/11/2025

POSTED AND UNPOSTED

OPEN AND PAID

Section 8, Item J.

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 6010 Public works					
10-6010-40-4042	Anniversary Lunch	Buona Beef	06/24/2025	253180	277.99
10-6010-40-4042	I-Pass Replenishment	Illinois Tollway	07/18/2025	1882954 Jul25	40.00
10-6010-40-4042	Snacks for Training	Pete's Fresh Market	07/10/2025	00605393	12.19
10-6010-40-4042	PW Luncheon Food	Pete's Fresh Market	06/24/2025	00535854	55.75
10-6010-40-4042	PW Luncheon Soda	Thorton's	06/24/2025	21054	31.98
10-6010-40-4042	Chamber Luncheon Aug25	willowbrook/Burr Ridge	07/28/2025	3532	30.00
10-6010-50-5020	ADA Self Eval & Transition Plan S	Kimley-Horn and Associates	06/30/2025	30447541	7,800.00
10-6010-50-5051	Turbo replacement	Napleton's Oak Lawn Domest	07/11/2025	184064	7,358.69
10-6010-50-5052	Rental Charge AC	Carrier Corporation	07/22/2025	002511511	520.00
10-6010-50-5052	PD Resting Room Electrical work	Cattaneo Electric Co.	07/29/2025	42060	3,179.00
10-6010-50-5052	Pest Control	Grizz Pest Management, Inc	07/22/2025	68331	945.00
10-6010-50-5053	Maintenance-Streets	Tameling Industries	07/16/2025	0208028	158.12
10-6010-50-5054	RAL HIDFA-54S-EX39-8Cct	Industrial Electric Supply	07/21/2025	S100040895.001	640.00
10-6010-50-5055	Maintenance Signals	Meade Electric Company, In	07/31/2025	713595	212.86
10-6010-50-5056	2025 Monthly Landscape Maintenanc	Beary Landscape Management	08/01/2025	23177	1,765.72
10-6010-50-5056	Lakewood Pond	Solitude Lake Management,	08/01/2025	PSI89350	1,187.20
10-6010-50-5058	Cleaning and Janitorial Services	Best Quality Cleaning, LLC	07/31/2025	54890	1,084.85
10-6010-50-5058	Cleaning and Janitorial Services	Best Quality Cleaning, LLC	07/20/2025	54599	2,792.86
10-6010-50-5058	Mat Rental	Breens Inc.	07/22/2025	33681	39.00
10-6010-50-5058	Mat Rental	Breens Inc.	07/29/2025	33792	39.00
10-6010-50-5058	Janitorial Services Holding Cell	Service Master	07/28/2025	232709	195.00
10-6010-50-5080	Police Station Sewer	DuPage County Public works	07/13/2025	177685-30506969 Jul	75.03
10-6010-50-5080	Police Station	NICOR Gas	07/17/2025	66468914693 Jul25	236.28
10-6010-50-5080	Rustic Acres	NICOR Gas	07/17/2025	81110732419 Jul25	54.71
10-6010-50-5080	VH Garage	NICOR Gas	07/17/2025	57961400009 Jul25	54.71
10-6010-50-5080	Village Hall	NICOR Gas	07/17/2025	47025700007 Jul25	152.46
10-6010-60-6010	WAC Lighting Electronic Transform	Amazon.com Credit	07/07/2025	113-55667122798632	286.59
10-6010-60-6010	Bluetooth Headset	Amazon.com Credit	07/11/2025	112-37224555081806	206.51
10-6010-60-6010	Shipping Charge	FedEx	07/18/2025	013653	51.20
10-6010-60-6010	Hammer & Masonry Drill Bits	Menards - Hodgkins	06/19/2025	63916	19.37
10-6010-60-6010	Chain Loop & 14" Bar	Russo's Power Equipment	08/04/2025	SPI21221370	74.98
10-6010-60-6010	STIHL FS 94 R	Russo's Power Equipment	08/04/2025	SPI21221371	1,101.86
10-6010-60-6010	Operating Supplies	Russo's Power Equipment	08/04/2025	SPI21221371	56.98
10-6010-60-6010	First Aid Supplies PW	Vestis First Aid & Safety	07/24/2025	ORD5-013163	198.13
10-6010-60-6010	First Aid Supplies PD	Vestis First Aid & Safety	07/24/2025	ORD5-013167	125.97
10-6010-60-6041	All Season Wash, Valve Respirator	Home Depot	07/10/2025	063159	170.22
Total Department 6010 Public Works					35,580.21
Total Fund 10 General Fund					92,888.32

Fund: 23 Hotel/Motel Tax Fund**Department: 7030 Special Revenue Hotel/Motel**

23-7030-50-5069	County Line Median Enhancements	Beary Landscape Management	07/23/2025	23334	10,600.00
23-7030-50-5069	2025 Monthly Landscape Maintenanc	Beary Landscape Management	08/01/2025	23177	13,389.15
23-7030-50-5075	Entryway Sign	COMED	07/11/2025	8234771222 Jul25	35.28
23-7030-50-5075	Entryway Sign	COMED	07/22/2025	0962662000 Jul25	89.56
23-7030-80-8010	Marketing & PR	Kaleidoscope Management Gr	07/31/2025	2513	4,171.50
23-7030-80-8010	FY26 - Website Hosting Annual Fee	Revize, LLC	06/30/2025	21442	3,900.00
23-7030-80-8011	Grant for Crowne Plaza B.R. 3/20-	DuPage Convention & Visito	07/01/2025	2025-1349	144.48
23-7030-80-8011	Grant for Crowne Plaza B.R. 3/27-	DuPage Convention & Visito	07/01/2025	2025-1350	185.76

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 08/11/2025 - 08/11/2025

POSTED AND UNPOSTED
OPEN AND PAID

Section 8, Item J.

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 23 Hotel/Motel Tax Fund					
Department: 7030 Special Revenue Hotel/Motel					
23-7030-80-8011	Grant for Crowne Plaza B.R. 3/6-3	DuPage Convention & Visito	07/01/2025	2025-1351	222.24
23-7030-80-8012	Custom Sign Concerts on the Green	Bannerville USA Inc.	08/01/2025	038557	190.00
23-7030-80-8012	State of the Village Chamber Lunc	Bar Poca Madre, Inc.	07/09/2025	081521	2,079.48
23-7030-80-8012	Retail Symposium '25	Bisnow, LLC	05/31/2025	SI-45857	20,000.00
23-7030-80-8012	Concert Staff Food	Brookhaven Marketplace	06/26/2025	031981	72.85
23-7030-80-8012	Summer Concerts	Mariano's	07/10/2025	017365	33.95
23-7030-80-8012	Concert Staff Food	Sult an Pepper, LLC	06/12/2025	014077	36.00
23-7030-80-8012	Concert Staff Food	Sult an Pepper, LLC	06/26/2025	081912	72.00
23-7030-80-8012	Concert Staff Food	Sult an Pepper, LLC	06/05/2025	059507	125.00
23-7030-80-8012	Concert Sound Engineering Aug 7	UAP Event Services	08/05/2025	2713	375.00
23-7030-80-8012	Sound Engineering Aug23	UAP Event Services	08/05/2025	2714	750.00
Total Department 7030 Special Revenue Hotel/Motel					56,472.25
Total Fund 23 Hotel/Motel Tax Fund					56,472.25
Fund: 31 Capital Improvements Fund					
Department: 8010 Capital Improvement					
31-8010-70-7010	Elm St. Culvert & Stream Proj.	Co Abbey Paving Co., Inc.	07/31/2025	4569*03	165,484.32
Total Department 8010 Capital Improvement					165,484.32
Total Fund 31 Capital Improvements Fund					165,484.32
Fund: 51 Water Fund					
Department: 6030 Water Operations					
51-6030-40-4042	2025 Blanket Training	Alliance Risk Control Serv	07/16/2025	INV-20250716-01	4,350.00
51-6030-50-5020	Dorner Field Service to Integrate	Dorner Products, Inc.	07/17/2025	516553	1,750.00
51-6030-50-5020	Consulting WE 07/05 to 07/26/2025	MGT Impact Solutions, LLC	07/31/2025	MGT37061	1,544.04
51-6030-50-5020	Consulting WE 07/05/ to 07/26/202	MGT Impact Solutions, LLC	07/31/2025	MGT37062	2,100.34
51-6030-50-5020	Utility Bill Monthly Print/Mail S	Third Millennium Assoc. In	08/01/2025	33231	975.40
51-6030-50-5030	Pump Center Alarm	AT&T	06/22/2025	630325420906 Jun25	232.81
51-6030-50-5030	Monthly Data Charge (June-April)	Gasvoda & Associates, Inc.	08/01/2025	INV25WRS0121	175.00
51-6030-50-5052	2025 Monthly Landscape Maintenanc	Beary Landscape Management	08/01/2025	23177	656.13
51-6030-50-5067	Repair win911 Pump Center Emergen	Gasvoda & Associates, Inc.	07/31/2025	INV25WRS0113	333.60
51-6030-50-5067	Leak Detection & Survey Services	M.E. Simpson Co. Inc.	07/31/2025	44895	965.00
51-6030-50-5070	Water Tower Rehab. Constr. Engine	Crawford, Murphy & Tilly,	07/15/2025	0244545	1,250.00
51-6030-50-5070	Phase 1 Pump Center Improvements	Crawford, Murphy & Tilly,	07/15/2025	0244551	1,200.00
51-6030-50-5080	Pump Center	COMED	07/14/2025	8177484000 Jul25	8,137.95
51-6030-50-5080	Well #1	COMED	07/11/2025	5738828000 Jul25	33.23
51-6030-50-5080	Bedford Park Sump Pump	COMED	07/16/2025	0148269000 Jul25	52.29
51-6030-60-6010	Ethernet Adapter	Best Buy	07/17/2025	07/17/2025	26.99
51-6030-60-6010	Locate Flags	Blackburn Mfg. Co.	07/07/2025	IN0009104	1,128.29
51-6030-60-6010	Toilet Seat	Home Depot	07/15/2025	07/15/2025	13.06
51-6030-60-6010	FY2026 Blanket PO Dirt/Top Soil	Shreve Services, Inc.	07/21/2025	10622	245.00
51-6030-60-6010	FY2026 Blanket PO Stone	Shreve Services, Inc.	07/14/2025	10597	735.00
51-6030-60-6040	3/4"S Sensus iPERL Water Meter	Core & Main LP	07/24/2025	x393760	339.12
Total Department 6030 Water Operations					26,243.25
Total Fund 51 Water Fund					26,243.25

Fund: 52 Sewer Fund
Department: 6040 Sewer Operations

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 08/11/2025 - 08/11/2025

POSTED AND UNPOSTED

OPEN AND PAID

Section 8, Item J.

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 52 Sewer Fund					
Department: 6040 Sewer Operations					
52-6040-50-5068	Lift Station Service Contract	Metropolitan Industries, I	07/31/2025	INV075475	1,200.00
52-6040-50-5068	Programming Labor	Metropolitan Industries, I	07/31/2025	INV075508	900.00
52-6040-50-5080	Arrowhead Lift Station	COMED	07/11/2025	4047447000 Ju125	207.80
52-6040-50-5080	Highland Fields Lift Station	COMED	07/11/2025	6031530100 Ju125	62.92
52-6040-70-7000	Portable Generator	Multiquip, Inc.	07/24/2025	94342338	47,845.77
Total Department 6040 Sewer Operations					50,216.49
Total Fund 52 Sewer Fund					50,216.49

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 08/11/2025 - 08/11/2025

POSTED AND UNPOSTED

OPEN AND PAID

Section 8, Item J.

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
--- TOTALS BY GL DISTRIBUTION ---					
		10-1010-40-4040		Due & Subscriptions	63.00
		10-1010-40-4042		Training & Professional Devel	215.20
		10-1010-50-5010		Legal & Prosecution Services	12,194.05
		10-1010-80-8010		Public/Employee Relations	2,586.79
		10-2010-40-4040		Dues & Subscriptions	870.75
		10-2010-40-4042		Training & Professional Devel	1,743.74
		10-2010-50-5020		Professional & Contractual Se	80.00
		10-3010-40-4042		Training & Professional Devel	30.00
		10-3010-50-5020		Professional & Contractual Se	333.50
		10-3010-50-5075		Plan Review & Inspection Serv	10,650.86
		10-4010-50-5020		Professional & Contractual Se	8,111.68
		10-4020-40-4042		Training & Professional Devel	326.28
		10-4020-50-5030		Telephone	3,125.84
		10-4020-50-5050		Maintenance-Equipment	208.49
		10-4020-60-6000		Office Supplies	60.00
		10-4020-60-6010		Operating Supplies	811.92
		10-4020-80-8099		Other Expenses	18.69
		10-4040-50-5020		Professional & Contractual Se	2,229.95
		10-4040-50-5061		Software Services	3,181.12
		10-4040-50-5064		Software Services - Police	2,000.00
		10-4040-60-6010		Operating Supplies	1,583.00
		10-5010-40-4032		Uniform Allowance	3,758.17
		10-5010-40-4042		Training & Professional Devel	1,202.19
		10-5010-50-5020		Professional & Contractual Se	610.00
		10-5010-50-5051		Maintenance-Vehicles	30.00
		10-5010-60-6010		Operating Supplies	200.64
		10-5010-60-6020		Gasoline & Oil	225.25
		10-5010-60-6040		Supplies - Vehicles & Equipme	857.00
		10-6010-40-4042		Training & Professional Devel	4,797.91
		10-6010-50-5020		Professional & Contractual Se	7,800.00
		10-6010-50-5051		Maintenance-Vehicles	7,358.69
		10-6010-50-5052		Maintenance-Buildings	4,644.00
		10-6010-50-5053		Maintenance-Streets	158.12
		10-6010-50-5054		Maintenance-Lighting & Signal	640.00
		10-6010-50-5055		Maintenance-Signals	212.86
		10-6010-50-5056		Maintenances - Land and Fores	2,952.92
		10-6010-50-5058		Janitorial Services	4,150.71
		10-6010-50-5080		Utilities	573.19
		10-6010-60-6010		Operating Supplies	2,121.59
		10-6010-60-6041		Supplies-Vehicles	170.22
		23-7030-50-5069		Gateway Landscape & Projects	23,989.15
		23-7030-50-5075		Gateway Projects	124.84
		23-7030-80-8010		Public/Employee Relations	8,071.50
		23-7030-80-8011		Donations Made	552.48
		23-7030-80-8012		Special Events	23,734.28
		31-8010-70-7010		Improvements	165,484.32
		51-6030-40-4042		Training & Professional Devel	4,350.00
		51-6030-50-5020		Professional & Contractual Se	6,369.78
		51-6030-50-5030		Telephone	407.81

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 08/11/2025 - 08/11/2025

POSTED AND UNPOSTED

OPEN AND PAID

Section 8, Item J.

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
		51-6030-50-5052		Maintenance-Buildings	656.13
		51-6030-50-5067		Maintenance-Distribution Syst	1,298.60
		51-6030-50-5070		Engineering Services	2,450.00
		51-6030-50-5080		Utilities	8,223.47
		51-6030-60-6010		Operating Supplies	2,148.34
		51-6030-60-6040		Supplies - Vehicles & Equipme	339.12
		52-6040-50-5068		Maintenance-Utility System	2,100.00
		52-6040-50-5080		Utilities	270.72
		52-6040-70-7000		Equipment	47,845.77
---	TOTALS BY FUND ---				
		10		General Fund	92,888.32
		23		Hotel/Motel Tax Fund	56,472.25
		31		Capital Improvements Fund	165,484.32
		51		Water Fund	26,243.25
		52		Sewer Fund	50,216.49
		Total For All Funds:			<u>391,304.63</u>