VILLAGE OF BURR RIDGE

MAYOR & BOARD OF TRUSTEES
REGULAR MEETING

Gower Middle School
7941 Madison Street - Burr Ridge, IL 60527

Monday, July 13, 2026 – 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 June 8, 2026

B. * Receive and File Revised Plan Commission Meeting of June 1, 2026

C. * Receive and File Plan Commission Meeting of June 15, 2026

D. * Receive and File Plan Commission Meeting of July 6, 2026

E. * Receive and File Comprehensive Plan Update Committee Meeting of June 18, 2026

6. ORDINANCES

A. * Approval of an Ordinance Denying a Special Use Request for a Wireless Facility as per Section VIII.C.2 of the Zoning Ordinance and to Amend Ordinance A-834-10-05 to

Permit Alterations to the Structure Related to the Wireless Facility (Z-07-2026: 501 Village Center Drive - AT&T Mobility)

7. RESOLUTIONS

8. CONSIDERATIONS

A. Consideration of a Proclamation Celebrating Reverend Father Samuel Thabet's 50th Ordination Anniversary at Holy Resurrection & St. Mark Coptic Orthodox Church of Chicago

B. Consideration of Village Hall Development

C. Consideration of Award of Contract for Public Safety Camera Services to Flock Safety of Atlanta, Georgia, in the Amount of $1,264,000

D. Consideration of Adoption of Subdivision Camera Program Policy

E. * Approval to Remand a Petition to the Plan Commission (Z-06-2026: 8101 County Line Road - Mittal)

F. * Approval to Direct Staff to Prepare an Ordinance Approving a Special Use for Professional Massage Services (Z-09-2026: 120-122 Burr Ridge Parkway - HS Spa Group II LLC)

G. * Approval of Award of Contract for a Replacement HVAC Rooftop Unit to Temperature Equipment Corp., of Tinley Park, IL, in the Amount of $142,610

H. * Approval of Award of Contract for Crack Sealing to SKC Construction of West Dundee, Illinois, in the Not-To-Exceed Amount of $60,000

I. * Approval of Award of Phase III for the 2026 Road Program to Lindahl Brothers of Bensenville, IL, in the Amount of $111,470

J. *Approval of Vendor List dated June 22, 2026, for the Fiscal Year 2026 in the Amount of $20,648 for all Funds

K. * Approval of Vendor List dated June 22, 2026 for the Fiscal Year 2027 in the Amount of $1,235,556.82 for all Funds Plus $271,287.89 for Payroll Ending June 6, 2026, for a Grand Total of $1,506,844.71

L. * Approval of Vendor List dated July 13, 2026, for the Fiscal Year 2027 in the Amount of $812,993.29 for all Funds Plus $293,400.21 for Payroll Ending June 20, 2026, for a Grand Total of $1,106,393.50

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. CLOSED SESSION

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

12. RECONVENED

A. Consideration of a Memorandum of Understanding Between the Village and IOUE 150

13. ADJOURNMENT

NEXT MEETING – July 27, 2026 – 6:30 PM

July 13, 2026 Board Meeting Summary

6A – Special Use Denial for Wireless Facility (Z-07-2026: 501 Village Center Drive – AT&T)

At the June 8, 2026 meeting, the Board of Trustees directed staff to prepare an Ordinance denying special use and PUD amendment requests for a wireless facility located at 501 Village Center Drive.

Recommendation: The ordinance be approved.

8A – Reverend Father Samuel Thabet 50th Ordination Anniversary

Please find attached a proclamation celebrating Reverend Father Samuel's 50th anniversary of ordination and installation at Holy Resurrection & St. Mark Coptic Orthodox Church of Chicago on 79th Street in Burr Ridge.

Recommendation: The proclamation be approved.

8B – Village Hall Development

The Village is in receipt of Goddard's zoning petition for 7660 County Line Road. This petition has been listed for public notice and will appear on the agenda of the July 20 Plan Commission meeting. Final details of the sale agreement are in progress and are expected to be implemented in the near future.

The site plan petition for the new Village Hall will also first appear on the July 20 Plan Commission agenda for initial consideration. Additionally, bid documents for the new Village Hall will be available for the Board's consideration and approval at the July 27 Board meeting. These documents will be used to bid on the construction project that will ultimately determine the cost of the new Village Hall. Staff plans to bring forward all final aspects of the sale of 7660 County Line Road and the development of the new Village Hall at a single Board meeting later in the year.

8C/8D – Flock Camera Agreement (8C) and Subdivision Camera Program (8D)

8C. Please find attached a master agreement with Flock Systems in the amount of $1,246,000. This agreement encompasses everything currently and potentially leased by the Village, except the downtown camera system (which has a separate scope of agreement with the Village Center), related to the Village's rights-of-way and subdivision camera programming. This agreement extends current pricing through August 1, 2031, and allows any and all subdivisions to obtain cameras through April 30, 2032. The agreement also includes several discounts, such as extending current pricing, and is estimated to save the Village at least $250,000 over the term of the agreement compared with off-the-shelf pricing. For the Village to proceed with any subdivision-level Flock program, this contract with Flock must be approved. The projected net cost of the program is about $70,000 per year; both the costs and revenue from this program will be attributed to the General Fund.

8D. At the June 8 Board meeting, staff presented a concept-level framework to transition the Village from its current subdivision camera system to a Flock camera system that would encompass both regional overwatch and subdivision security needs. After further analysis of the program, staff provides the following clarifications to the proposed program:

1. Staff has negotiated a master five-year extension and expansion of its agreement with Flock, which would run through August 1, 2031. Flock has agreed to reduce the new per-camera pricing to $3,500/year (including power supply, data, and pole) and to waive any installation fees. This price includes cameras serving Village and/or subdivision purposes, as well as an unlimited number of additional cameras that may be sited over the next five years. If a subdivision were not currently deploying cameras but later wanted to join the Flock program, it would be permitted to place cameras at the discounted $3,500-per-camera rate through the end of the five-year agreement.
2. All subdivisions must opt in to the Flock system regardless of whether or not they currently deploy cameras on the current system. Each subdivision that opts in would begin making its share of the Flock payments ($1,750 per camera per year) during the Village's Fiscal Year 2028, with a deadline of April 30, 2028. This timing would allow all subdivisions time to reorient their neighborhood budgets and ensure that all communities receive at least five years of service from their camera systems.
3. The Village will continue operation and maintenance of the current camera system until a subdivision's Flock cameras are installed and operational, with a final deadline of April 30, 2028. Cameras that experience operational failure between this date and April 30, 2028, must be replaced with a Flock camera through subdivision subscription if the neighborhood wishes to remain on the Village system. Flock cameras can usually be installed within 30 days in the event of a camera failure. All remaining subdivision cameras will be turned off and removed on April 30, 2028.
4. Nothing will prohibit subdivisions from privately financing their own versions of a neighborhood camera program; however, these programs will not be maintained by the Village in any capacity, will not be permitted on public rights of way, nor will the Village have access to this footage unless explicitly provided by the subdivision.

On June 16, staff emailed and physically mailed a letter to all current homeowners associations in the Village to promote further communication on this topic. Since this communication, at least seven subdivisions, including two that currently have no cameras, have informed the Village of their willingness to opt into the Flock program. Two subdivisions without current cameras declined to participate; no subdivisions with cameras have declined.

Staff requests Board action on 8D to approve a Board policy regarding the Subdivision Camera Program. This, along with a template agreement, is included in the packet. Once approved, staff can begin working with subdivisions that wish to opt into the Flock system. Notably, the draft policy empowers the Village Administrator to enter into these agreements directly, enabling more efficient communication and reducing the time between approval and installation of Flock cameras, as all financial agreements are uniform across each subdivision.

Should all agreements and policies be approved, no further action will be required of the Board, and the Village will officially begin transitioning to Flock for its public safety cameras.

Recommendation: The agreement and Board policy be approved.

8E – Re-Zoning (Z-06-2026: 8101 County Line Road – Mittal)

On June 1, 2026, the Plan Commission held a public hearing to review a request by the B&R Family Limited Partnership to rezone the property located at 8101 County Line Rd. from R-1 Residential to R-3 Residential. Several public comments were received in opposition to the request. The Plan Commission expressed concerns about the proposed request's compatibility with the surrounding area and generally agreed that the lot sizes should more closely align with the standards of the R-2, R-2A, or R-2B zoning districts. The Plan Commission recommended unanimous denial of the request with a vote of 6 to 0. After the public hearing, staff received a request from the petitioner's legal counsel to remand the case to the Plan Commission so that the R-2B zoning district may be considered instead. Pursuant to Zoning Ordinance section XIII.J.3.e, the Plan Commission may recommend adopting a zoning classification higher (lower density) than the applicant's request; the R-2B zoning district is lower-density than the original R-3 zoning district request.

Recommendation: The petition be remanded to the Plan Commission.

8F – Special Use (Z-09-2026: 120-122 Burr Ridge Parkway – HS Spa Group II LLC)

On June 15, 2026, the Plan Commission held a public hearing to review a request by HS Spa Group II LLC for a special use to operate professional massage services pursuant to County Line Square Planned Unit Development Ordinance #A-834-19-21. The proposed use, Hand and Stone Massage and Facial Spa, is a franchised chain that includes massage therapy, facial treatments, and related wellness services provided by licensed massage therapists and estheticians. There were no public comments received. The Plan Commission determined that the use would not negatively impact surrounding properties or businesses and recommended unanimous approval with conditions.

Recommendation: Staff be directed to prepare an ordinance.

8G – Police Department HVAC Unit

As has been known for several years, the current 30-ton rooftop unit on the new Village Hall/Police Department is failing and has become unreliable. This unit is original to the building and has undergone several repairs to maintain its operation while the Village evaluated the building and site for the future location of Village Hall. The condition of this rooftop unit continues to deteriorate rapidly ahead of the construction of the new Village Hall, prompting Village staff, Legat Architects, and its engineering consultant to review the best path forward.

AMSCO Engineering is the consultant to Legat Architects for the design of the mechanical systems of the new Village Hall. As currently designed, all HVAC units would be replaced but would remain at their current size, capacity, and location. Additional rooftop units and a separate ductwork system are proposed for the HVAC needs of the Village Hall addition. Therefore, regardless of the future of 7700 County Line Road, the current 30-ton capacity rooftop unit must be replaced. AMSCO recommends purchasing a replacement unit now due to the equipment lead time, which is approximately 16 weeks from order date. This allows the Village to secure the equipment and have it available for immediate replacement or as the first priority during construction, rather than risking further issues with the existing unit.

AMSCO reviewed the replacement options and recommends the 30-ton Carrier 48V unit based on availability, compatibility, functionality, reliability, and cost. The proposed unit includes modern HVAC controls, improved filtration, energy recovery, dehumidification, and other features that improve performance. This purchase is for equipment only and would be made through a competitively bid joint purchasing contract available from Sourcewell. Installation will either be included with the new Village Hall project or, if needed sooner, through a separate installer. The cost of this unit is $142,610, as identified in the overall new Village Hall project budget presented to the Board, and will be financed through the FY2027 Capital Improvement Fund.

Recommendation: The contract be approved.

8H – Crack Sealing Contract

The FY2027 Capital Improvements Fund budget includes $60,000 for crack sealing Village streets as part of the 2026 Road Program. Crack sealing reduces water penetration and protects the pavement from accelerated damage during winter freeze-thaw cycles. This process effectively controls annual pavement maintenance expenses and extends the roadway's useful life economically. The Village typically schedules streets for crack sealing at 3- and 8-year intervals after resurfacing to optimize the timing of this treatment.

In 2025, the Village joined with DuPage County and nine other municipalities in a Municipal Partnering Initiative (MPI) aggregated bid administered by the Village of Woodridge for crack sealing and seal coating services. This collaborative process provides economies of scale for potential bidders and reduces costs for participating agencies. The lowest responsive and responsible bidder was SKC Construction of West Dundee, Illinois, which completed the Village's 2025 Crack Sealing Contract. The MPI bid included the option to extend services for a second year (2026) at unit prices not to exceed a five percent (5%) increase over Year 1, and SKC Construction has submitted Year 2 pricing in conformance with that provision. A contract with SKC Construction is recommended using the Year 2 (2026) unit prices as shown in the attachment. The contract total would equal the FY2027 budget allocation of $60,000.

Recommendation: The contract be approved.

8I – Phase III Road Program Contract

On February 23, 2026, the Board approved the award of the 2026 Road Program contract to Lindahl Brothers for $689,211. Due to extremely competitive pricing, staff recommended that the Board expand the Road Program to expend all budgeted dollars for this program. On May 11, 2026, the Board approved Phase 2, increasing the total contract value to $854,349. As well as the Economic Development Committee’s recommendation to expend up to $150,000 in Downtown Business District funds to replace the existing asphalt pathway on the east side of Burr Ridge Parkway, which has deteriorated and poses safety concerns for users.

Attached is the second contract amendment (Phase 3) of the Road Program, which includes the work to complete the Burr Ridge Parkway pathway replacement project as described. All Phase 3 work is priced at the original contract unit prices, with the addition of traffic control and cost adjustment lump sums for the Burr Ridge Parkway location. Unlike the Lincolnshire Drive and McClintock Drive pathways, which were replaced during previous phases, the Burr Ridge Parkway pathway requires different construction methods and will be performed later in the construction season as a standalone operation. Even with the cost adjustments, the proposed pricing remains below the unit pricing produced by every other 2026 Road Program bidder for the same scope of work. The proposed amendment amounts to $111,470, increasing the contract value from $854,349 to $965,819. This will be the final phase of the 2026 Road Program.

Recommendation: The contract be approved

REGULAR MEETING
MAYOR AND BOARD OF TRUSTEES
VILLAGE OF BURR RIDGE

June 8, 2026

CALL TO ORDER

The Regular Meeting of the Mayor and the Board of Trustees on June 8, 2026, was held at Gower Middle School, 7941 Madison Street, Burr Ridge, Illinois, and was called to order at 6:30 p.m. by Mayor Grasso.

PLEDGE OF ALLEGIANCE

Mayor Grasso asked Brian Sord to lead the Pledge of Allegiance.

ROLL CALL

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

PRESENTATIONS AND PUBLIC HEARINGS

Police Chief Marc Loftus presented the Annual Police Report. Key takeaways included a three-year high in calls for service in 2025, continued low crime rates, increased proactive policing activity, and declining property crime. The Board discussed traffic enforcement, staffing levels, proactive patrols, and public safety resources. Chief Loftus also thanked the department staff and officers for their continued dedication and service to the community.

CONSENT AGENDA – OMNIBUS VOTE

Mayor Grasso asked the Board and/or the public if any agenda item needed to be removed. Trustee Franzese requested the removal of Agenda Item 6D regarding the Burr Oaks Glen South subdivision sign approval. A contractor for AT&T requested the removal of Item 8C regarding the wireless facility application at 501 Village Center Drive.

APPROVAL OF REGULAR BOARD MEETING MINUTES OF MAY 11, 2026, was approved for publication under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE PLAN COMMISSION MEETING MINUTES OF MAY 4, 2026, was noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE PLAN COMMISSION MEETING MINUTES OF JUNE 1, 2026, was noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE COMPREHENSIVE PLAN COMMITTEE UPDATE MEETING MINUTES OF MAY 20, 2026, was noted as received and filed under the Consent Agenda by Omnibus Vote.

APPROVAL OF AN ORDINANCE APPROVING A REQUEST FOR A VARIATION TO PERMIT A FENCE WITHIN A CORNER SIDE YARD SETBACK, IN ACCORDANCE WITH SECTION VI.J.5 OF THE COUNTY LINE ROAD OVERLAY ZONING ORDINANCE REGULATIONS (V-03-2026: 3 WOODGATE DRIVE – SMITH) the Board, under the Consent Agenda, by Omnibus Vote, Approved the Ordinance.

APPROVAL OF AN ORDINANCE DENYING A VARIATION REQUEST FROM ZONING ORDINANCE SECTION VI.F.4 TO PERMIT A FLOOR AREA RATIO OF 0.232 INSTEAD OF THE 0.20 MAXIMUM REGULATION (V-01-2026: 602 AMBRIANCE DRIVE – SETHI) the Board, under the Consent Agenda, by Omnibus Vote, Approved the Ordinance.

APPROVAL OF A RESOLUTION SUPPORTING SENATE BILL 4505 the Board, under the Consent Agenda, by Omnibus Vote, Approved the Resolution.

APPROVAL OF AWARD OF CONTRACT FOR POLICE SOCIAL WORKER SERVICES WITH NUPAGE COMMUNITIES OF ADDISON, IL IN THE AMOUNT OF $22,500 the Board, under the Consent Agenda, by Omnibus Vote, Approved the Award.

APPROVAL OF 4TH QUARTER FY2026 BUDGET AMENDMENTS the Board, under the Consent Agenda, by Omnibus Vote, Approved the Budge Amendments.

APPROVAL TO CLOSE THE CONTRACT FOR PHASE I PUMP CENTER IMPROVEMENTS WITH ILLINOIS PUMP OF ROLLING MEADOWS, IL AND AUTHORIZE FINAL PAYMENT IN THE AMOUNT OF $189,219 The Board, under the Consent Agenda, by Omnibus Vote, Approved the Closing of the Contract.

APPROVAL TO AMEND THE CONTRACT FOR PHASE II PUMP CENTER IMPROVEMENTS TO DAHME MECHANICAL INDUSTRIES OF ARLINGTON HEIGHTS, IL IN THE AMOUNT OF $40,000 The Board, under the Consent Agenda, by Omnibus Vote, Approved the Contract Amendment.

APPROVAL OF AWARD OF CONTRACT FOR PUBLIC WORKS CONSULTING SERVICES WITH PUBLIC ADMIN CONSULTING, LLC OF KATY, TX IN THE AMOUNT OF $25,500 The Board, under the Consent Agenda, by Omnibus Vote, Approved the Award.

APPROVAL OF AWARD OF CONTRACT FOR ASSET MANAGEMENT SOFTWARE WITH BRIGHTLY SOFTWARE, INC. OF RALEIGH, NC IN THE AMOUNT OF $94,261
The Board, under the Consent Agenda, by Omnibus Vote, Approved the Award.

APPROVAL OF AN ADJUSTMENT TO THE FEE STRUCTURE FOR THE VILLAGE ATTORNEY The Board, under the Consent Agenda, by Omnibus Vote, Approved the Fee Adjustment.

APPROVAL OF VENDOR LIST DATED MAY 25, 2026, FOR THE FISCAL YEAR 2026 IN THE AMOUNT OF $351,183.44 the Board, under the Consent Agenda, by Omnibus Vote, Approved the Vendor List.

APPROVAL OF VENDOR LIST DATED MAY 25, 2026, FOR THE FISCAL YEAR 2027 IN THE AMOUNT OF $346,779.74 FOR ALL FUNDS, PLUS $283,724.03 FOR PAYROLL ENDING MAY 9, 2026, FOR A GRAND TOTAL OF $630,503.77 the Board, under the Consent Agenda, by Omnibus Vote, Approved the Vendor List.

APPROVAL OF VENDOR LIST DATED JUNE 8, 2026, FOR THE FISCAL YEAR 2026 IN THE AMOUNT OF $44,297.67 FOR ALL FUNDS the Board, under the Consent Agenda, by Omnibus Vote, Approved the Vendor List.

APPROVAL OF VENDOR LIST DATED JUNE 8, 2026, FOR THE FISCAL YEAR 2027 IN THE AMOUNT OF $193,555.29 FOR ALL FUNDS, PLUS $281,966.36 FOR PAYROLL ENDING MAY 23, 2026, FOR A GRAND TOTAL OF $475,521.65 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 Schiappa, seconded by Trustee Smith 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 Schiappa, Smith, Franzese, Paveza
NAYS: 0 - None
ABSENT: 2 - Trustees Snyder, Mital

There being four votes, the motion carried.

APPROVAL OF AN ORDINANCE GRANTING A CONDITIONAL SIGN APPROVAL FOR A SUBDIVISION ENTRYWAY SIGN FOR BURR OAKS GLEN SOUTH (S-03-2026: INTERSECTION OF 79TH STREET AND WOODSIDE LANE – BURR OAKS GLEN SOUTH)

Trustee Franzese requested removal of this agenda item from the Consent Agenda and asked that he be abstained from discussion and voting due to his role as HOA President for Burr Oaks Glen South.

Mayor Grasso said that in this situation, he would be voting, given that Trustee Franzese was abstaining.

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

Mayor Grasso asked for a motion to approve the Ordinance.

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

On Roll Call, Vote Was:

AYES:	4 - Trustees Schiappa, Paveza, Smith, Mayor Grasso
NAYS:	0 - None
ABSENT:	2 – Trustees Snyder, Mital
ABSTAIN	1 - Trustee Franzese

There being four votes, the motion carried.

APPROVAL TO DIRECT STAFF TO PREPARE AN ORDINANCE DENYING A SPECIAL USE FOR A WIRELESS FACILITY (Z-07-2026: 501 VILLAGE CENTER DRIVE – AT&T)

This agenda item was removed from the Consent Agenda by AT&T contractor Derek McGrew. Mr. McGrew addressed the Board regarding the proposed wireless facility at 501 Village Center Drive. Mr. McGrew discussed AT&T's efforts to address a coverage gap in the Village Center area and expressed concerns about the Plan Commission's recommendation to deny the special use request based on questions and issues that were unanswered.

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

Mayor Grasso asked for a motion to approve the Ordinance.

Motion was made by Trustee Smith, seconded by Trustee Franzese to approve the Ordinance Denying the Special Use.

On Roll Call, Vote Was:
AYES: 4 - Trustees Smith, Franzese, Schiappa, Paveza
NAYS: 0 - None
ABSENT: 2 – Trustees Snyder, Mital

There being four votes, the motion carried.

CONSIDERATION OF VILLAGE HALL DEVELOPMENT

Village Administrator Evan Walter said staff is working with Legat Architects to finalize its Plan Commission application and bid documents for the new Village Hall. Specifically, the parties are working through engineering plans to determine if additional parking can be added through different stormwater approaches. Otherwise, there were no substantive updates to share at this time.

CONSIDERATION OF SUBDIVISION CAMERA PROGRAM POLICY

Village Administrator Evan Walter presented information regarding the Village's subdivision camera program and the potential transition to a Flock camera system. Staff reviewed the current cost-sharing arrangement with subdivisions, the maintenance concerns, and the benefits of upgraded technology, including real-time alerts, enhanced searchability, and reduced maintenance obligations.

The Board discussed future camera placement, subdivision participation, annual fees, and public safety considerations. Police Chief Marc Loftus spoke on the merits of maintaining and updating the system as needed.

Trustee Franzese asked about surrounding communities that had the same Flock camera system, of which there were several, and confirmed with Chief Loftus that the cameras are only for vehicle license recognition, not for speeding enforcement. Trustee Franzese also confirmed that the cost would be $3,900 split annually for HOA's, per camera. He also mentioned that some HOAs may have more than one entrance and exit, which could impact costs.

Mary Bradley, a Carriageway resident, asked about how the Flock camera system would work, installation dates and locations, as some HOA's would have to replace their cameras. She also mentioned the Carriageway condominiums and businesses close by might have cameras or might benefit from the new cameras purchased by the Carriageway HOA. Mayor Grasso said that sharing the costs should be investigated so it is equitable for all getting the benefits of the cameras.

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

Village Administrator Evan Walter said that in April, the Village was advised that Wok N Fire would not renew its liquor license because it was closing its restaurant at the end of April. The new tenant, Aria's Kitchen, has applied for a liquor license and plans to open in June, serving breakfast through dinner seven days a week. There will be no net change in the number of licenses, as the Village will remove one license and add one Class H license.

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

Mayor Grasso asked for a motion to approve the Ordinance.

Motion was made by Trustee Franzese, seconded by Trustee Schiappa to approve the Resolution.

On Roll Call, Vote Was:
AYES: 4 - Trustees Franzese, Schiappa, Pavesa, Smith
NAYS: 0 - None
ABSENT: 2 - Trustees Snyder, Mital

There being four votes, the motion carried.

PUBLIC COMMENT

There was no public comment.

REPORTS AND COMMUNICATIONS

Trustee Smith said that the village celebrated Armed Forces Day with positive feedback, emphasizing community growth and tradition. The event featured bands, food, and a program at the Veterans Memorial, with high attendance and excellent organization. Mayor Grasso said that this event is now set up to become an annual tradition. Trustee Franzese commended on the program and the work done by staff to make it a success.

Mayor Grasso mentioned the upcoming "Concerts on the Green" starting Thursday at 7:00 pm, marking the beginning of the summer series.

He also said that the Village is in discussions with CNH regarding environmental studies and land development plans.

Mayor Grasso brought up the consideration of reopening the Village Center main road, perhaps even just in winter, to improve accessibility and reduce isolation of the businesses on that side of the street.

Village Administrator Evan Walter expressed appreciation to the residents for their patience with the Village Hall temporary move to Commerce Street.

ADJOURNMENT

Mayor Grasso asked for a motion to adjourn the meeting at 8:32 pm.

Motion was made by Trustee Schiappa, seconded by Trustee Franzese, 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 ___________, 2026.

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS

MINUTES FOR REGULAR MEETING OF JUNE 1, 2026

I. ROLL CALL

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at Gower Middle School, 7941 Madison Street, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 6 – Irwin, Parrella, Petrich, Broline, Morton, and Trzupek
ABSENT: 1– Stratis

Village Administrator Evan Walter, Community Development Director Janine Farrell, Trustee Guy Franzese, and Planner Ella Stern were also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A. APPROVAL OF APRIL 20, 2026 MEETING MINUTES

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Morton to approve the minutes of the April 20, 2026 meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Petrich, Morton, Parrella, Broline, and Trzupek
NAYS: 0 – None
ABSTAIN: 1 – Irwin

MOTION CARRIED by a vote of 5-0 with one abstention.

B. APPROVAL OF MAY 4, 2026 MEETING MINUTES

Chairman Trzupek noted that, at the bottom of page 6, the petitioner had stated to the Commission that he received an email from JD Real Estate and was advised that they were not interested. Chairman noted that neither the Commission nor staff had received any documentation or proof of that correspondence.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Broline to approve the minutes of the May 4, 2026 meeting, as amended.

ROLL CALL VOTE was as follows:

AYES: 5 – Morton, Broline, Parrella, Petrich, and Trzupek
NAYS: 0 – None
ABSTAIN: 1 – Irwin

MOTION CARRIED by a vote of 5-0 with one abstention.

III. 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-06-2026: 8101 County Line Road (Mittal); Rezoning and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Stern stated that the request was for a rezoning from the R-1 Residential District to the R-3 Residential District. Stern noted that the two parcels were adjacent but shared the same address. Stern noted that parcel one was approximately 5 acres and parcel two was approximately 14 acres. Stern stated that the R-1 district required a minimum lot area of 5 acres and a minimum lot width of 220 feet. Stern noted that the R-3 district required a minimum lot area of 20,000 square feet and a lot width of 100 feet. Stern noted that the properties were within the County Line Road Overlay District. Stern noted that the Overlay District required properties to be at least 40,000 square feet and have a minimum lot width of 130 feet. Stern noted that no subdivision was proposed as part of the zoning request; however, the concept plan, shown on the screen, was included in the submitted materials to illustrate what may be constructed and requested in the future under the proposed R-3 zoning district. Stern stated that the Comprehensive Plan recommended single-family residential uses for the parcels and the surrounding area. Stern noted that the Comprehensive Plan encouraged lot sizes to be 30,000 square feet or larger. Stern displayed an illustration of the zoning map showing nearby properties and their zoning designation. Stern stated that five public comments were received. Stern noted that one public comment was included in the packet, and four additional comments were received after the packet was published. Stern noted that the additional comments were distributed to the Commission before the meeting, and hard copies were also provided.

Michael Roth, legal counsel for the petitioner, introduced himself. Roth stated that the request was for a rezoning from the R-1 Residential District to the R-3 Residential District. Roth discussed the property location, existing conditions, and application materials submitted with the petition. Roth discussed the Comprehensive Plan and surrounding zoning districts and subdivisions, stating that the proposed R-3 zoning would be consistent with the single-family residential character of the surrounding area. Roth noted that numerous nearby properties were zoned R-3 or R-2B and argued that the proposed zoning was compatible with surrounding development patterns. Roth referenced the concept plan submitted with the application, noting it was for illustrative purposes only and not part of the rezoning request. Roth stated that the concept plan reflected lot sizes comparable to those found in nearby subdivisions. Roth discussed characteristics of the property, including the presence of a creek on the site, which he stated would limit the developable area and overall density. Roth reiterated that the proposed rezoning would be compatible with surrounding properties and consistent with the area.

Eric Isaacs, of RBI Planning, introduced himself. Isaacs presented the concept plan, noting it was intended to demonstrate a potential development under R-3 zoning regulations. Isaacs explained that the plan included two lots fronting County Line Road and discussed the environmentally sensitive areas, including the creek corridor and wetlands, which limited development on a portion of the property. Isaacs stated that the concept plan included a primary access point just south of the existing drive and a secondary emergency access connection to Cross Creek. Isaacs noted that preliminary stormwater detention was shown based on existing site conditions and would be refined through future engineering analysis. Isaacs stated that only two proposed lots would back up to properties in the Bridle Path subdivision and that the proposed lots averaged more than 28,000 square feet.

Roth stated that the petitioner had met with neighboring property owners and homeowner associations to understand their concerns regarding the proposed rezoning. Roth noted that one of the primary concerns raised was access to any future development. Roth stated that the petitioner was committed to providing primary access to the development directly from County Line Road. Roth acknowledged that the conceptual plan was not under consideration for approval but stated that any future subdivision or planned unit development would require Village approval. Roth stated that access would require the construction of a bridge over the creek on the property. Roth stated that the petitioner remained committed to addressing neighborhood concerns and facilitating a high-quality development.

Chairman Trzupek stated that the zoning request was only for the rezoning of the parcels and asked for public comment

Zed Francis, president of the Bridle Path HOA, introduced himself. Francis noted that the HOA submitted a public comment, included in the staff report packet. Francis confirmed that Dr. Mittal had reached out to the neighbors, and they had met with him. Francis noted that the request for R-3 zoning was not consistent with the Comprehensive Plan and the surrounding zoning. Francis noted that R-2B zoning surrounded the parcels. Francis discussed the topographic characteristics, noting that the site could potentially support an attractive residential subdivision through a detailed review of a development plan or Planned Unit Development process rather than through a rezoning. Commissioner Francis referenced a previous zoning case involving property located behind the Village Pump center.

Don Chappel, 7901 South County Line Road, introduced himself. Chappel noted that his property was zoned R-2A. Chappel stated that 8101 County Line Road was more consistent with the surrounding R-2, R-2A, and R-2B zoning districts than with the proposed R-3 zoning classification. Chappel described the property as heavily wooded, noting that significant tree removal would likely be required to accommodate a higher-density development. Chappel noted that he did not support the proposed R-3 zoning and suggested that the property should be protected as a unique natural area.

Emmanuel Vacchiano, 8110 Woodside Lane, introduced himself. Vacchiano noted that his property was the only parcel in Burr Oaks Glen South Subdivision, immediately adjacent to 8101 County Line Road. Vacchiano noted that while Burr Oaks Glen South was zoned R-3, it was approved in the 1980s, and his lot was around 25,000 square feet. Vacchiano stated he had lived adjacent to the subject property for 21 years and was familiar with the character of the area. Vacchiano noted that the request was for rezoning rather than a specific development plan, but expressed concern that R-3 zoning could allow a future higher-density development with smaller lots, inconsistent with the character of nearby subdivisions. Vacchiano suggested the Commission maintain development patterns compatible with the surrounding neighborhoods. Vacchiano reiterated that he was opposed to the R-3 zoning request.

Guy Franzese, President of the Burr Oaks Glen South Homeowners Association, introduced himself. Franzese stated that the Board of Directors submitted a letter of public comment earlier in the day, noting they had only received notice of the request on Friday. Franzese stated that they opposed the rezoning of the property from R-1 to R-3. Franzese noted an error in the presentation, stating that an R-1-zoned property was located adjacent to the subject property to the south. Franzese noted that the parcel was approximately 10 acres of undeveloped land located at the corner of County Line Road and German Church Road. Franzese noted Burr Oaks Glen South had approximately 80 homes through a planned unit development, and the average lot size was around 18,000 to 19,000 square feet. Franzese stated that the petitioner had indicated that nearby subdivisions, including Cross Creek and Bridle Path, contained average lot sizes of approximately 26,000 to 28,000 square feet. Franzese expressed concern that rezoning the property to R-3 could allow smaller lots through a future planned unit development, resulting in development inconsistent with the surrounding neighborhoods. Franzese noted that the connection shown on the conceptual plan would create an incompatible transition between existing larger-lot homes and a potential future development with smaller lots.

There were no additional public comments. Chairman Trzupek asked for Commissioner discussion.

Commissioner Irwin stated that he was opposed to the R-3 zoning request.

Commissioner Parrella noted that she was opposed to the R-3 zoning request, but would be open to considering R-2, R-2A, or R-2B.

Chairman Trzupek noted that the Commission could recommend an alternative zoning classification, such as R-2, R-2A, or R-2B, but that consideration of a more restrictive zoning district would require additional public notice. Chairman Trzupek suggested that the Commissioners' review be limited to the zoning classification requested by the petitioner.

Commissioner Petrich stated that, based on the surroundings, he was opposed to the R-3 zoning request.

Commissioner Broline stated that he was opposed to the R-3 zoning request. Commissioner Broline noted that he did not believe the presence of the creek on the property justified smaller lot sizes.

Commissioner Morton echoed the comments of his fellow Commissioners. Commissioner Morton noted that the Comprehensive Plan provided guidance and that preserving the County Line Corridor, with large estate lots, was very important. Commissioner Morton stated that the concept plan showed an average lot size of approximately 28,000 square feet. Commissioner Morton noted that the petitioner could have prepared a concept plan that met the R-2B lot-size standard and stated concern with rezoning the property to R-3 without a specific development proposal. Commissioner Morton stated that he was opposed to the R-3 zoning request.

Roth addressed the standards for a rezoning and explained how the proposed rezoning satisfied each of the five applicable standards. This information was included in the petition.

Chairman Trzupek stated that while any future planned unit development would be subject to Village review and approval, the underlying zoning classification would establish the baseline development standards for the property. Chairman Trzupek expressed concern that R-3 zoning could permit smaller lot sizes through a future planned unit development. Chairman Trzupek noted that, although a small portion of the property adjoins an R-3-zoned area, the subject property was predominantly surrounded by lower-density residential zoning districts. Chairman Trzupek stated that he could not recall a prior rezoning recommendation involving a property with such limited adjacency to R-3 zoning and such extensive adjacency to larger-lot residential districts.

Commissioner Irwin noted that the recent development trend in the Village had been toward larger lot sizes in new residential developments.

Commissioner Morton noted in the Findings of Fact, letter "c," the petitioner raised the question of the suitability of the property for the uses permitted under the zoning classification, noting R-1 was out of character. Commissioner Morton stated that, while the existing R-1 zoning may be out of character, that fact alone did not justify rezoning the property to R-3.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to close the public hearing for zoning case Z-06-2026.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner

Broline to deny Z-06-2026, a request for a re-zoning of the subject property as per Section VI.D of the Zoning Ordinance from the R-1 Residential District to the R-3 Residential District, with amended Findings of Fact.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 6-0.

Stern confirmed that the item would likely appear on the June 8, 2026, Village Board agenda and stated that she would email the petitioner.

B. PC-03-2026: 6900 Veterans Blvd. and 451 Commerce St. (Village of Burr Ridge); Comprehensive Plan Amendment, CNH Subarea Master Plan

Chairman Trzupek introduced the case and asked for a summary. Farrell stated that PC-03-2026 was a Comprehensive Plan Amendment to the existing Comprehensive Plan to adopt the CNH Subarea Master Plan. Farrell introduced Nick Davis, a consultant from Houseal Lavigne. Farrell noted that the Comprehensive Plan Update Committee had recommended approval of the Subarea Master Plan on May 20, 2026, and that the Plan Commission is the entity which holds the official public hearing.

Davis of Houseal Lavigne introduced the consultant team and provided an overview of the CNH Subarea Master Plan. Davis discussed the planning process, concept plan development, and the preferred concept plan. Davis noted that the Meech Group assisted with the financial and fiscal analysis. Davis provided an overview of the CNH Subarea Master Plan process, noting that the project had been underway for approximately six months and included site analysis, community visioning workshops, stakeholder meetings, public outreach, and multiple reviews by the Comprehensive Plan Update Committee. Davis explained that feedback from residents, property owners, Village staff, and committee members informed the development and refinement of the preferred concept plan. Davis discussed the land use programming and concept plan, which included light industrial development on the western portion of the site with access directed to adjacent business parking, the retention of the Public Works facility, a recreation, wellness, and event facility intended to serve as a regional destination, a mixed use flex area, open connected open space and greenway, and a mix of residential housing types, including townhomes, duplexes, and multifamily. Davis noted that the plan served as a long-range land-use guide for future development of the approximately 110-acre site rather than a specific development proposal. Davis displayed visual renderings and concept plans as part of the presentation. Davis confirmed that the Plan Commission was considering a recommendation to the Board of Trustees regarding an amendment to the Comprehensive Plan to adopt the CNH Subarea Master Plan as a component of the Comprehensive Plan and as a future land use recommendation for the subject property. Farrell confirmed that the discussion was limited to the general future land-use proposal and concept plan.

Chairman Trzupek stated that the proposed residential density appeared to be substantially higher than what currently existed in most areas of the Village, except possibly near the Village Center condominium development. Chairman Trzupek noted that while the Commission was not considering zoning changes as part of the current request, he questioned how the Village could respond in the future if a developer proposed a three- to four-story multifamily residential development at the density shown in the Subarea Master Plan. Farrell explained that the Subarea Master Plan was a guide and that additional updates to the Comprehensive Plan would likely identify areas of the Zoning Ordinance requiring amendment to implement the community's goals and objectives. Farrell noted that, under the current Zoning Ordinance, townhome developments were generally permitted only within the R-5 PUD District and would require approval through a PUD. Chairman Trzupek questioned how the proposed light industrial area compared to the development standards currently permitted under the Village's zoning regulations. Chairman Trzupek noted that if the floor area ratio shown in the concept plan differed significantly from what would be allowed under the Zoning Ordinance, a future applicant could seek to develop the property in a manner consistent with the zoning regulations rather than the concept plan. Farrell confirmed that discrepancies would be addressed through future development proposals and the associated review and approval processes. Chairman Trzupek inquired how the development phasing and stormwater detention would be addressed. Davis stated that detention could be constructed in earlier phases or reserved for future buildout to meet both current and future needs. Davis stated that the Subarea Master Plan would serve as a guide for future development proposals and help ensure that development remained consistent with the community-supported vision. Farrell noted that shared stormwater detention facilities could be implemented through future PUD approvals, easements, covenants, and development agreements, similar to the arrangements within the Burr Ridge Corporate Park.

Chairman Trzupek asked for public comment.

Tod Hassell, 402 Kenmare Drive, expressed concern that the proposed athletic facility, mixed-use flex area, and residential developments did not appear to provide sufficient parking to accommodate anticipated users and visitors. Hassell noted that inadequate parking was a common issue in other developments and questioned how many parking spaces were proposed. Hassell inquired whether the residential developments would include parking garages or other structured parking facilities. Chairman Trzupek stated that the parking shown in the concept plan was based on anticipated parking ratios and expected land uses. Chairman Trzupek noted that the mixed-use flex area had not yet been fully programmed and that the residential areas were designed with parking accommodations appropriate for the proposed housing types. Hassell expressed concern that a large athletic facility hosting tournaments and similar events could generate significant parking demand and traffic and questioned whether sufficient parking would be available if major athletic events occurred simultaneously with activities in the mixed-use area. Davis stated that the residential areas met current Village parking standards and included a combination of parking types. Davis noted that parking was a key consideration throughout the concept plan, including for residential, light industrial, and facility uses. Davis noted that the plan was developed to ensure adequate parking for the proposed land uses. Davis confirmed that access to the southern residential area would be provided via Harvester Drive.

Sue Sater, 74th Street, inquired about the access points for the southern residential area. Sater expressed concern about existing congestion on Madison Street during school and peak commute hours and emphasized that residential traffic from the development should not be directed to Madison Street due to current traffic congestion. Chairman Trzupek noted that although light industrial traffic would not directly access Madison, it could reach it via High Grove Boulevard, potentially increasing traffic at nearby intersections. Davis stated that new development would increase traffic compared to existing conditions and that the concept plan was designed to distribute traffic impacts across multiple roadways.

Patricia Forkin, 19 S Old Mill Lane, inquired about the proposed multifamily development, asking how many units were proposed and whether the development would consist of rental units or condominiums. Davis stated that the northern residential area would include approximately 119 to 124 units, while the southern residential area would include approximately 140 units. Davis noted that the multifamily development would likely consist of owner-occupied condominium units.

Suryakant Patel, 6816 Fieldstone Drive, inquired about the square footage of the townhomes. Davis stated that the square footage ranged from 900-1,200 square feet per floor.

Steve Patterson, 134 Surrey Lane, stated that any new development on the site would increase traffic but noted that the proposed plan was driven in part by the location of pollution, which influenced the placement of uses and parking. Patterson explained that areas identified for athletic and parking uses were intended to help contain or cap impacted areas. Patterson expressed concern about the traffic distribution and potential impacts on existing businesses, referencing nearby establishments, not located in the Village Center. Patterson questioned whether a study had been conducted to evaluate the effects of a large regional attraction on surrounding commercial properties. Patterson inquired whether adoption of the plan would be binding and whether it would limit or constrain the Village Board. Chairman Trzupek stated that the concept plan provided a recommendation and framework. Chairman Trzupek explained that the concept plan would be provided to the property owner as guidance for future development and market evaluation. Chairman Trzupek noted that future proposals could differ from the concept depending on feasibility. Patterson expressed concern that the specificity of the concept plan could influence or constrain future development decisions if adopted, particularly if future proposals align closely with the plan but receive limited public attention until later stages. Patterson questioned whether approval of the concept plan could effectively limit the Village's flexibility when a detailed development proposal is eventually submitted.

Chairman Trzupek stated that the concept plan serves as a land-use recommendation but expressed concern regarding the proposed residential density and questioned whether the Village desired development of that density. Patterson referenced the environmental conditions and noted his prior involvement on the CNH Ad Hoc Committee, stating that those committee members had not supported the level of density shown and had preferred more residential use rather than the proposed intensity. Patterson stated that the site plans appear to be influenced by environmental remediation considerations and land value objectives. Patterson expressed concern that the proposed plan was out of character with surrounding development patterns. Davis stated that environmental considerations and factors were not available, as no study had been completed. Davis stated that the purpose of the review was to determine whether the concept plan reflected prior visioning workshop and public input, which generally supported a mix of residential uses, a regional destination, and light industrial uses, and whether the proposed framework aligned with the desired long-term direction for the site. Chairman Trzupek stated that it was discussed that the plan should not be driven by a lack of information or environmental concerns, and that environmental remediation across the entire property should be completed to a consistent standard. Davis stated that concept plans were commonly advanced at this stage without such information due to the cost and timing of detailed studies. Davis noted that the proposed land-use framework was not driven solely by environmental conditions, though it would instead help inform future environmental analysis and remediation planning. Patterson noted that based on the size, history, and prior site observations, environmental contamination likely exists on the site and should be acknowledged.

Jason Omerza, Vice President of Finance at CNH, introduced himself as speaking on behalf of CNH. Omerza stated that CNH appreciated the efforts in evaluating potential land uses for the property. Omerza stated that CNH did not endorse the proposed concept plan and clarified that it was not CNH's preferred plan. Omerza noted that no developer was willing or able at that time to implement the plan as presented due to insufficient developable square footage to support the required improvements. Omerza stated that adoption of the plan could constrain their ability to market the property and attract potential buyers. Omerza stated that the proposed framework was not economically feasible. Omerza referenced the financial feasibility analysis, indicating that significant public funding would be required. Omerza noted that the prior proposal was more financially viable without public funding. Omerza reiterated that CNH did not support the proposed plan and recommended that the Comprehensive Plan remain unchanged until a more economically feasible alternative was identified. Davis noted that multiple iterations of the concept plan had been developed throughout the process with CNH. Davis explained that concept plans had been refined based on ongoing discussions and feedback, including adjustments to the light industrial area and relocation of additional space to the west to better align with input received during the planning process.

Gail Probst, 605 Kenmare Drive, inquired about the proposed light industrial development, specifically asking about the square footage of the current plan and how many trucks or docks would be associated with the industrial component. Davis stated that the proposed light industrial buildings were generally shown with approximately two loading docks per building, with the larger building including eight docks, and that the total square footage was approximately 450,000 to 500,000 square feet. Davis stated that he did not have the truck traffic counts available. Chairman Trzupek noted that the proposed 450,000 square feet of light industrial space was approximately half the size of a prior proposal. Chairman Trzupek stated that the prior proposal included more dock spaces. Chairman Trzupek noted that the Village code currently establishes only minimum requirements for loading docks and suggested that the Village consider establishing maximum regulations. Davis stated that the recommendations included processing the proposal through a PUD and potentially amending the Zoning Ordinance to establish both minimum and maximum loading dock requirements. Davis noted that the intent was not to accommodate large-scale distribution facilities, but rather uses more consistent with those in High Grove. Probst inquired whether the existing roadways had sufficient capacity to support the proposed concept plan and what the anticipated traffic impacts would be. Davis stated that the Village Engineer reviewed the traffic data and that the existing roadway network could support the anticipated residential and industrial traffic without major improvements. Davis reiterated that the northern residential area was proposed at a maximum of approximately 124 units and the southern residential area at approximately 140 units, consisting of a mix of townhomes, duplexes, and multifamily units.

Sandra Pauly, 7230 S Park Avenue, inquired about the design of the proposed duplex units, asking whether they would be single-story or include shared walls and multiple levels. Pauly noted the demand for single-level housing options, noting that three-story townhouse-style units may not be suitable for older residents who prefer or require minimal stair access. Pauly expressed concern regarding the proposed density. Davis stated that the duplex units were first-floor primary living options in response to public and Committee feedback. Davis noted that the residential mix was adjusted to include more duplexes and fewer townhomes and multifamily units, while maintaining townhomes as an important component for project feasibility.

Joan Olson, 24 West Old Mill Lane, expressed concern regarding the proposed number of units and overall square footage, noting existing traffic congestion on Carriage Way, County Line Road, and surrounding intersections. Olson stated that traffic volumes have increased significantly in recent years and questioned how additional development traffic would be accommodated, asking when the most recent traffic study for County Line Road had been completed. Chairman Trzupek stated that any development on the site would impact surrounding traffic conditions, including Veterans Boulevard, County Line Road, and Plainfield Road.

Evan Walter, Village Administrator, stated that County Line Road and Veterans Boulevard intersection was already operating at a failing level of service under existing conditions. Walter noted that the Village was working with consulting engineers to evaluate potential improvements and to proactively address existing conditions, but that significant congestion existed today and would be exacerbated by any future development. Walter noted that prior traffic studies had been completed as part of earlier proposals and that overall traffic volumes and congestion trends had changed only marginally, by approximately 1 to 2 percent.

Mary Slaga, 2 Carriage Place, stated that the current concept plan appeared to involve more passenger vehicle traffic and fewer trucks compared to the prior proposal, which included substantial truck traffic. Slaga questioned whether a feasible plan exists that could satisfy both CNH and Village concerns. Chairman Trzupek suggested there may be a middle ground between the previous plan and the current concept, potentially allowing for a more defined light industrial use similar to High Grove. Chairman Trzupek noted that the key issue was defining appropriate uses, density, and intensity, as these factors directly impact traffic generation. Davis stated that the concept plan guided the next steps, including review of environmental constraints, applicable zoning requirements, and potential amendments.

Tom Kelly, 134 N. Chestnut Hill Circle, inquired whether, for the southern housing area, an access road from Chestnut Hills Drive was planned for that subdivision as currently proposed. Davis stated that access would come from Harvester Drive and would serve only the residential component, with no connection to the industrial area. Davis confirmed that there was no access to 72nd Street. Kelly noted that the road was two lanes and was quite congested when activities were occurring at the park, such as Little League.

Donna Ryan inquired whether an additional parking lot would be constructed for the Park District. Davis stated that the current proposal does not include an additional parking lot for the Park District.

Mary Bradley stated she has served on the Comprehensive Plan Update Committee. Bradley stated she was unable to support the proposal at the previous meeting, noting her primary concern regarding density. Bradley acknowledged that the proposal included desirable elements and was an improvement over prior Bridge-related concepts and truck traffic. Bradley expressed concerns regarding traffic impacts. Bradley referenced the traffic study in the packet, noting it projects approximately 5,200 additional daily vehicle trips along Veterans Boulevard and identified existing operational challenges at Veterans Boulevard, Highgrove, and Madison. Bradley stated that the study indicated future off-site improvements would likely be required. Bradley referenced the financial feasibility analysis, noting it had not been discussed in the CPC meetings. Bradley stated the analysis identified financial challenges and indicated the project would likely require a public-private partnership anchored by Tax Increment Financing (TIF), supplemented by additional funding sources.

Hassell inquired whether any forecasting had been conducted regarding the potential impact of introducing approximately 200 to 260 residential units on the average home sale price in Burr Ridge. Hassell inquired whether an influx of lower-priced homes could affect overall market values. Hassell questioned whether, assuming the new homes would be valued below the existing housing stock, the resulting lower per-unit tax base could reduce tax revenue per resident. Hassell stated that it could lead to increased service demands without proportional tax revenue, which may impact property taxes. Davis noted that forecasting on the potential impact had not been completed, but could be reviewed. Davis further noted that the proposal responded to feedback received at the Visioning Workshop and from community members. Davis stated that the proposed product type was one that current residents had indicated they were seeking, both for downsizing or right-sizing and for individuals looking to move back to Burr Ridge. Davis stated that the site was unique and represented a unique opportunity. Davis indicated that the location was considered the most appropriate place for such a development, if it were to occur.

Commissioner Morton stated that, based on the body of work, many individuals had spent significant time and effort on the proposal, and he expressed appreciation for those efforts, noting they helped focus his questions and concerns. Commissioner Morton requested clarification on the property size, stating he had heard figures of 110, 114, and 117 acres, and asked that a single, consistent acreage be confirmed. Commissioner Morton referenced Village outreach and input from the Visioning Workshop, noting that residents closest to the site appeared most engaged due to potential impacts, while also acknowledging the importance of broader community input. Commissioner Morton inquired how much Davis and their team had worked with CNH on the proposed concept plan. Davis stated that they had worked with the property owner to revise multiple iterations of the concept plan. Davis noted that concepts had been presented to both the Village and the property owner, and that feedback from both, along with Village direction, resulted in substantial revisions. Commissioner Morton inquired whether traffic from the industrial area would be directed to exit onto Plainfield Road. Davis stated that industrial traffic would travel through High Grove to access Plainfield Road or Madison Street. Commissioner Morton stated that, if industrial traffic were directed to Plainfield Road, he assumed a significant portion would ultimately travel south on County Line Road to access I-55, Route 83, and I-294. Commissioner Morton questioned whether this would meaningfully reduce overall traffic impacts, aside from decreasing traffic on Veterans Boulevard, and asked whether it was reasonable to conclude that the traffic volume would be distributed between County Line Road and Plainfield Road. Davis confirmed. Davis stated that the intent was not for the site to compete directly with the Village Center. Commissioner Morton questioned how the proposed athletic event area would avoid competing with existing venues in the Village. Davis stated that the intent was not to favor or disadvantage particular land uses, but rather to ensure that proposed uses on the site would complement and support the Village Center. Davis stated that the focus was on protecting and supporting the Village Center when considering appropriate uses for the site. Commissioner Morton expressed concerns regarding traffic, noting that the traffic analysis projected approximately 7,900 total daily trips and 6,600 net new daily trips. Commissioner Morton stated that these figures appeared comparable to those associated with the prior Bridge industrial proposal, with a reduction in truck traffic being offset by an increase in passenger vehicle traffic. Commissioner Morton noted that the proposed uses could place a significant burden on surrounding arterial roadways, given the site's limited access and the lack of room for roadway expansion. Davis stated that the plan included recommendations for potential roadway improvements and acknowledged traffic issues identified through coordination with the Village Engineer. Commissioner Morton inquired whether the economic analysis evaluated anticipated tax revenues against municipal service and infrastructure costs, and whether the overall fiscal impact on the Village would be positive or negative. Davis stated that the financial analysis considered the costs associated with the proposed uses and that those considerations were a key factor in developing the land use program. Davis confirmed that anticipated costs and revenues were reviewed. Davis noted that some proposed uses were financially more viable than others. Commissioner Morton expressed concern regarding the adoption of the plan, stating that the long-term fiscal impacts on the Village had not been fully reviewed and warranted further analysis. Commissioner Morton noted concern regarding the corporate impact on the Village. Walter stated that he had no concerns that the plan, as presented, would be a net positive for the Village, based on a use-versus-service basis. Walter noted he had no corporate impact concern from a financial perspective. Commissioner Morton referenced the estimate of approximately $400,000 per acre and calculated that, using 100 acres as an example, the property value would be approximately $40 million. Commissioner Morton inquired whether there was any information regarding how that value compared to the amount CNH may have recognized from the sale to Bridge Industrial. Davis noted that he did not know whether the estimated value represented a markup or a markdown. Commissioner Morton expressed concern regarding the level of specificity and detail in the concept plan, as it could create expectations regarding the exact form of future development if incorporated into the Comprehensive Plan. Commissioner Morton stated he supported the overall concept, but would prefer a more generalized plan.

Commissioner Broline stated that it was the first time he had heard that CNH did not endorse the plan. Commissioner Broline noted that CNH had ownership rights and a significant interest in the property and expressed uncertainty regarding how that factored into the consideration of the concept plan. Commissioner Broline noted he was pleased to see the concept plan and viewed it as a balanced approach between residential and light industrial uses. Commissioner Broline noted that the plan appeared mindful of the interface between residential and industrial development and acknowledged the importance of industrial uses as contributors to the Village's tax base. Commissioner Broline commended the public input process, noting that much of the feedback appeared to come from residents interested in the residential aspects. Commissioner Broline noted that, from a financial perspective, the proposed athletic/event center appeared to be the riskiest component of the plan due to its higher projected rate of return and greater upfront investment requirements. Commissioner Broline noted that the use could serve as an effective buffer between residential and industrial areas, which he viewed as a positive aspect of the proposal.

Commissioner Petrich noted that he had served on the CPC that helped develop the concept plan and stated that a significant amount of public input had been incorporated into the process. Commissioner Petrich stated that he appreciated the proposed land use, with light industrial uses adjacent to industrial areas, residential uses adjacent to residential areas, and mixed uses located near the O-2 Planned Development

Office/Hotel District. Commissioner Petrich stated that the plan was logical from a zoning perspective. Commissioner Petrich requested clarification on the financial evaluation, noting that residential development appeared to be more financially viable than industrial development. Davis confirmed. Davis stated that townhomes were a significant driver of the project's financial viability and that earlier concepts included more townhomes for that reason. Davis noted that increasing duplexes reduced returns but responded to community preferences. Davis noted that additional townhomes would improve the financial viability of the residential component, while multifamily would lower returns due to height limitations. Davis stated that the detailed concept plan was intended to demonstrate feasibility and that the land use program was the most important element, as it identified the proposed land uses for each area of the site.

Commissioner Parrella agreed with Commissioner Morton that a more generalized blocking plan may be preferable to the detailed concept plan, noting that future development proposals could change in size or configuration as they progressed through the review process. Commissioner Parrella stated that a less specific plan would provide greater flexibility. Commissioner Parrella stated that the future use of the mixed-use area would be critical to the success of the overall concept. Commissioner Parrella expressed concern regarding the density of the residential component, while acknowledging that townhomes with first-floor primary bedrooms would be desirable. Commissioner Parrella expressed concerns regarding the proposed athletic/event facility, including its potential impacts, security considerations, and the Village's ability to support the necessary infrastructure. Commissioner Parrella noted that inadequate planning for traffic, parking, and public safety could create challenges.

Commissioner Parrella asked about the process moving forward and whether a single developer or multiple developers would develop the site. Commissioner Parrella noted that any proposal would still require review and approval by the Commission and Village Board, but expressed concern that the detailed concept could create an expectation. Davis stated that multiple developers would likely develop the site. Davis emphasized that the 3D model was for conceptual purposes only and was intended to facilitate discussion rather than depict the exact form of future development. Commissioner Irwin inquired about the specific request before the Commission and sought clarification regarding which proposed insert or exhibit was being recommended for inclusion in the Comprehensive Plan. Farrell clarified that the plans constituted the inserts and stated that the Commission would determine whether all or some of the materials and plans were to be included. Commissioner Irwin stated that there were notable differences between the documents. Commissioner Irwin inquired about the number of residential units on the plans. Davis stated that the number of units may not be included in the plan, but were in the project files. Davis noted that a narrative could be added to clarify what was incorporated into the draft. Commissioner Irwin stated that the unit count was unclear from the exhibits. Davis stated that the proposal included fewer units than earlier versions and stated that a narrative could be added to clarify the figures, noting that such detail would typically be provided in a full Comprehensive Plan process. Commissioner Irwin stated that he would like to see specifically what was being recommended for approval. Commissioner Irwin stated that he generally supported the placement of light industrial, residential, and green space, but suggested widening and extending the greenway through the mixed-use area to create a continuous open space. Commissioner Irwin stated that his preference would be to reduce density in both the light industrial and residential areas.

Chairman Trzupek stated that he agreed with concerns regarding what the Commission was being asked to recommend and what would ultimately be included in the Comprehensive Plan. Chairman Trzupek expressed concern that the mixed-use flex opportunity area was insufficiently defined, while also cautioning against providing excessive detail in residential areas that could unintentionally lock in specific development outcomes. Chairman Trzupek stated that he would prefer approving a more generalized conceptual land use framework and plan with defined parameters, such as acreage ranges, allowable uses, and density limits. Chairman Trzupek suggested that the athletic facility be more clearly defined as a regional destination use rather than a local-serving facility. Davis explained that conceptual 3D models were commonly used to demonstrate that the proposed uses could physically fit on the site and to convey potential development scenarios, not a final or definitive outcome. Davis stated that the land use program was the most important guiding element for future decisions and that the 3D model represented only one of many possible development iterations. Davis noted that different developers could implement the concept in various ways and that the intent was to show direction rather than final design or architectural detail. Chairman Trzupek stated that he understood and agreed with the intent of the conceptual model, but expressed concern that someone might interpret it as a directive to build exactly what is shown. Chairman Trzupek stated that the Commission was not bound to the illustration and emphasized that the process would still involve further review and decision-making. Chairman Trzupek stated that he would prefer a more generic conceptual plan with more limited, defined parameters.

Commissioner Irwin stated that he preferred to review and consider the exact exhibits being incorporated into the Comprehensive Plan and not attempt to finalize or modify them during the meeting. Commissioner Morton stated that the plan should be less detailed and more flexible, allowing for expansion or contraction based on market opportunities rather than prescribing specific development segments, while still maintaining an articulated vision with flexibility. Commissioner Morton referenced prior testimony at a Plan Commission meeting regarding declining elementary school enrollment and inquired about current school enrollment trends, noting that increased residential development could impact school populations and should be considered. Davis cautioned that the assumption that the proposed residential units would result in a large number of school-aged children was not always supported by experience, noting that such unit types do not consistently attract families with children. Davis stated that in similar projects, analyses of student generation and school district impacts have shown less significant effects than often assumed.

Davis expressed concern about the preference for greater flexibility. Davis requested direction from the Commission regarding revisions. Commissioner Irwin stated that the level of detail in the concept plan was too great and could be interpreted as endorsing higher-density development than the Commission intended. Chairman Trzupek expressed concern about the density of the residential areas, noting that such density would represent a significant policy shift compared to existing Village standards. Chairman Trzupek suggested the plans provide clearer parameters, such as desired unit counts and typical sizing, rather than relying on a highly detailed concept plan. Chairman Trzupek stated that, based on prior projects, residential developments were typically in the range of approximately 2 to 4 dwelling units per acre, and noted that the current proposal appeared significantly higher. Davis stated that the plans showed approximately 12 dwelling units per acre and noted that the site's unique characteristics made it an appropriate location for higher-density development within the Village. Farrell stated that she wanted to ensure that clear direction regarding revisions was provided to Davis. Farrell reiterated that the Commission was generally requesting a more generalized concept plan, with fewer detailed building outlines and unit-level depictions, more emphasis on descriptions, and a reduction in residential density. Farrell asked for clarification on what density range would be considered acceptable, noting that the suggested 3 to 4 units per acre was more consistent with detached residential subdivisions. Farrell referenced existing Village developments, such as nearby condominium and townhome communities, and asked whether those could be considered appropriate comparables for evaluating acceptable density on the subject site. Commissioner Irwin noted that he would prefer that the total residential units be divided by 2 and the light industrial component be divided by 1.5. Commissioner Irwin noted that he would prefer the remaining space to be allocated primarily to green space. Commissioner Irwin stated that he supported the recreation and community facility area, with a slight reduction in retail, to allow the greenway to be extended.

Chairman Trzupek stated that he agreed with reducing the residential density. Chairman Trzupek expressed that his primary concern with the industrial component was the type of use rather than the amount of land allocated. Chairman Trzupek stated that if the light industrial use were high-intensity or high-traffic-generating, particularly with significant truck activity, even with a reduced density, it could remain problematic. Chairman Trzupek emphasized the need to define use and intensity expectations. Davis stated that the light industrial component should not be reduced, as doing so would negatively impact project feasibility due to increased costs associated with additional open space. Chairman Trzupek suggested that comparable examples be provided of the residential density to help contextualize the proposed development.

Commissioner Morton referenced a prior comment that there had been limited buyer interest in the property. Commissioner Morton questioned how the proposed reductions in residential and light industrial components would support the successful redevelopment and sale of the property. Davis stated that reducing the industrial component by 50 percent would likely result in continued or increased opposition from CNH, and that reducing residential density could further impact project feasibility depending on the final mix.

Commissioner Irwin inquired how the flex area was incorporated into the financial analysis. Davis stated that it was treated as a flexible use due to uncertain future development. Commissioner Parrella inquired whether anything identified during the visioning workshop was not reflected in the current plan but could be incorporated into the flex area. Davis stated that no additional higher-cost uses were identified in the visioning sessions beyond those already shown, though office space remained a possible but uncertain option. Davis explained that the white flex area was left open due to market uncertainty and that reducing residential density would decrease the number of users supporting the site, potentially limiting the viability of retail and other commercial uses in that area.

Commissioner Parrella inquired about the overall timeline for the project, noting that the process had begun in January and asked what the remaining steps and ultimate endpoint of the process would look like. Davis stated that, if adopted into the Comprehensive Plan, the concept would be available to the property owner to guide redevelopment, with the Village able to remain involved. Davis noted that the next steps would include refining phases, evaluating and marketing the proposed concepts, and further coordinating with CNH to address areas of misalignment.
Commissioner Broline inquired how an event center use would be defined within zoning. Davis stated that the event center could be defined within the B-2 zoning district or incorporated into a PUD, where its parameters and use could be more specifically established. Commissioner Broline stated that, if reviewing the plan as a trustee, their primary question would be who would occupy or utilize the proposed development and how it could be ensured that users would come to the site.

Chairman Trzupek summarized that the Commission had concerns regarding traffic, density, industrial land area, and the definition of the flex space, and that the current concept was not ready for inclusion in the Comprehensive Plan. Chairman Trzupek stated a preference for a more general conceptual plan with clearer parameters to be further refined before adoption.

Farrell confirmed with the Commission that the consensus had been to reduce density, update layouts and financial assumptions, increase green space, and simplify the concept plan. Farrell noted that different opinions differed on the recreational and event facility. Chairman Trzupek stated that the Commission did not object to the concept of a recreational and event facility but questioned its likelihood of being developed. There was discussion about the recreational and event facility, block plans, and bubble diagrams.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to continue the public hearing for zoning case PC-03-2026 to July 6, 2026.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

On the Building Report, Commissioner Petrich asked for clarification about the building permit for 602 Ambriance. Stern confirmed that the permit issued was for the installation of an air conditioning unit. There was a question about the withdraw of zoning case V-03-2026. Stern confirmed that the petitioner for zoning case V-03-2026 had withdrawn the request for a fence within the interior side yard, not the approval for a fence within the corner side yard.

V. OTHER CONSIDERATIONS

A. S-03-2026: Intersection of 79th Street and Woodside Lane (Burr Oaks Glen South); Conditional Sign Approval and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Stern stated the request was for a conditional sign approval to replace an existing Subdivision Entryway sign at Burr Oaks Glen South. Stern noted that the proposed sign was located at the intersection of 79th Street and Woodside Lane. Stern noted that conditional signs required approval by the Board of Trustees upon review by the Plan Commission. Stern stated that the sign complies with all regulations outlined in the Sign Ordinance. Stern stated that the proposed sign did not exceed 50 square feet in area, four feet in height, and included the words "Burr Ridge." Stern displayed an illustration of the site plan showing the proposed sign location, an illustration of the proposed sign, and renderings of the existing entrance versus the entrance with the proposed signage.

The Commission generally had no concerns regarding the proposed signage. Commissioner Petrich suggested that a condition be included in the recommendation to ensure that "Burr Ridge" remained visible and not obscured by landscaping.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Petrich to approve S-03-2026, a request for conditional sign approval as per Section 55.05 of the Sign Ordinance to replace a Subdivision Entryway sign in a Residential District, with Findings of Fact, and with the following conditions:

1. The signage shall comply with the submitted sign plans.
2. That the landscaping must be maintained at all times so as not to obstruct the visibility of the lettering "of Burr Ridge."

ROLL CALL VOTE was as follows:

AYES: 5 – Morton, Petrich, Irwin, Broline, and Trzupek
NAYS: 0 – None
ABSTAIN: 1 – Parrella

MOTION CARRIED by a vote of 5-0 with one abstention.

VI. PUBLIC COMMENT

There were no comments.

VII. FUTURE MEETINGS

Commissioner Parrella noted she could not attend the June 8, 2026, Village Board meeting. Chairman Trzupek stated that he would attend as the Plan Commissioner representative on June 8, 2026. Stern noted the upcoming zoning cases for the June 15, 2026, Plan Commission meeting.

VIII. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to adjourn the meeting at 10:07 p.m.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 6-0.

Respectfully Submitted: Ella Stern

Ella Stern, Planner

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS

MINUTES FOR REGULAR MEETING OF JUNE 15, 2026

I. ROLL CALL

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at Gower Middle School, 7941 Madison Street, Burr Ridge, Illinois by Vice-Chair Petrich.

ROLL CALL was noted as follows:

PRESENT: 6 – Irwin, Parrella, Petrich, Broline, Stratis, and Morton
ABSENT: 1– Trzupek

Planner Ella Stern was also present.

II. APPROVAL OF PRIOR MEETING MINUTES – JUNE 1, 2026

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to approve the minutes of the June 1, 2026 meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Irwin, Morton, Parrella, Broline, and Petrich
NAYS: 0 – None
ABSTAIN: 1 – Stratis

MOTION CARRIED by a vote of 5-0 with one abstention.

III. PUBLIC HEARINGS

Vice-Chair Petrich introduced the public hearings on the agenda. Vice-Chair Petrich 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-09-2026: 120-122 Burr Ridge Parkway (HS Spa Group II LLC); Special Use and Findings of Fact

Vice-Chair Petrich introduced the case and asked for a summary. Stern stated the request was for a special use to operate professional massage services pursuant to County Line Square PUD. Stern stated the property was zoned B-1 General Business District. Stern noted that professional massage services required special use approval. Stern noted that the facial spa aspect of the proposed business falls under the “beauty and health services” use, which was permitted in County Line Square. Stern displayed the proposed layout of the tenant space. Stern noted that the proposed business use included massage therapy, facial treatments, and related wellness services. Stern noted that the petitioner indicated that the business would employ approximately 25 individuals, with an average of 14 to 16 employees on-site at a given time. Stern stated that they expect to have 4 to 6 customers per hour, or approximately 40 customers per day. Stern stated that the proposed business would be classified as a ‘Beauty Parlor,’ which required one parking space for every 200 square feet of floor area. Stern noted that the tenant space was approximately 2,300 square feet, which required approximately 12 parking spaces. Stern noted that the previous tenant at the space operated as a physical therapy business, which required 8 parking spaces. Stern noted that there was a vacant tenant space within County Line Square, resulting in 6 additional parking spaces. Stern noted that staff believed County Line Square had a sufficient number of parking spaces to accommodate the proposed business. Stern noted that no public comments were received.

Philip Fornaro, representative for HS Spa Group II LLC, introduced himself. Fornaro introduced the proposed business use. Suneela Rizvi, the petitioner, introduced herself. Rizvi noted that there was an existing location of a Hand and Stone Spa in Park Ridge noting that it fit well within County Line Square. Rizvi discussed the franchisee.

Commissioner Parrella stated that she was familiar with the petitioner's business in Park Ridge and noted that family members who had visited the facility spoke highly of it. Commissioner Parrella stated that the presentation was well prepared and that the only concern had been parking; however, staff noted there would be adequate parking.

Commissioner Irwin stated that he supported the application. Commissioner Irwin questioned the first special use Findings of Fact, which required that the proposed use serve a public necessity or provide a service or opportunity not otherwise available within the Village, noting that a massage business was currently available in the Village. Commissioner Irwin stated that he interpreted the finding as addressing whether a need for the proposed service existed, rather than limiting competition, and noted that he believed such a need remained. Rizvi noted that the proposed business differs from traditional spa services. Rizvi noted the business operated on a membership model that allowed clients flexibility in selecting services. Rizvi explained that members may choose a massage one month, a facial the next month, or combine services during a single visit by using multiple membership credits.

Commissioner Broline stated that the proposed use met the criteria for a special use and would provide value to the community. Commissioner Broline expressed concern regarding parking, observing that the parking analysis relied on spaces made available by a recently vacated tenant space. Commissioner Broline noted that parking could become an issue if the vacant space were reoccupied in the future and questioned whether the Commission should include a condition of approval regarding parking.

Commissioner Stratis stated that the application was complete and addressed his questions.

Commissioner Morton stated that massage therapy provided a valuable and needed service. Commissioner Morton inquired whether the petitioner had experienced any police, licensing, or code enforcement issues at other locations and inquired whether the petitioner would be actively involved in the operation of the proposed facility or serve as an absentee owner. Rizvi noted there were no issues at the other locations. Rizvi stated that he and his family would be actively involved in the operation of the business. Rizvi noted that his daughter had trained at the Park Ridge location and would work at the proposed business. Rizvi clarified that customers may either purchase a membership or receive services on a walk-in basis without a membership.

Vice-Chair Petrich expressed concern regarding parking. Vice-Chair Petrich noted that while the proposal met the parking requirements, the anticipated 14 to 16 employees appeared to be more than the previous physical therapy tenant and asked whether employees would park away from the storefronts to preserve parking for customers. Rizvi confirmed that employees would park in spaces not typically used. Rizvi noted that they had discussions with the landlord. Rizvi confirmed that no services classified as medical use would occur. Rizvi noted that services would be performed by licensed estheticians and licensed massage therapists and explained that the company requires such licensing. Vice-Chair Petrich suggested including one of the petitioners' names in the conditions.

Commissioner Broline noted that, while a parking plan was not required for a tenant space of this size, the petitioner could encounter parking challenges during peak periods, particularly on Friday and Saturday evenings. Commissioner Broline encouraged the petitioner to consider implementing a parking plan to address those potential issues. Rizvi stated that Friday and Saturday evenings were typically among the business's slower periods, with fewer employees and customers on-site than at other times.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Parrella to close the public hearing for zoning case Z-09-2026.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to approve Z-09-2026, a request for a special use to operate professional massage services pursuant to County Line Square Planned Unit Development Ordinance #A-834-19-21, with Findings of Fact, and with the following conditions:

1. The special use shall be limited to Suneela Rizvi and Jackie Chamberlain of HS Spa Group II LLC and shall expire at such time that HS Spa Group II LLC no longer occupies the space at 120-122 Burr Ridge Parkway, or at which time there is an assignment or termination of the lease for the space at 120-122 Burr Ridge Parkway.
2. The special use shall be limited to Suneela Rizvi and Jackie Chamberlain of HS Spa Group II LLC and operated in a manner consistent with the submitted business plan included as Exhibit A.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 6-0.

Stern confirmed that the item would likely appear on the July 13, 2026, Village Board agenda and stated that she would email the petitioner.

B. Z-08-2026: 6221 S Madison Street (Blentlinger/6221 S Madison Holdings LLC); Special Use for a Planned Unit Development with deviations from Zoning Ordinance and Subdivision Ordinance regulations, Variations, Preliminary Plan for a PUD, and Preliminary Plat of Subdivision, and Findings of Fact

Vice-Chair Petrich introduced the case and asked for a summary. Stern stated that the property was zoned R-3. Stern noted that the petitioner wished to redevelop the 4.7-acre site as a PUD to establish 10 lots: 9 buildable lots for single-family residences and 1 lot dedicated to stormwater. Stern noted that the proposed subdivision was called Madison Reserve. Stern noted that the current single-family residence on the property would be demolished. Stern discussed the four zoning actions associated with the request. Stern noted that the petitioner seeks variations to allow a PUD on a parcel 4.73 acres in size with 215 feet of lot width, whereas the R-3 District requires a minimum of 40 acres and 800 feet of lot width for a PUD. Stern noted that the variations must be approved before a PUD can be established on the property. Stern noted that the petitioner seeks special use approval for a PUD. Stern noted that the purpose of a PUD was to provide flexibility from certain zoning and design standards in exchange for a demonstrable public benefit that exceeds the minimum requirements of the Zoning Ordinance. Stern noted that public benefits may consist of actions, plans, or programs that are clearly beyond the Ordinance's minimum requirements. Stern noted the petitioner must demonstrate compliance with the applicable Findings of Fact and identify the public benefits associated with the proposal. Stern noted that the PUD Bulk Exceptions the petitioner was requesting, which included a reduction of the minimum lot width on Lot 5 to 62 feet and on Lot 6 to 90 feet, a reduction of the rear yard setback on Lots 5 and 6 to 30 feet, and to permit an FAR of 0.25 on each lot. Stern noted that under the PUD regulations, such exceptions may be granted if they promote an integrated site plan and satisfy the applicable PUD standards. Stern stated the petitioner sought approval for the Preliminary Plan and Preliminary Plat. Stern stated that the approval establishes the overall development concept, including lot layout, open space, and roadways. Stern noted that the petitioner must submit a Final Plan within 60 days of preliminary approval. Stern stated that the Board of Trustees reviewed the Final Plan and only referred back to the Commission if it deviated from the approved Preliminary Plan. Stern discussed the details of the preliminary plan. Stern displayed illustrations and discussed the Preliminary Plan, Landscaping Plan, Architectural Elevations, Monument Subdivision Entryway Sign, and site details. Stern noted that in 2025, the Plan Commission held a pre-application conference for the proposed residential PUD. Stern noted that the applicant for the informal discussion was the same as the current petitioner.

The petitioners, Patrick Kinsella and Steve Blentlinger of Redwood Construction Group, introduced themselves. Blentlinger presented and discussed the proposed Madison Reserve development. Blentlinger stated that the proposal would provide several public benefits, including stormwater detention improvements, additional housing opportunities, open space amenities, tree replacement and landscaping enhancements, and public infrastructure improvements. Blentlinger noted that the development would consist of nine single-family homes designed to appeal to families and empty nesters and would include first-floor primary suites. Blentlinger stated that the proposal exceeded the PUD open space requirement with the landscaped amenity area above the underground detention system. Blentlinger noted that the proposal had been revised in response to feedback received during the pre-application review process, including reducing the number of lots from ten to nine and enhancing the stormwater management design. Blentlinger addressed comments from the Village Engineer and stated that the petitioner would work with Village staff to address the remaining engineering and plat comments as part of the final plan review process. Blentlinger confirmed that the petitioner did not anticipate requesting any additional zoning variations.

Vice-Chair Petrich asked for public comment and noted that the petitioner could develop approximately six lots by right. Vice-Chair Petrich noted that the purpose of a PUD was to achieve an improved site design that enhances drainage and provides other public benefits associated with the proposal.

Matt Joyce, 6111 South Madison Street, introduced himself. Joyce questioned the justification for the proposal by comparing its density, approximately 4.7 acres supporting nine homes, to the 40-acre standard. Joyce stated that he supported the development in Burr Ridge and commended the Plan Commission and Village Board for their work in building the community. Joyce noted that three new homes and a street extension had recently been built behind his residence, increasing views, noise, and density, but he believed the community benefited. Joyce stated that the current proposal was significantly larger in scale and involved notable density, deviations, environmental concerns, and traffic impacts. Joyce emphasized concerns regarding stormwater, noting that the area was wet and flood-prone due to nearby lakes, creeks, and ponds, and asked whether residents had been consulted regarding the water issues. Joyce stated that he did not believe adequate measures could be implemented to prevent flooding impacts from nine new homes on a single lot. Joyce noted that the proposal felt unexpected and that residents had limited notice, noting he only became aware of it in May, while discussions had been ongoing since December. Vice-Chair Petrich stated that the meeting in December was an informal pre-application meeting, noting that no decisions were made. Joyce noted that he had a lawyer engaged and requested that neighbors provide their contact information so the attorney could respond to everyone’s concerns.

Tom Bruns, 6235 Wildwood Lane, introduced himself. Bruns stated that he supported allowing additional site allowances, such as berms, but noted that nearby property owners did not receive similar benefits. Bruns expressed concern that the proposed development reduced the setback to approximately 30 feet from the standard 50 feet on two of the lots, which was significant for him and adjacent neighbors. Bruns stated that the change in elevation across the site would allow neighboring residents to view the rear elevations and potentially the basement levels of the proposed homes due to the steep grade of the property. Bruns also referenced a document noting a bulk exception for Lots 5 and 6 and questioned the accuracy of a statement on page 18 of the petition indicating there were no abutting residences, asserting that several neighboring homes would be impacted. The petitioner and Commission acknowledged that there were neighboring properties on all sides of the subject property. Bruns explained that runoff from surrounding neighborhoods flowed through the area via an existing culvert system and contributed to periodic ponding and flooding on his property. Bruns described flooding in his backyard during rain events and noted that upstream properties contributed to the drainage flow. Bruns and his wife provided illustrations of the ponding. Bruns stated that significant flooding occurred approximately once per year. Bruns noted that he did not believe the proposed development or stormwater management measures would benefit or help adjacent properties. Bruns stated that he did not understand how increasing the FAR, which would allow for larger homes, would improve conditions, noting that larger building footprints would reduce permeable soil on the site. Blentlinger stated that the site currently had no stormwater detention and that, due to existing grading, runoff from the property ultimately flowed into the surrounding drainage system. Blentlinger noted that flooding conditions had been observed and referenced the inclusion of a large on-site stormwater vault providing approximately 2.2 acre-feet of storage capacity. Kinsella confirmed that the proposed stormwater detention improvements would benefit not only the development itself, but also surrounding properties and any areas that grade onto the site.

Commissioner Irwin inquired whether there was expert analysis confirming that the proposed retention or detention system would provide benefits beyond the subject development itself. Blentlinger stated that V3 worked with the Village Engineer and had many meetings regarding the detention. Blentlinger noted that they had considered alternative stormwater management approaches, including working with the Wildwood subdivision to modify an existing pond, adjust grading, and potentially add a culvert to improve overall drainage conditions. Blentlinger explained that the option was evaluated to address broader drainage impacts rather than focusing solely on on-site improvements. Commissioner Stratis stated that the guiding principle was to ensure that the proposed development would not worsen existing stormwater conditions. Commissioner Stratis noted that multiple engineers, including the Village Engineer and the Village’s outside engineering consultant, would review the proposal. Commissioner Stratis stated that the applicant could not be required to resolve off-site or pre-existing drainage issues, but could choose to address them as part of a PUD or special use request as a potential public benefit. Commissioner Stratis noted that while the applicant proposed increased stormwater storage capacity to mitigate downstream impacts, the applicant was not required to improve existing flooding conditions beyond ensuring that the development did not exacerbate them.

Mike Vardas, 6 Andrew Court, introduced himself. Vardas noted that he was speaking on behalf of the Ruth Lake Ridge Homeowners Association and stated that the association opposed the proposed nine-lot development. Stern confirmed that the Commission received the public comment. Vardas summarized the letter, noting concerns regarding increased traffic congestion and pedestrian and bicyclist safety, as well as objections to the requested zoning deviations and a preference for maintaining existing zoning standards. Vardas stated that his property was along a creek system flowing from Ruth Lake Country Club and described significant water flow during rain events. Vardas noted that the area functioned like wetlands and expressed concern that additional hard surfaces from the proposed development would increase runoff and worsen downstream water conditions.

Ramzi Sweis, 12 Andrew Court, introduced himself. Sweis stated that although stormwater detention was included in the proposal, he believed additional reservoirs could worsen conditions by increasing standing water and contributing to mosquito issues. Sweis stated that the Village's role was to ensure no harm resulted from development and expressed concern about potential impacts related to water, traffic, and zoning deviations from the R-3 designation. Sweis emphasized maintaining neighborhood character and cautioned against setting a precedent for future exceptions. Sweis stated that the area's topography and elevation changes contributed to runoff toward lower areas. Sweis expressed concern that additional impervious surfaces would increase runoff by reducing the permeable soil and the existing trees on the subject property. Sweis noted that, based on his observations since 2018, additional development had progressively worsened the drainage conditions and expressed concern that full development would further increase downstream impacts.

Fred Boshardt, 6143 South Madison Street, introduced himself. Boshardt expressed concerns regarding property values, stating that nearby homes on larger acreage represented significant personal investments and that approval of a nine-lot development would negatively impact home values. Boshardt stated that residents did not want to pursue legal action but believed the proposed density was excessive, noting he could support one or two homes but not the proposed level of development. Bossart stated that six homes on the parcel were also excessive. Boshardt stated that increased density would alter the character of the neighborhood and urged the Commission to consider impacts on surrounding property values and neighborhood consistency.

Michael Meissner, 1405 Chanticleer Lane, stated that he was an architect and had submitted a letter for the record outlining his standing and credentials. Meissner referenced the LaSalle points of criteria for variations and stated that, in his view, the proposal did not meet the required standards, including showing that it would not create harm related to light, sound, safety, well-being, or property values. Meissner stated that he had not heard sufficient justification that the proposal complied with those requirements or demonstrated a clear benefit to the Village. Meissner stated that the proposed development would significantly change the character of the neighborhood and questioned what greater public benefit the design provided compared to what was already permitted by right. Meissner stated that purchasers of the property were aware of existing zoning limitations and should have accounted for those.

Jeff Miller, 12 Norris Drive, introduced himself. Miller stated that the proposed development would impact local wildlife, noting the presence of deer, foxes, and raccoons in the area and questioning where displaced animals would go. Miller stated that he believed increased density could also raise public safety concerns and referenced the limited police presence near his cul-de-sac. Miller expressed opposition to the proposal, describing it as a significant departure from existing development patterns, including a reduction in the required lot size from approximately 40 acres to 4 acres for a PUD, and setback deviations.

Bill Gasper, property owner of the northern lot and lifelong resident, stated that drainage in the area was a significant concern. Gasper discussed a swale that directs water across the site, resulting in periodic ponding and concentrated flow that affects his property and continues downstream toward adjacent properties and the creek. Gasper stated that while the proposed detention area might capture some runoff, it would not resolve the underlying drainage issues in the broader area. Gasper noted that portions of the original creek system had been redirected underground during prior subdivision development and suggested that this change contributed to current flooding conditions. Gasper noted that he believed the overall development plan was too aggressive.

Roger Miller, 4 Norris Drive, stated that he had lived on the street for 40 years and expressed strong concerns regarding increased traffic and density. Miller stated that traffic in the area traveled at high speeds and that an additional entrance off of Madison Street would further increase congestion and safety risks. Miller referenced a recent encounter involving an unknown vehicle on his property, which he cited as contributing to concerns about potential increases in crime or unwanted activity. Miller expressed concern that the proposed homes would lack architectural variety, noting that they may consist of a limited number of similar designs, which he believed would negatively impact neighborhood character. Miller stated that he believed the proposal was too intensive for the area and requested that the Commission give serious consideration to residents' concerns.

Commissioner Morton asked the petitioner to provide their definition of "moderately priced homes." Blentlinger stated that the moderately priced luxury homes would have a starting price of approximately $2.1 million, ranging up to about $2.7 million. Commissioner Morton noted that, based on prior informal discussion meeting minutes, stating he was not present, the subject property's existing R-3 zoning would allow approximately six lots by right without the need for zoning approval, and asked whether that understanding was correct. Blentlinger confirmed. Commissioner Morton stated that under a six-lot subdivision, the applicant would still be required to address drainage and stormwater management concerns. Commissioner Morton inquired what additional benefit to the area would be provided by approving the proposed 10-lot PUD beyond what would already be required under a six-lot development. Blentlinger stated that the proposal would allow several design adjustments, including maintaining the front berm and constructing slightly smaller, more affordable homes. Blentlinger stated that they could consider refining stormwater engineering and potentially oversizing detention facilities beyond what would be required for a six-lot subdivision. Blentlinger explained that this additional capacity could help manage runoff, including water flowing from the site and adjacent properties, and suggested that such an increase in retention, approximately 10%, could provide a public benefit beyond standard requirements and what would be required from only a six-lot subdivision. Commissioner Morton stated he would prefer quantified engineering data showing the additional stormwater and public benefits of the proposed higher-density plan compared to a by-right six-lot subdivision. Commissioner Morton noted that the Commission had historically adhered to a 0.20 FAR standard, with prior requests to increase FAR receiving limited support, and asked for the justification for supporting an increase. Blentlinger stated that 14 R-3 PUDs had previously been approved in Burr Ridge, many with FAR variances and higher densities, and that most predated current stormwater requirements and lacked on-site detention. Blentlinger stated that, in contrast, the proposed development included engineered stormwater detention designed to address runoff and existing drainage issues, and that the requested FAR increase was factored into the engineering as part of a system intended to avoid creating new impacts and potentially improve existing conditions. Blentlinger stated that only Lots 1 and 9 would include a second story, and that all other units would be single-story ranch-style homes with basements. Commissioner Morton stated that increasing the FAR to 0.25 would increase the impervious surface area, which in turn would reduce the land’s ability to absorb stormwater. Commissioner Morton noted concerns about granting a PUD on a relatively small parcel, noting that other five-acre parcels exist in Burr Ridge. Commissioner Morton questioned what distinguished this parcel from others that might seek the same benefits and asked staff what the smallest approved PUD in similar zoning districts had been. Stern stated that the Cottages of Drew was a PUD approved in 2018, which was an 8.87-acre parcel. Blentlinger stated that the Cottages of Drew had been reviewed for comparison and that only approximately four acres were actually buildable due to wetlands. Blentlinger noted that the approved project included eight homes on a similarly constrained buildable area, resulting in comparable density to the current proposal. Commissioner Morton noted that the area included significant wetlands and was a hardship on the landowner. Blentlinger stated that the proposed topography, including its landlocked condition and proximity to a waterway, was a contributing factor considered in the development proposal. Commissioner Morton questioned the design and maintenance of the proposed underground stormwater system. Blentlinger explained it would be either a concrete vault or a modular engineered system, installed about seven feet below grade and covered with top soil to appear as open space. Blentlinger stated runoff would drain by gravity into the system, which would be maintained by the HOA and subject to Village inspection. Blentlinger explained that water would discharge through a natural outlet, releasing gradually during storm events to reduce downstream impacts. Commissioner Morton inquired about parking. Blentlinger noted the proposed density is consistent with that of Ruth Lake Ridge and indicated there are no on-street parking provisions. Blentlinger confirmed that sidewalks were proposed and stated that the roadway design allowed two parked vehicles to be positioned across from each other while still accommodating a passing vehicle between them, noting that the design met the 60-foot standard. Blentlinger stated that even under peak hours, the development would still generate fewer than 10 cars per hour. Blentlinger stated that the proposal did not require a parking or traffic study but expressed willingness to have V3 conduct a study to address concerns and evaluate potential peak-hour parking impacts.

Vice-Chair Petrich asked a follow-up question regarding stormwater, referencing prior statements that water currently drains north to adjacent properties, and asked whether the proposal would eliminate or redirect that northward drainage. Blentlinger stated that only a minimal amount of runoff would continue to drain north due to grading transitions. Blentlinger noted that a majority of stormwater would go to the on-site detention system. Blentlinger stated that the intent was to minimize off-site drainage impacts and avoid causing harm to neighboring properties.

Commissioner Stratis observed that the entrance appeared to function as a single inbound and single outbound lane with a landscape berm on both sides and asked for clarification on the layout. Blentlinger noted he believed it was the grid line for mapping, but estimated the right-of-way to be approximately 60 feet. Stern confirmed that the minimum lot size in the R-3 zoning district is 20,000 square feet and stated that she would need to review whether the lot sizes along Norris Drive meet R-3 requirements. Commissioner Stratis noted that the detention was an underground vault and expressed a preference for above-ground detention that better adheres to the green space requirements. Commissioner Stratis stated that if an underground stormwater vault were constructed, tree plantings would likely be limited due to insufficient soil depth not being available to support large trees above the structure. Blentlinger stated that only smaller trees or planter-style landscaping would be feasible, noting that large mature trees could not be supported. Blentlinger noted that above-ground detention ponds would also have limitations, as they typically cannot accommodate trees and are generally limited to grass and natural plantings. Commissioner Stratis stated that, regardless of whether the property was developed into two, four, six, or nine lots, the project would still be required to comply with DuPage County stormwater regulations and detention requirements. Commissioner Stratis noted personal familiarity with flooding in the area and acknowledged residents' concerns, but stated that the Commission could not deny or delay a proposal based on potential environmental or wildlife impacts if the project meets applicable standards as verified by engineers. Commissioner Stratis stated that the proposal must satisfy the required standards for special use and variations, and noted he believed the proposal did not demonstrate sufficient justification beyond financial gain. Commissioner Stratis noted that a six-lot compliant layout with standard detention would be feasible without requiring an underground vault and would allow adequate space for surface stormwater management. Commissioner Stratis stated that the application did not meet all the applicable standards and noted that he did not support the request. Blentlinger stated that the proposal was based on prior R-3 PUD approvals in Burr Ridge and identified Ruth Lake Ridge as the closest comparison. Blentlinger noted that updated stormwater standards have reduced the feasible yield from an earlier concept of about eight lots to six by-right lots today. Blentlinger stated they initially considered 10 lots but reduced the proposal to 9, and described the plan as an effort to balance feedback, density, updated engineering requirements, neighborhood compatibility, and public benefit while minimizing impacts to surrounding properties. Commissioner Stratis stated that prior approvals or conditions from earlier decades could not be relied upon for justification of the current proposal, noting that stormwater standards have evolved in response to updated codes and conditions. Commissioner Stratis referenced FEMA and related regulatory frameworks, noting that past regulatory contexts did not apply to current decision-making.

Commissioner Broline asked whether the two subdivisions north of the subject property, Ruth Lake Ridge and Hinsdale Farm, were PUD's or subdivisions. Commissioner Broline stated that he was comparing nearby subdivisions and questioned whether they were PUDs or conventional subdivisions. Commissioner Broline noted that the northern developments appeared to have larger frontage than proposed. Commissioner Broline noted that a PUD requires a public benefit and did not believe the stormwater improvements constituted a true benefit, as they were necessary to avoid downstream impacts rather than providing additional community advantage. Commissioner Broline questioned why the project was proposed as a PUD rather than a by-right six-lot subdivision, and suggested that the proposal appeared to be driven primarily by financial considerations associated with a higher number of higher-value homes, and noted that one of the stated benefits of the proposal was an increase in housing supply. Commissioner Irwin stated that he agreed with the prior comments, in particular Commissioner Stratis' points, and did not believe the factors supported approval of the proposal. Commissioner Irwin stated that he did not see evidence of hardship or public benefit.

Commissioner Parrella stated that the proposal package and entrance design were well prepared and reflected significant planning. Commissioner Parrella agreed with the other Commissioners and noted that the project should be limited to six lots. Commissioner Parrella stated that while development of the property would change its existing character, she did not find the proposed density appropriate. Commissioner Parrella added that a six-lot layout with substantial stormwater retention could be viable and would better align with the size and character of the property.

Vice-Chair Petrich stated that Chairman Trzupek had provided comments in his absence regarding the proposal. Vice-Chair Petrich noted that the Chairman had asked what would be constructed above the proposed storm trap system, given approximately 1.5 to 4 feet of cover. Blentlinger confirmed it would function as a landscaped open space or a park-like area. Vice-Chair Petrich relayed that the Chairman also noted the preliminary subdivision plans did not include building footprints and expressed concern that inclusion of footprints later in the process could result in additional variation requests that may not be approved. Blentlinger stated that no additional variances were being requested and that construction would adhere to the proposed setbacks. Blentlinger noted the homes would be individually designed but share coordinated materials and design elements to create a cohesive neighborhood character, rather than being identical “cookie-cutter” units. Blentlinger stated that they planned to build all of the homes. Vice-Chair Petrich inquired about the anticipated monthly HOA cost. Blentlinger stated that the final calculations had not yet been completed and would depend in part on the ultimate maintenance costs of the stormwater system. Vice-Chair Petrich stated that he shared concerns raised by other Commissioners. Vice-Chair Petrich expressed concern regarding the eastern setback from 50 to 30 feet, which he believed would impact adjacent neighbors. Vice-Chair Petrich noted concerns about elevation changes and the adequacy of buffering and stated that additional detail would be expected if the proposal were further developed.

Blentlinger stated that they appreciated the community comments and understood neighbors’ concerns. Blentlinger stated that they attempt to be respectful and follow the Village’s process for public engagement. Blentlinger compared the proposal to the Ruth Lake Ridge subdivision, noting similar zoning standards and stating that the proposed lot sizes were generally comparable to or larger than some existing lots in that development. Blentlinger stated the project was not seeking extreme density and was being designed to remain consistent with existing neighborhood character. Blentlinger stated that the proposal does not involve rezoning but rather requests a PUD and variances within the existing R-3 district. Blentlinger addressed concerns about spot zoning, stating that the proposal did not include rezoning or isolating a parcel for an incompatible use. Blentlinger noted that the project team would take all public and Commission feedback back to their engineers and designers for revisions moving forward.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Morton to close the public hearing for zoning case Z-08-2026.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 6-0.

Vice-Chair Petrich inquired of the Commission and petitioners how they would like to proceed. The petitioners requested a continuation.

Commissioner Stratis inquired if Madison Court were offered for dedication, the Village would be required to accept the dedication. Stern stated that she would need to consult with the Village Engineer. Commissioner Stratis inquired if the detention from the road was going into a private facility and how that would work. Blentlinger stated that the proposed drainage approach was consistent with nearby developments, noting that public streets typically drain into the DuPage waterway system. Blentlinger referenced the Wildwood subdivision as an example where road runoff is ultimately captured and managed through a privately maintained pond by the homeowners. Kinsella noted that earlier discussions about placing stormwater detention under the roadway were not pursued based on the Village Engineer's recommendation, due to concerns that it would limit space needed for future utilities such as water mains and sewer lines. Commissioner Irwin suggested that the lot lines to the south align with the lots to the south. There was a discussion regarding fencing and landscaping. The Commission summarized the information it wished to receive should the petitioner return with a revised application, including a clearer and more substantial PUD benefit justification, further explanation of the stormwater system with confirmation that it would not adversely affect adjacent properties, depiction of building footprints and lot lines, further tree information, consideration of aligning lot lines with the southern properties, and evaluation of reducing the number of lots or overall density.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to continue the public hearing for zoning case Z-08-2026 to July 20, 2026.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

There was no correspondence.

V. OTHER CONSIDERATIONS

A. Previous Zoning Case Discussion: ***Z-02-2026 - EV Charging Stations (Village of Burr Ridge); Text Amendment and Findings of Fact***

Vice-Chair Petrich introduced the case and asked for a summary. Stern stated that an Ordinance regarding EV charging stations was approved on March 23rd as part of the Village's EV readiness program. Stern noted that the Plan Commission had previously directed that the matter return for review after 90 days to allow for further evaluation of the proposed design, accessibility considerations, and location of the EV charging spaces. Stern asked for clarification on whether the Commission still wished for the text amendment to return for additional review of EV-related provisions.

The Commission generally agreed to review the text amendment.

Commissioner Morton stated that he had reservations regarding the prior EV charging station zoning case public hearing, particularly the conversion of accessible or general parking spaces into EV-only spaces at what he believed was a disproportionate ratio based on Illinois registration data. Commissioner Morton noted that EV and hybrid vehicles comprised a relatively small percentage of all registered vehicles in Illinois and cautioned against providing an excessive number of EV charging spaces at the expense of the limited supply of public parking spaces. Commissioner Morton requested that future review include more robust, data-driven analysis to determine an appropriate number of EV charging stations based on relevant EV adoption rates. Commissioner Morton raised concern that Illinois law may restrict EV-designated spaces to EV-only use, limiting flexibility in managing parking demand and potentially resulting in underutilized parking spaces. Commissioner Morton noted that the issue was complex and may require further coordination with state regulations. Commissioner Morton noted that accessible EV charging spaces should be accommodated for individuals with disabilities who may require both accessibility and charging access.

Stern confirmed that the text amendment did not require the installation of EV charging spaces. Stern explained that, if EV charging spaces were provided, a limited percentage of those spaces could count toward the minimum required number of parking spaces. Stern further confirmed that the amendment would not reduce, replace, or otherwise affect any accessible parking requirements.

VI. PUBLIC COMMENT

There were no comments.

VII. FUTURE MEETINGS

Stern stated that the June 22, 2026, Village Board meeting was canceled. Stern discussed the upcoming zoning cases for the July 6, 2026, Plan Commission meeting.

VIII. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to adjourn the meeting at 9:05 p.m.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 6-0.

Respectfully Submitted: ______________________________
Ella Stern, Planner

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF JULY 6, 2026

I. ROLL CALL

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at Gower Middle School, 7941 Madison Street, Burr Ridge, Illinois by Vice-Chair Petrich.

ROLL CALL was noted as follows:

PRESENT: 5 – Irwin, Petrich, Broline, Stratis, and Morton
ABSENT: 2 – Trzupek and Parrella

Community Development Director Janine Farrell and Planner Ella Stern were also present.

II. APPROVAL OF PRIOR MEETING MINUTES – JUNE 15, 2026

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to approve the minutes of the June 15, 2026 meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Irwin, Broline, Morton, Stratis, and Petrich
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

Vice-Chair Petrich introduced the public hearings on the agenda. Vice-Chair Petrich 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-10-2026/V-04-2026: 15W400 North Frontage Road (Finkbiner Equipment Company); Special Uses, Special Use Amendment, Variation, Text Amendment and Findings of Fact

Vice-Chair Petrich introduced the case. Stern stated that the petitioner requested a continuation to August 3, 2026 because he was unable to attend tonight's meeting.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to continue zoning case Z-10-2026/V-04-2026 to the August 3, 2026, Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Morton, Irwin, Broline, Stratis, and Petrich
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

B. V-05-2026: 9S175 Drew Avenue (Zontini); Variation and Findings of Fact

Vice-Chair Petrich introduced the case and asked for a summary. Stern stated that the petitioner requested approval for a third accessory building. Stern noted that the Zoning Ordinance only permitted two detached structures. Stern noted that the third structure, a shed, was intended to hold and screen the pool equipment. Stern noted that, typically, in staff's experience, pool equipment was installed as freestanding equipment and screened with year-round landscaping materials. Stern noted that the proposed shed complied with all other applicable regulations, including location, setbacks, building height, separation distance, maximum floor area, and lot coverage requirements. Stern stated that the property was zoned R-2 Single-Family Residential in the Stonehenge Estates Subdivision. Stern noted that in 1998, the property was annexed into the Village and was rezoned from R-1 to R-2 Single-Family Residential. Stern stated that at the time of annexation, Village regulations permitted one accessory building on a residential lot, but the property contained two accessory buildings. Stern noted that one of the existing accessory dwellings was a coach house. Stern noted that accessory dwellings were not permitted in the R-2 Zoning District and may be permitted only through special use approval. Stern noted that the coach house predates the property's annexation and was considered a legal nonconforming structure. Stern displayed illustrations of the three accessory structures and discussed the square footages, and displayed a site plan with the location of each structure.

Vice-Chair Petrich confirmed that the shed was already constructed. Vice-Chair Petrich asked for public comment.

Nicholas Esposito, attorney for the petitioner, introduced himself. Esposito showed and discussed the two accessory structures on the property. Esposito stated that the owners believed a permit had been applied for. Esposito noted that the owners were provided options to remove a structure or apply for a variation. Esposito stated that the home was a Tudor-style and that the structures were aligned, providing a unified look. Esposito stated that the pergola was compatible with the tennis court. Esposito noted that the shed provided a unified view that matches the pergola and the home. Esposito noted that the property was 2.53 acres and the structures combined were 6% of the total area of the property. Esposito stated there were no complaints by the neighbors and that they were not visible. Esposito stated that the owners planted 50 trees, hostas, and bushes.

Vice-Chair Petrich stated that Chairman Trzupek noted he did not find a hardship. Petrich asked how long the petitioners had owned the property.

Stacey Zontini, the owner, stated they had owned the property since August 2024. Zontini confirmed they installed the pool and shed. Zontini noted that the pergola and coach house were already present.

Stevenson Zontini stated he has been a resident of Burr Ridge for 25 years.

Esposito stated the homeowners needed the shed to support the pool and hide the pool equipment.

Vice-Chair Petrich confirmed that the equipment does not need a shelter, and arborvitaes were originally proposed for the screening.

Vice-Chair Petrich asked for Commissioner discussion.

Commissioner Irwin did not object to the shed, but noted that a hardship was needed and he did not see one. Commissioner Irwin believed that there was a logical way to find a path to approval. Commissioner Irwin stated that the coach house would not be permitted by right under the current Zoning Ordinance and questioned whether it should be counted as a structure. Commissioner Irwin believed that every house should have a shed, and the pergola did not seem to be what the Ordinance was trying to prohibit. Commissioner Irwin believed the intent of the Ordinance was to preclude multiple structures that block views. Commissioner Irwin stated that the total square footage was significantly lower than what was permitted. Commissioner Irwin believed that the situation justified a text amendment to exclude pergolas or permit more than two accessory structures if they were smaller structures.

Vice-Chair Petrich confirmed with Stern that a coach house was a special use under current regulations and that 2,500 square feet was the maximum allowed.

Commissioner Broline stated that there was no hardship and that the code does not create a hardship. Commissioner Broline was uncomfortable calling a pergola an accessory building. Vice-Chair Petrich confirmed it was an accessory structure, not a building.

Commissioner Stratis stated that the structure looks fine and did not find the comments about landscaping persuasive. Commissioner Stratis stated that there were nine findings of fact and, at best, six were met; the first three were not, and there was no hardship. Commissioner Stratis disagreed with other Plan Commissioners about the coach house. Commissioner Stratis stated that the Ordinance was based on structures and did not find a mitigating feature for other structures. Commissioner Stratis asked how important the pergola was to the trade for the shed. Commissioner Stratis was concerned about setting a precedent and having others want to enclose equipment. Commissioner Stratis stated that the appearance and location were sufficient, but there was rigidity in how the rules were applied. Commissioner Stratis stated that the Board was the final decision-making authority and agreed that the shed was harmless, but could not give approval based on legal technicalities.

Commissioner Morton agreed with Commissioner Stratis and found that six findings were weak and that the first five were not met. Commissioner Morton was sympathetic to Commissioner Irwin's comments and did not have an objection with what was proposed, but echoed that it was not in his purview to rewrite the Ordinances. Commissioner Morton stated that the structure could be overridden by the Trustees, and his place was to stay within the Ordinance and the facts presented.

Vice-Chair Petrich agreed with the comments and that the shed looked great and was better than open equipment. Vice-Chair Petrich stated that they must go by the findings of fact, and the first three arguments were not cohesive. Vice-Chair Petrich stated that the Trustees could override the Commission's recommendation.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to close the public hearing for zoning case V-05-2026.

ROLL CALL VOTE was as follows:

AYES: 5 – Irwin, Morton, Broline, Stratis, and Petrich
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Commissioner Broline inquired if the shed was already installed. Vice-Chair Petrich confirmed that the shed was installed without a permit.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Morton to deny zoning case V-05-2026.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Morton, Irwin, Broline, and Petrich
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Commissioner Irwin reiterated that several Commissioners believed that a text amendment under which the shed would be permissible was encouraged, but the request was not appropriate for a variation.

Commissioner Broline wanted it clear that there was dissent among the Commission.

C. PC-03-2026: 6900 Veterans Blvd. and 451 Commerce St. (Village of Burr Ridge); Comprehensive Plan Amendment, CNH Subarea Master Plan [CONTINUED FROM JUNE 1, 2026]

Vice-Chair Petrich introduced the case and asked for a summary. Farrell stated that the purpose of the discussion was to provide a status update and confirm that the revised concept plan reflected the direction provided by the Plan Commission at the June 1, 2026, Plan Commission meeting. Farrell explained that Houseal Lavigne had revised the plan by removing detailed site elements, increasing open space, and eliminating the multifamily residential component in response to the Commission's comments. Farrell also read into the record a written statement from Jason Omarza, Vice President of Finance for CNH, noting that he was unable to attend the July 6, 2026, Plan Commission meeting due to business travel. The statement noted that CNH did not endorse the proposed Sub-Area Master Plan, as the plan included in the packet was not substantially different from the plan presented at the June 1, 2026, Plan Commission meeting, and requested that their position be conveyed to the Commission.

Vice-Chair Petrich stated that Chairman Trzupek had provided a comment requesting additional detail regarding the proposed residential density, including potential comparisons to Savoy Club or Lakeside Point, and noted that he could potentially support a denser development of single-family homes at this location, though not as dense as Houseal Lavigne’s previous plan. Vice-Chair Petrich stated that removing condominiums from the concept plan could preclude future condominium development at the site. Vice-Chair Petrich noted there may not be a market, but would know more once a study was completed. Vice-Chair Petrich noted that the property's proximity to the Village Center made it a suitable location for upscale condominiums and stated that such a development could provide value to the Village. Vice-Chair Petrich reiterated support for exploring a pedestrian and bicycle bridge connecting the site to the Village Center.

Vice-Chair Petrich asked for public comment. There was none.

Vice-Chair Petrich asked for Commissioner discussion.

Commissioner Morton stated that he appreciated the revisions made to the Comprehensive Plan concept since the previous meeting. Commissioner Morton inquired about the estimated number of dwelling units that could be accommodated within the areas designated for attached single-family residential development. Farrell noted that the units had been eliminated from the plan. Farrell provided examples of nearby townhouse developments, noting that their densities ranged from approximately 3.39 to 6.67 dwelling units per acre. Farrell requested feedback from the Commission regarding the maximum density they could support. Farrell noted that, should multifamily residential development be included, it would significantly affect the overall density calculations. Commissioner Morton expressed concern regarding the economic assessments, noting that residential development appeared to be the only viable use without significant Village investment. Commissioner Morton discussed tax increment financing, noting there had been considerable resistance from other governmental bodies in the past. Commissioner Morton inquired about the broader community benefits of the proposed plan from a village-wide perspective for the residents. Farrell stated that the proposed plan had been developed through an extensive public engagement process, including visioning workshops, open houses, online mapping exercises, and committee reviews. Farrell explained that the plan reflected community preferences for a mix of residential development, open space, trails, recreational amenities, and limited industrial uses. Farrell noted that the mixed-use approach provided flexibility by allowing multiple types of development rather than relying on a single use, thereby reducing market risk. Farrell stated that the proposed housing types and industrial uses were consistent with community input and current market demand.

Commissioner Stratis noted that he had received an email from CNH's broker containing an alternative concept plan and a request to share it with the Plan Commission. Commissioner Stratis stated that he forwarded the email to staff, and that staff and the Chairman determined that it would be inappropriate to distribute the material to the Plan Commission because it had not been formally submitted as part of the public process. Commissioner Stratis noted that CNH could have submitted the concept plan for inclusion in the meeting materials but did not do so, and found it unusual that the material had been sent only to him. Commissioner Stratis expressed concern regarding the recreation, wellness, and community event facility, noting it did not appear economically realistic given the existing recreational facilities in the area. Commissioner Stratis expressed concern that the limited industrial area, due to its location away from major arterial roadways, would not be marketable to developers. Commissioner Stratis stated that he supported the proposed attached single-family residential development and indicated that low-rise condominiums could also be appropriate. Commissioner Stratis questioned the number of proposed stormwater ponds, noting that they could be consolidated, and expressed support for walking paths and public features. Commissioner Stratis noted that it may qualify under the TIF Ordinance due to its conditions, contamination, and the age of the existing building. Commissioner Stratis acknowledged that while other taxing bodies have historically opposed TIF districts, they may be more receptive if the proposed residential development generates minimal impacts on local school districts. Commissioner Stratis emphasized the importance of providing a transportation connection between County Line Road and High Grove to improve traffic circulation, particularly for industrial traffic. Commissioner Stratis stated that he did not believe the concept plan adequately balanced community interests with economic feasibility and suggested that additional consideration be given to developing a more realistic and balanced plan. Commissioner Stratis suggested that the acreage be shown on the plan to help visualize the sizes.

Vice-Chair Petrich clarified that the proposed recreation, wellness, and community event facility was not intended to compete with existing fitness or recreational facilities in Burr Ridge. Vice-Chair Petrich stated that the concept was envisioned as a regional amenity rather than a competing local facility. There was a discussion regarding the ponds and wetlands. Farrell noted that the proposed use was not intended to function as a traditional fitness or health club. Farrell explained that the facility was envisioned as a flexible recreational and event space that could host volleyball tournaments, meetings, and regional sporting events. Farrell noted that the facility would serve a different purpose than existing fitness clubs, such as Lifetime, and was not intended to compete with those establishments.

Commissioner Broline noted that he had previously raised concerns regarding the proposed event center, noting that he would need evidence or a market study demonstrating demand before supporting a recommendation to the Village Board. Commissioner Broline appreciated that the revised plan modified the terminology from "event center" to a more general and vague use, which provided additional flexibility and avoided limiting future development opportunities. Commissioner Broline emphasized that the concept plan was a document intended to guide future development and that a willing buyer, developer, and seller would still be necessary for implementation. Commissioner Broline commented on language on page 57 within the existing Comprehensive Plan regarding community design, specifically the statement that Burr Ridge "lacks a strong sense of community," and suggested that the wording be reconsidered due to its negative connotation. Farrell stated that the existing Comprehensive Plan contained numerous sections that required updates and revisions. Farrell explained that the intent was not to fully rewrite the document as part of the CNH Subarea Master Plan process, but rather to incorporate the necessary language to allow the plan to be adopted. Farrell noted that the CNH Subarea Master Plan would then be incorporated into the broader Comprehensive Plan update as that process moved forward.

Commissioner Irwin stated that he generally supported the revised framework, while acknowledging that he was not a developer and could not determine market demand for certain uses. Commissioner Irwin expressed support for the proposed community center, noting that, from a zoning standpoint, it would provide recreational and wellness opportunities for the community. Commissioner Irwin stated that he supported the location of the light industrial area, as its placement and limited access would help minimize impacts from truck traffic. Commissioner Irwin expressed support for the removal of multifamily development, the reduction in residential density, the proposed traffic circulation improvements, and the additional residential access point. Commissioner Irwin supported the increased open space, potential consolidation of stormwater ponds, and the more generalized description of land uses, noting that the revisions avoided implying approval of high-density development, which had been a primary concern during previous discussions. Commissioner Irwin asked for clarification regarding the potential extension of Commerce Street and the connection shown near Area #3. Farrell explained that the yellow line may be an error. Farrell explained the connection shown on the plan was intended as a secondary access point connecting to the existing street, primarily to satisfy fire district requirements. Commissioner Irwin requested additional information regarding the intended uses within Area #6, identified as a mixed-use/flex-use area. Commissioner Irwin suggested expanding the corridor by shifting the rear portion of Area #6 forward to create a wider and more open area, thereby enhancing connectivity throughout the site.

Vice-Chair Petrich questioned whether the Village was considering addressing the plan proposed by CNH, noting that the Plan Commission had not reviewed the materials. Farrell stated that the Village had formally received a letter from Jason Omerza, the primary contact from CNH, and read it into the record. Farrell explained that staff had not distributed the concept plan received by Commissioner Stratis because it was unclear whether CNH intended the material to serve as an official public comment, formal submission, or part of the public record. Farrell noted that CNH had the Village's contact information but had not contacted staff to request that the material be distributed to the Plan Commission or included with the meeting materials. Farrell noted that, without clarification regarding CNH's intent, staff were not comfortable distributing the information. Vice-Chair Petrich stated that the CNH Subarea Master Plan was a complex process and that it was impossible to incorporate all individual comments. Vice-Chair Petrich noted that the proposed land uses were logically arranged, with industrial uses adjacent to industrial uses and residential uses adjacent to residential uses, while minimizing truck traffic through residential areas. Vice-Chair Petrich stated that the feasibility would ultimately depend on traffic analysis, market demand, and development viability. Vice-Chair Petrich emphasized the importance of maintaining flexibility within the plan and not precluding potential uses, such as condominiums, if market conditions supported them. Vice-Chair Petrich emphasized that the proposed recreation facility would serve a regional market rather than compete with existing local facilities.

Farrell requested consensus from the Plan Commission regarding whether the proposed recreation facility in area #2 should remain in the plan or be replaced with an alternative use, noting that Commissioners had expressed differing opinions. Commissioner Broline clarified that his position was not based on concerns with the proposed use, but rather on hesitation due to the lack of evidence demonstrating that the use would be viable. Farrell stated that if the Plan Commission wished to retain Area #2 in the concept plan, it could be forwarded with a recommendation noting the Commission's concerns regarding economic feasibility for consideration by the Village Board. Commissioner Irwin suggested combining areas #2 and #6 into a single commercial/flex-use area to allow for a broader range of potential uses. There was a discussion about area #6. Commissioner Stratis reiterated that it was concerning and unusual that CNH's representative had provided a plan directly to him rather than submitting the material through staff or the Plan Commission. Commissioner Stratis suggested that staff follow up with CNH to clarify the intent of the submission and whether the material was intended to be formally presented to the Plan Commission, noting that the Commission should have the opportunity to review any materials submitted for consideration. Farrell confirmed that the Commission generally agreed on consolidating some of the ponds. The Commission discussed the potential for luxury, high-end attached residential development similar to existing developments such as Carriage Way and Savoy Club. The Commission noted that the public input process supported additional housing options, including multifamily, duplexes, and townhomes, particularly for empty nesters and residents seeking alternative housing types. The Commission generally expressed support for owner-occupied, low-rise, low-density multifamily development, including upscale condominiums, townhomes, and duplexes, with appropriate setbacks from adjacent properties. Farrell noted that the plan would identify the desired housing types and character of development rather than establish a specific density.

Don Chappel, 7901 South County Line Road, a member of the Comprehensive Plan Committee, introduced himself. Chappel stated that the proposed recreation facility was an interesting concept but emphasized that it should not require significant taxpayer investment without a demonstrated cost-benefit analysis. Chappel suggested the facility be considered as a regional team sports facility rather than a traditional fitness center and noted that alternative uses could also be appropriate. Chapel expressed support for low-density, high-end residential development, including low-rise condominiums and townhomes, and supported locating industrial uses adjacent to existing industrial areas. Chappel stated that CNH had limited participation throughout the six-month process and noted that any materials submitted by CNH should be shared with the public.

Mary Bradley, 121 Surrey Lane, member of the Comprehensive Plan Committee and the CNH Ad-Hoc Committee, introduced herself. Bradley expressed support for the revised residential concept, noting that it reduced density from earlier proposals and better reflected the market for larger, higher-end townhomes. Bradley stated that she believed there was demand for this type of housing among both empty nesters and younger buyers. Bradley expressed concerns regarding the proposed regional sports/recreation facility, including its potential traffic impacts and the distinction between a regional destination and a local recreational facility. Bradley noted that the projected increase in vehicle traffic could create significant congestion at nearby intersections and expressed concern about the potential effects on surrounding residential neighborhoods.

Farrell confirmed that the Commission did not wish to include the 3-D renderings.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to continue the public hearing for zoning case PC-03-2026 to the July 20, 2026, Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Irwin, Stratis, Broline, Morton, and Petrich
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

IV. CORRESPONDENCE

There was no correspondence.

V. OTHER CONSIDERATIONS

There was no other considerations.

VI. PUBLIC COMMENT

There were no comments.

VII. FUTURE MEETINGS

Stern stated that Commissioner Broline was the Plan Commissioner representative for Monday's Board meeting. Stern discussed the upcoming zoning cases and Board meetings.

VIII. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to adjourn the meeting at 8:16 p.m.

ROLL CALL VOTE was as follows:

AYES: 5 – Irwin, Broline, Stratis, Morton, and Petrich
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Respectfully Submitted: ____
Ella Stern, Planner

VILLAGE OF BURR RIDGE
COMPREHENSIVE PLAN UPDATE COMMITTEE
MINUTES FOR MEETING OF JUNE 18, 2026

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

The meeting of the Comprehensive Plan Update Committee was called to order at 7:00 p.m. at the Burr Ridge Public Works Facility, 451 Commerce Street, Burr Ridge, Illinois by Chair Trustee Franzese.

Bradley led the Pledge of Allegiance.

II. ROLL CALL

ROLL CALL was noted as follows:

PRESENT: 6 – Mary Bradley, Don Chappel, Janine Farrell, Bob Grela, Joe Petrich, and Chair Franzese
ABSENT: 1 – Greg Trzupek

III. APPROVAL OF PRIOR MEETING MINUTES – MAY 20, 2026 REGULAR MEETING

A **MOTION** was made by Grela and **SECONDED** by Chappel to approve the minutes of the regular meeting of May 20, 2026.

ROLL CALL VOTE was as follows:

AYES: 6 – Bob Grela, Don Chappel, Mary Bradley, Janine Farrell, Joe Petrich, and Chair Franzese
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

IV. COMPREHENSIVE PLAN UPDATE KICK-OFF BY HOUSEAL LAVIGNE

Chair Franzese introduced the item. Josh Koonce, Planning Practice Lead at Houseal Lavigne, introduced himself. Andrea Barnes, Planner II at Houseal Lavigne, introduced herself. Josh asked the Committee members to introduce themselves and state how long they've been residents of the Village. The Committee members did so. Koonce stated that the rest of the Comprehensive Plan update would kick-off at the end of summer/beginning of fall. Koonce stated that he planned for the Committee to complete an exercise this evening to identify issues and opportunities for the community which will mimic the type of workshops that will be held.

Koonce stated that the Comprehensive Plan is a blueprint and roadmap for the community. It is a document that engages the community through outreach. There is a vision component which is an aspirational center to guide policy. The Comprehensive Plan will assess existing issues, strengths, and opportunities and ultimately guide policy. Koonce stated that there should be "should" statements about what Burr Ridge "should" be doing. This is a dynamic document to be updated and maintained to reflect trends over the years. Koonce stated that the Illinois Compiled Statutes allow for creation of a Comprehensive Plan and Illinois is more open-ended and broader compared to other states. Municipalities can plan outside their boundaries and into their planned growth areas. Koonce stated that the Comprehensive Plan is public facing and utilitarian for decision makers. Koonce stated that the new plan will ask where Burr Ridge should be in 2046 and what the community wants to do now to achieve that. Koonce noted that incremental updates should be made every 5-10 years to make sure the plan is ready for the next 20 years.

Koonce stated that the Downtown Business Plan has good take-aways and should be incorporated into the Comprehensive Plan update process and perhaps the pathway/sidewalk plan as well. Koonce stated that past planning documents will be incorporated into the updated Comprehensive Plan.

Koonce stated that the original scope of work was 12-18 months. The CNH Subarea Master Plan was step one and worked on for over 6-months. Step two is the Comprehensive Plan update kick-off and public engagement. This will include public engagement and meeting planning, a roll-out cycle for the website, and setting dates for activities. The Houseal Lavigne team will also document existing conditions and perform field reconnaissance.

Grela asked if this was a re-write of the Comprehensive Plan. Chair Franzese stated that this is an update to the existing plan. Farrell clarified that the document will be completely new with updated information, but the vision and goals will likely not change. Chair Franzese stated that the revised document will be technically very similar to the existing document.

Koonce stated that many municipalities view any change to the Comprehensive Plan as an update even if the document looks completely different. Koonce stated that the document will be more user friendly, clear, concise, and web friendly. Bradley confirmed that demographic data will be updated.

At the direction of Koonce and Barnes, the Committee completed an exercise identifying and discussing the top issues or concerns that are facing Burr Ridge. The issues identified were as follows: aging population; development impacts on natural settings; buildings/space for business retention; interstates limiting connectivity; increased traffic; preserving uniqueness of Burr Ridge; housing values in comparison to surrounding communities; quality of schools; need to attract young families with children; aging housing stock; development/density pressure; CNH property; maintain high level of public safety; stormwater management; aging infrastructure/infrastructure issues; proper planned growth for undeveloped properties; property taxes; preserving business community. The Committee then discussed and voted on the most important issues. These were identified as follows: preserving uniqueness of Burr Ridge with five votes; proper planned growth for undeveloped properties with four votes; increased traffic with two votes; development/density pressure with two votes; preserving business community with two votes. Koonce noted that many of the items go hand-in-hand and the Comprehensive Plan can serve as a playbook to address these issues.

At the direction of Koonce and Barnes, the Committee identified and discussed specific projects or actions that they would like to see undertaken. The projects were identified as follows: creation of annexation policy/updating boundary agreements; empty-nester residential development on the CNH property; pedestrian connection over I-55; maximize tree preservation; improve connectivity through Village Center; improve Carriage Way/Frontage Rd./Veterans Blvd./County Line Rd. intersection.

At the direction of Koonce and Barnes, the Committee identified and discussed the primary strengths and assets of Burr Ridge. The strengths were identified as follows: strong, comprehensive zoning code, capable staff, Committees, and Board; well-run Village; destination center for restaurants and entertainment; location with access to two major interstates; attractive retail and commercial areas; peaceful community within a natural environment; high quality, unique homes.

Koonce discussed outreach strategies which included updating the project website. The website will be updated with DIY workshop kits for groups, news and updates, a community survey, and Map Social. Koonce stated that after the CNH Subarea Master Plan is adopted, the Houseal Lavigne team will tour the entire community, hold focus groups with Village staff and other stakeholders, have a business community workshop, and public open houses. Koonce stated that around the holidays, the engagement and existing conditions summaries will be completed.

V. OTHER CONSIDERATIONS

Grela was surprised to learn that CNH ownership stated that they were not on board with the subarea plan at the Plan Commission meeting. Grela had confirmed with Nik Davis that they were in agreement. Grela stated that this is a major issue and could be a setback.

Bradley was surprised that the sports complex was riskiest use proposed. Chappel stated that it would have been nice to have the fiscal analysis at the Committee level to review and believed this undermines the recommendation.

Koonce stated that there is value in articulating what you want and knowing that there is a larger financial gap between a recreational center versus townhomes.

Farrell stated that the Meech Group analysis was not received in time for Committee review. Farrell stated that the financial report is not necessarily negative, but identifies that if this is what people want, a funding mechanism is necessary to make it work and that is a policy decision. Farrell was not surprised that CNH was not supportive of the plan, noting that they were informed throughout the process but still did not like the plan. Farrell believed that they were understanding or receptive to the plan but was incorrect.

There was discussion about environmental remediation and associated costs.

Chappel believed that they were working towards compromise with CNH but apparently nothing worked for CNH. Chappel noted the Plan Commission asked for revisions to the plan.

Chair Franzese confirmed that the public hearing was continued until July 6.

Chair Franzese noted that CNH's concern was also about multiple, different developers being required to build the development.

VI. PUBLIC COMMENT

There was no public comment.

VII. ADJOURNMENT – NEXT MEETING JULY 15, 2026

A **MOTION** was made by Farrell and **SECONDED** by Bradley to adjourn the meeting at 8:35 p.m.

ROLL CALL VOTE was as follows:

AYES: 6 – Janine Farrell, Mary Bradley, Don Chappel, Bob Grela, Joe Petrich, and Chair Trustee Guy Franzese
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Respectfully Submitted: ______________________________

Janine Farrell, AICP
Community Development Director

ORDINANCE NO. A-834-XX-26

AN ORDINANCE DENYING A SPECIAL USE REQUEST FOR A WIRELESS FACILITY AS PER SECTION VIII.C.2 OF THE ZONING ORDINANCE AND TO AMEND ORDINANCE A-834-10-05 TO PERMIT ALTERATIONS TO THE STRUCTURE RELATED TO THE WIRELESS FACILITY.

(Z-07-2026: 501 Village Center Drive – AT&T Mobility)

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

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use and special use amendment on May 4, 2026, at Gower Middle School, 7941 Madison Street, Burr Ridge, Illinois 60527, 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 special use and special use amendment, including its findings and recommendations, to this Mayor and Board of Trustees, and this Mayor and Board of Trustees have 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. The Mayor and Board of Trustees find that the denial of the special use and special use amendment indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, that it 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 the Mayor 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 and special use amendment request for the property located at 501 Village Center Drive, Burr Ridge, Illinois, is Derek McGrew, hereinafter "Petitioner". The Petitioner requests a special use for a wireless facility as per section VIII.C.2 of the Zoning Ordinance and to amend Ordinance A-834-10-05 to permit alterations to the structure related to the wireless facility.

B. The applicant failed to produce sufficient information to the Plan Commission that included, but was not limited to, the following: structural capacity questions; alternative location requests and suggestions; providing material samples for the materials that will be used to encapsulate the equipment; structural questions regarding how the proposed equipment will be mounted; a real-world example location that could be visited, including an address and a mock-up; responses regarding covenants and a draft covenant that includes abandonment; details affecting the appearance and appropriateness of the selected material, along with samples and location appropriateness; and it was noted that there was strong opposition from a majority of homeowners located in close proximity to the proposed installation.

C. In coming to its decision on the Application, the Mayor and Board of Trustees did not consider, in any way, allegations regarding Radio Frequency emissions or concerns related thereto.

Section 3: That the special use request for a wireless facility as per Section VIII.C.2 of the Zoning Ordinance and to amend Ordinance A-834-10-05 to permit alterations to the structure related to the wireless facility at the subject property is ***hereby denied*** for the property commonly known as 501 Village Center Drive and identified with Permanent Real Estate Index Number **18-30-300-032**, with amended Findings of Facts 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 13th day of July, 2026, 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 13th day of July, 2026.

Mayor

ATTEST:

Village Clerk

PROCLAMATION

HONORING THE GOLDEN JUBILEE OF THE PRIESTLY ORDINATION OF FATHER SAMUEL

WHEREAS, Father Samuel is celebrating the Golden Jubilee of his Priestly Ordination, marking fifty years of faithful service, spiritual leadership, and unwavering dedication to God, the Coptic Church, and the community; and

WHEREAS, Father Samuel serves as the Senior Priest of Saint Mark Coptic Orthodox Church in Burr Ridge, Illinois, where his compassionate guidance, wisdom, and devotion have profoundly impacted countless individuals and families throughout the years; and

WHEREAS, through his ministry, Father Samuel has fostered a spirit of faith, compassion, unity, and service that has strengthened both the Coptic Orthodox community and the community at large; and

WHEREAS, under Father Samuel's leadership, Saint Mark Coptic Orthodox Church has grown into a vibrant and thriving congregation of nearly 3,000 parishioners, serving as a center of worship, fellowship, and charitable outreach; and

WHEREAS, as Vicar of His Holiness Pope Tawadros II for the greater Chicagoland area and affiliated Midwest regions, Father Samuel's spiritual leadership extends to approximately 10,000 parishioners throughout the region; and

WHEREAS, Father Samuel's lifelong commitment to faith, service, and community exemplifies the values of compassion, humility, and unity that enrich the Village of Burr Ridge and make it "A Very Special Place"; and

WHEREAS, the Village of Burr Ridge is honored to recognize and celebrate Father Samuel's extraordinary milestone and the lasting legacy he has created through five decades of devoted priesthood;

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and Board of Trustees of the Village of Burr Ridge do hereby congratulate and honor Father Samuel on the occasion of the Golden Jubilee of his Priestly Ordination and extend their sincere gratitude and best wishes for continued blessings, health, and service to the community.

PASSED AND APPROVED by the Mayor and Board of Trustees of the Village of Burr Ridge, Illinois, this 8th day of June 2026.

____

Mayor

Attest:

____

Village Clerk

Flock Safety + IL - Burr Ridge PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Eddy Gongora
eddy.gongora@flocksafety.com
8016249169

Quote Number: Q-208893
Expiration Date: 07/05/2026

flock safety

flock safety

ORDER FORM

Customer:	IL - Burr Ridge PD	Initial Term:	60 Months
Legal Entity Name:	IL - Burr Ridge PD	Renewal Term:	12 Months
Accounts Payable Email:	accountspayable@burr-ridge.gov	Payment Terms:	Net 30
Address:	7700 County Line Rd Hinsdale, Illinois 60521	Billing Frequency:	Annual
		Retention Period:	30 Days

Hardware and Software Products

Recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			
Flock Safety Platform			
Flock Safety Platform - Essentials	Included	1	Included
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	50	Included
Flock Safety LPR, fka Falcon	Included	11	Included
Flock Safety LPR, fka Falcon	Included	5	Included
Flock Safety LPR, fka Falcon	Included	15	Included
Flock Safety Video Products			
Solar Video Camera, fka Condor	Included	50	Included
Solar Video Camera, fka Condor	Included	3	Included
Flock Safety FlockOS Add Ons			
Flock Safety Advanced Search	Included	1	Included
Flock Safety Professional Services			
Flock Pole - 12 ft with Unlimited Protection Plan	Included	5	Included
Professional Services - Subscription - Electrical Implementation	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	$0.00	35	$0.00
Professional Services - Existing Infrastructure Implementation Fee	$0.00	14	$0.00
Professional Services - Existing Infrastructure Implementation Fee	$0.00	50	$0.00

Estimated Tax: $0.00

Contract Total:

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Special Terms:

• This term shall be effective 08/01/2026 - 08/01/2031.

This Agreement supersedes any and all previously executed agreement between the Parties, relating to the provision of services by Flock to Customer and any exhibits attached thereto or incorporated therein by reference. Upon execution of this Agreement, all previously executed agreements pertaining to the Services provided shall run coterminous with the Term of this Agreement. In the event of any overlap in subscription terms and prior invoices, payments will be provided in pro rata credit. Any estimates provided on credits are subject to change based on execution of new contract. During the term of this contract the Village of Burr Ridge will receive a 10% discount on any new LPR or Live Video hardware purchased.

If Customer is located in any of the state(s) listed at https://www.flocksafety.com/legal/state-required-provisions, the applicable state-required terms set forth therein are incorporated into the Agreement.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	$245,000.00
Year 2	$245,000.00
Year 3	$258,000.00
Year 4	$258,000.00
Year 5	$258,000.00
Contract Total	$1,264,000.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	$113,500.00
Flock Safety Add-ons	$7,500.00
Flock Safety Professional Services	$32,350.00

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety Platform - Essentials	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Solar Video Camera, fka Condor	Law enforcement grade solar-powered video fixed camera addition to existing LPR install
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Existing Infrastructure Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment of existing vertical infrastructure location, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Existing Infrastructure Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment of existing vertical infrastructure location, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Solar Video Camera, fka Condor	Law enforcement grade solar-powered video fixed camera addition to existing LPR install
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Flock Pole - 12 ft with Unlimited Protection Plan	12ft pole including ongoing pole maintenance and repair costs
Flock Safety Advanced Search	Advanced Search is an optional upgrade for Law Enforcement Grade LPR cameras. Advanced Search includes Convoy Analysis, Multi Geo Search, and Visual Search.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Subscription - Electrical Implementation	Electrical connection and maintenance services for AC powered devices by Flock qualified electrical workers.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
State Network (License Plate Lookup Only)	Allows agencies to look up license plates on all cameras opted into the Flock Safety network within your state.
Nationwide Network (License Plate Lookup Only)	With the vast Flock Safety sharing network, law enforcement agencies no longer have to rely on just their devices alone. Agencies can leverage a nationwide system boasting 10 billion additional plate reads per month to amplify the potential to collect vital evidence in otherwise dead-end investigations.
Law Enforcement Network Access	The ability to request direct access to evidence detection devices from Law Enforcement agencies outside of your jurisdiction.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Insights & Analytics	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
Real-Time NCIC Alerts on Flock ALPR Cameras	Receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI's National Crime Information Center (NCIC) and National Center for Missing & Exploited Children (NCMEC) databases.
Unlimited Custom Hot Lists	Create a list of vehicles of interest and receive real-time alerts when they’re detected by your Flock LPR cameras.

By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms of Service located at https://www.flocksafety.com/terms-and-cond

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.		**Customer: IL - Burr Ridge PD**	
By:	______________________	By:	______________________
Name:	______________________	Name:	______________________
Title:	______________________	Title:	______________________
Date:	______________________	Date:	______________________
		PO Number:	______________________

AN AGREEMENT REGULATING VIDEO SURVEILLANCE CAMERAS (Name of Subdivision)

THIS AGREEMENT is made and entered into by and between the Village of Burr Ridge (hereinafter "VILLAGE"), an Illinois municipal corporation, and the NAME OF SUBDIVISION (hereinafter "ASSOCIATION"), by and through their respective duly authorized agents and/or representatives, relative to the public streets and open, visible property area comprising the entrance area to the ASSOCIATION in the VILLAGE (hereinafter "AGREEMENT").

WITNESSETH:

WHEREAS, Article VII, Section 10(a) of the Illinois Constitution, and applicable law, authorizes a municipality to contract or otherwise associate with individuals, associations, and corporations in any manner not prohibited; and

WHEREAS, the VILLAGE has received a written request for such an agreement from the ASSOCIATION, which represents a subdivision located in Burr Ridge, Illinois; and

WHEREAS, the VILLAGE finds it is in the best interests of the community, and in furtherance of the health, safety, and welfare of the residents of the ASSOCIATION, to cooperate with the ASSOCIATION in the installation and use of surveillance cameras at the entrance to the subdivision; and

WHEREAS, the ASSOCIATION seeks to cooperate with the VILLAGE and authorizes the VILLAGE to install and access data from video surveillance cameras for security and investigative purposes.

NOW, THEREFORE, in consideration of the foregoing and in consideration of the parties' mutual understandings, promises, covenants, and agreements as set forth below, the parties hereby agree and covenant as follows:

1. *Purpose*. This AGREEMENT is intended to provide for the installation, maintenance, and operation of surveillance camera(s) at the ASSOCIATION's entrance. The ASSOCIATION has asked the VILLAGE to use surveillance cameras at the entrance to its subdivision to enhance security in the area. The ASSOCIATION hereby agrees to the installation and use of such surveillance camera(s) and authorizes the VILLAGE to access all information from the cameras. It is expressly understood that the VILLAGE will not provide any live surveillance but will monitor camera data and any real-time alerts, with the intention of utilizing such data and alerts to respond immediately or as relevant to an investigation.

2. The VILLAGE will lease the camera systems from its authorized agent, Flock Systems of Atlanta, Georgia (hereinafter “VENDOR”), conditioned on the ASSOCIATION’S reimbursement to the VILLAGE by the Association as provided hereinafter. The cameras and equipment used are generally described on Exhibit A (“EQUIPMENT”). The VILLAGE, through its VENDOR, agrees to maintain the equipment in good working condition for the term of this AGREEMENT.
3. *Costs*. The VILLAGE will arrange for the installation of the EQUIPMENT at the ASSOCIATION'S entrance. The ASSOCIATION agrees to pay the VILLAGE $1,750 per individual camera per year (May 1 – April 30), upon execution of this Agreement. The ASSOCIATION is not required to pay any costs incurred within the first year after the EQUIPMENT is installed at the ASSOCIATION’S entrance. The ASSOCIATION shall, upon receipt of an invoice, at all times be required to reimburse the VILLAGE for the full amount of any and all costs and expenses incurred under this Agreement.
4. *Administration*. There will be no live monitoring or surveillance by the VILLAGE using these cameras. The VILLAGE will use any real-time alerting features available from the VENDOR’S EQUIPMENT to endeavor to prevent or minimize public safety issues. The ASSOCIATION agrees that the VILLAGE, in its sole determination, will control and have access to the EQUIPMENT’S data and will share said data with the ASSOCIATION as is appropriate.
5. *Compliance With Laws*. The EQUIPMENT and the information they provide shall be operated and used at all times in compliance with all applicable laws and regulations. The EQUIPMENT is not intended for use by any individual, for any private or commercial purpose, nor is it intended to be used for any purpose that would constitute an invasion of any protected personal privacy interest, nor to interfere with any person’s reasonable expectation of personal privacy. The EQUIPMENT shall be used to minimize or eliminate the capture of any images or information inside any residence or private area in the ASSOCIATION. Under no circumstances shall the information from the cameras be used in violation of any law or right of any person or persons. The VILLAGE reserves the unfettered right to determine when any particular use of information from the EQUIPMENT may violate any law or the rights of any person, persons, or group, and to take appropriate steps to address any such potential violation.

6. *Records*. The VILLAGE, through its VENDOR, shall maintain the EQUIPMENT’S data for thirty (30) days, or as otherwise required by law. The VILLAGE reserves the right to locally retain any information related to an investigation for more than thirty (30) days. The parties understand and agree that if the VILLAGE maintains such information and data, it may be subject to public release if required by law. The VILLAGE shall have the discretion to determine whether such information, records, or data must be released under any applicable law. Information and communication regarding this Agreement and its implementation shall be between the President of the ASSOCIATION or their designated representative in cooperation with the VILLAGE Police Chief or their designated representative.
7. *Liability*. The VILLAGE and its employees shall have the right, but no legal duty, to monitor, analyze, or otherwise review data from the EQUIPMENT as needed in furtherance of the VILLAGE's work. The VILLAGE agrees in good faith to operate the cameras in good working order, but shall assume no liability or responsibility for any improper or negligent installation, positioning, temporary malfunction or inoperability, maintenance, or monitoring of the cameras, or for the information generated therefrom.
8. *Assumption of Risk.* The ASSOCIATION hereby acknowledges that there are liability risks and issues which may arise due to surveillance activities hereunder, and the ASSOCIATION agrees to assume, and does hereby assume, the full risk of any claims, including possible legal claims for damages, which the ASSOCIATION may experience or sustain as a result of entering into this AGREEMENT. The ASSOCIATION acknowledges that any such claims, which the ASSOCIATION may, or does, sustain as a result of entering into this AGREEMENT, will not be covered by any insurance policy of which the VILLAGE is an insured.
9. *Waiver and Release of Claims.* The ASSOCIATION agrees to waive and relinquish, and hereby waives and relinquishes, all claims that the ASSOCIATION may have, or which may arise, against, involving, or related to the VILLAGE, stemming from, involving, or related to this AGREEMENT and the video surveillance hereunder. The ASSOCIATION fully releases and discharges the VILLAGE from any claims for injuries, damages, or violations of any rights of any kind that the ASSOCIATION or any person or homeowner may have or that may accrue in the future, arising from, involving, or related to this AGREEMENT and the video surveillance hereunder.

10. *Term*. This AGREEMENT shall be for a term expiring May 30, 2032. Either party may elect to terminate this AGREEMENT by providing thirty (30) days' written notice to the other. If the AGREEMENT is terminated before the expiration of the term, the ASSOCIATION shall pay the VILLAGE through the last year (defined in Section 3 – Costs) of the AGREEMENT in which the AGREEMENT was terminated.

11. *Notice.* Whenever notice is required to be sent to the VILLAGE:

    Village Administrator
    Village of Burr Ridge
    7700 S. County Line Rd.
    Burr Ridge, IL 60527

    Whenever notice is required to be sent to the ASSOCIATION:

    ASSOCIATION title/name
    Attn: NAME
    ATTN'S ADDRESS
    Burr Ridge, IL 60527

    The ASSOCIATION shall be responsible for advising the VILLAGE in writing of any change in the above contact information. All notices shall be sent by email and by physical mail with return receipt requested, and shall be deemed given as of the date of personal delivery or, if sent by certified mail, three (3) days from the date of mailing.

12. *Authority to Execute*. The ASSOCIATION hereby warrants and covenants that it has the full power and authority to enter into this AGREEMENT with the VILLAGE and with the execution of this AGREEMENT will provide the VILLAGE with satisfactory proof of the current legal status of the ASSOCIATION, as well as the authority of the undersigned to act on behalf of the ASSOCIATION and make the commitments set forth herein, including a written copy of a motion or resolution adopted by its Board of Directors regarding such authority. Any changes to the status, authority, or legal structure of the ASSOCIATION shall be reported immediately to the VILLAGE.

13. *Entire Understanding*. This AGREEMENT constitutes the entire understanding between the VILLAGE and the ASSOCIATION with respect to the subject matter contained herein and supersedes any prior understandings and/or agreements between the parties, whether written, oral, or otherwise. Any representations, agreements, and/or understandings not expressly set forth herein are hereby null, void, and of no legal effect.

14. *Amendments.* This AGREEMENT may be modified or amended only by the mutual consent of the parties. Any modification or amendment of this AGREEMENT must be in writing, signed by the parties, and duly executed. Any attempt to modify or amend this AGREEMENT that fails to conform to the aforementioned requirements shall be null and void and of no legal effect.
15. *Counterparts.* This AGREEMENT may be executed in any number of counterparts, each of which is deemed an original. This AGREEMENT shall be effective on the last date executed by the parties below.
16. *Severability*. The terms, conditions, and provisions of this AGREEMENT shall be severable; if any term, condition, or provision is found to be unenforceable for any reason, the remaining terms, conditions, and provisions shall remain in full force and effect.
17. *Illinois Law*. This Agreement is entered into under and shall be governed by the laws of the State of Illinois for all purposes.

IN WITNESS WHEREOF, the VILLAGE has caused this AGREEMENT to be executed by its Village Administrator and attested by its Village Clerk, and the ASSOCIATION, pursuant to the authority duly granted by the adoption of a Resolution by its Board of Directors, has caused this instrument to be signed by its President and attested by its Secretary.

VILLAGE OF BURR RIDGE	ASSOCIATION
By:______________________________ Village Administrator	By: ___________________________________ President
ATTEST:	ATTEST:
By:______________________________ Village Clerk	By: __________________________________ Secretary

Village of Burr Ridge

SUBDIVISION CAMERA PROGRAM POLICY

Date of Adoption: July 13, 2026

In an effort to provide premium public safety services to its residents and associated subdivisions, the Board of Trustees resolves the following as it relates to the establishment and management of a Subdivision Camera Program:

- The Village shall transition all existing passive-approach Bosch-type cameras to a Flock-based system. All subdivisions, whether or not they have existing cameras, shall be permitted to opt in to the Flock system.
- All existing Bosch-type cameras shall continue to be operated until April 30, 2028, at which time all remaining Bosch-type cameras shall be turned off and removed at the Village's expense.
- If a subdivision's Bosch-type camera experiences operational failure between the adoption of this policy and April 30, 2028, it will not be replaced by the Village.
- The Village shall hold the master agreement with Flock Systems. Each subdivision shall be permitted to lease individual Flock cameras from the Village's master agreement for $1,750 per camera per year through May 1, 2032. Each subdivision opting in to this system shall not be obligated to pay these costs for the first year (May 1 – April 30) of the Flock camera leases. Subdivisions shall be entitled to receive as many cameras as necessary to secure all of their ingress/egress points properly.
- Payment of the $1,750 per camera per year may be made at any point between May 1 – April 30 of the applicable fiscal year. April 30 shall be considered the deadline for payment to the Village. Any subdivision that is at least sixty (60) days past due in payment to the Village shall have its Flock cameras turned off.
- Should a subdivision opt in to the Flock system, all existing Bosch-style cameras will remain in good faith operation until Flock cameras have been installed.
- Any costs for removing Bosch-style cameras and their ancillary infrastructure shall be borne at the Village's expense. The Village shall additionally pay for any make-whole costs incurred during the removal, specifically outside the cameras, such as damage to landscaping, signage, or other property owned and/or managed by the subdivision. The Village Administrator shall make such determination of these costs, if any.
- All data collected by Flock shall be stored on its servers for a period of 30 days unless specifically downloaded by the Village for investigative purposes of a bona fide public safety concern, such as investigation of a crime, search for a missing person, etc.
- Representatives of a subdivision may not have access to Flock data unless expressly permitted by a Village employee through the permission of either the Village Administrator, Police Chief, or their designee.
- The Village Administrator and the Village Clerk are empowered to enter into agreements with specific subdivisions on behalf of the Village for the installation of Flock cameras.
- Should more than one subdivision share an ingress/egress point, all benefitting subdivisions shall be expected to equitably contribute to the cost of installing a Flock camera to the satisfaction of the Village.

- Nothing will prohibit subdivisions from privately financing their own versions of a neighborhood camera program; however, these programs will not be maintained by the Village in any capacity, will not be permitted on public rights of way, nor will the Village have access to this footage unless explicitly provided by the subdivision.

Roth Legal LLC

Michael M. Roth
256 Adelia St., Elmhurst, IL 60126
WRITER'S DIRECT NUMBER: (630) 354-8944
DIRECT CELL: (630) 217-1010
INTERNET: MICHAEL.ROTH.ATTY@OUTLOOK.COM.

June 17, 2026

Ms. Janine Farrell
Director of Community Development
Village of Burr Ridge
7700 County Line Road
Burr Ridge, IL 60527

Re: *Zoning Matter Z25-00065; 8101 S. County Line Road, Burr Ridge*

Dear Ms. Farrell:

Per our recent discussion, my client, Dr. Mittal wishes to amend his pending zoning application and requests that the Village Board refer this matter back to the Plan Commission for consideration of an amended application for R2B zoning of the same 8101 S. County Line Road property. Please confirm, and advise as to any other submittals required. Thank you.

Very truly yours,

Michael M. Roth

cc: Dr. Bharat Mittal

VILLAGE OF BURR RIDGE
A VERY SPECIAL PLACE

July 6, 2026

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

Re: Z-09-2026: 120-122 Burr Ridge Parkway (HS Spa Group II LLC); Special Use and Findings of Fact

Dear Mayor and Board of Trustees:

The Plan Commission transmits its recommendation to approve a request by HS Spa Group II LL for a special use to operate professional massage services pursuant to County Line Square Planned Unit Development Ordinance #A-834-19-21.

The proposed use includes massage therapy, facial treatments, and related wellness services provided by licensed massage therapists and estheticians. The petitioner indicated that the business would employ approximately 25 individuals, with 4 to 6 customers per hour, or approximately 40 customers per day. The proposed hours of operation are Monday through Friday from 8:00 a.m. to 10:00 p.m., and Saturday through Sunday from 8:00 a.m. to 8:00 p.m. The proposed use would be classified as a Beauty Parlor and would require approximately 12 parking spaces for the 2,300-square-foot tenant space. The previous use in the tenant space required 8 parking spaces, and a recently vacated tenant space within County Line Square leaves approximately 6 additional spaces vacant. Staff believes the shopping center provides sufficient parking to accommodate the proposed Hand & Stone Massage and Facial Spa.

After due notice as required by law, the Plan Commission held a public hearing on June 15, 2026. No public comments were received. The Plan Commission determined that the special use would not negatively impact other properties or businesses in the area and would provide a benefit to the community.

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*** a request for a special use to operate professional massage services pursuant to County Line Square Planned Unit Development Ordinance #A-834-19-21, with Findings of Fact, and with the following conditions:

1. The special use shall be limited to Suneela Rizvi and Jackie Chamberlain of HS Spa Group II LLC and shall expire at such time that HS Spa Group II LLC no longer occupies the space at 120-122 Burr Ridge Parkway, or at which time there is an assignment or termination of the lease for the space at 120-122 Burr Ridge Parkway.
2. The special use shall be limited to Suneela Rizvi and Jackie Chamberlain of HS Spa Group II LLC and operated in a manner consistent with the submitted business plan included as Exhibit A.

Sincerely,

VILLAGE OF BURR RIDGE
A VERY SPECIAL PLACE

Greg Trzupek, Chairman
Plan Commission/Zoning Board of Appeals

7700 County Line Road
Burr Ridge, IL 60527
(630) 654-8181
brvillage@burr-ridge.gov
www.burr-ridge.gov

VILLAGE OF BURR RIDGE
A VERY SPECIAL PLACE

Z-09-2026: 120-122 Burr Ridge Parkway (HS Spa Group II LLC); Request for a special use to operate professional massage services pursuant to County Line Square Planned Unit Development Ordinance #A-834-19-21.

HEARING:
June 15, 2026

TO:
Plan Commission
Greg Trzupek, Chairman

FROM:
Ella Stern, Planner

PETITIONER:
HS SPA Group II LLC

PETITIONER STATUS:
Prospective Tenant

PROPERTY OWNER:
Garber Family / Wayne Hummer Trust Company

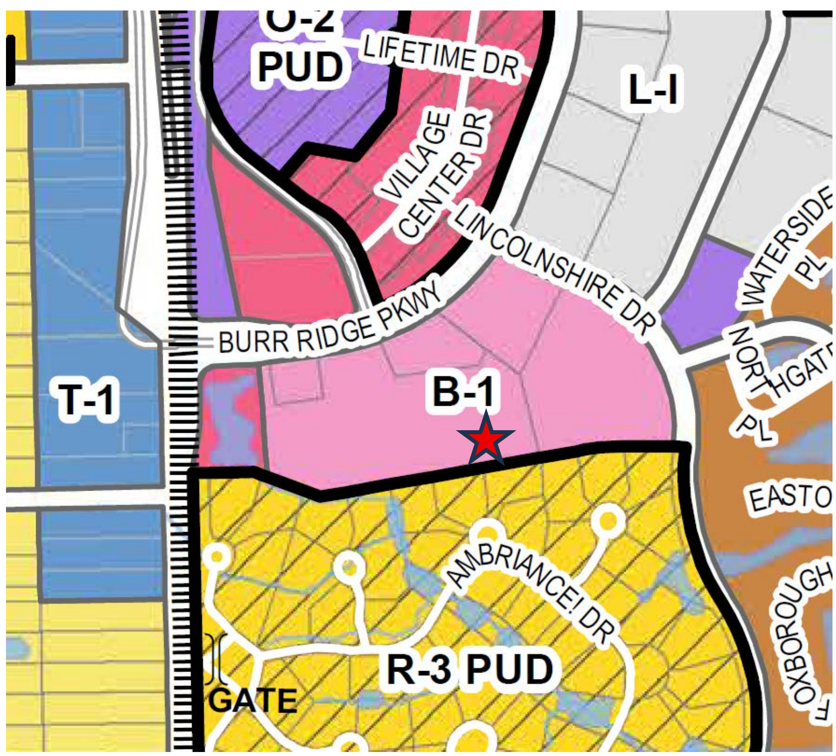
EXISTING ZONING:
B-1 Business District

LAND USE PLAN:
Recommends Commercial Uses

EXISTING LAND USE:
Mixed-Use Shopping Center

SITE AREA:
7.2 Acres

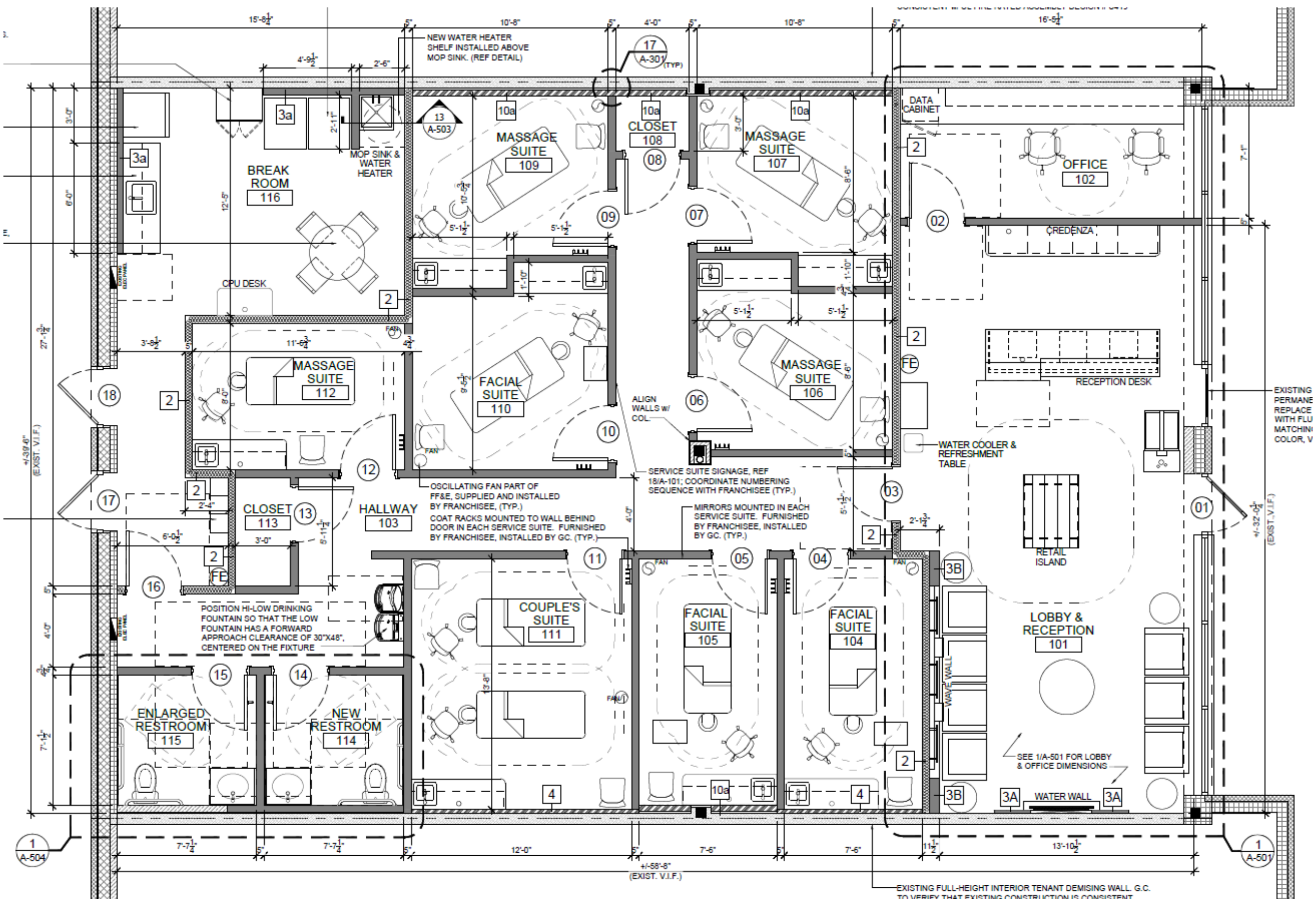
SUBDIVISION:
Burr Ridge Corporate Park



The petitioner is HS Spa Group II LL. The petitioner requests a special use to operate a Hand & Stone Massage and Facial Spa within County Line Square, in tenant space 120-122 Burr Ridge Parkway. The tenant space is approximately 2,300 square feet.

The proposed use includes massage therapy, facial treatments, and related wellness services provided by licensed massage therapists and estheticians. The proposed floor plan includes three facial suites, four massage suites, and one couples suite. The petitioner indicated that the business would employ approximately 25 individuals, with an average of 14 to 16 employees on-site at any given time.

Hand & Stone Massage and Facial Spa expects to serve approximately 4 to 6 customers per hour, or approximately 40 customers per day. The proposed hours of operation are Monday through Friday from 8:00 a.m. to 10:00 p.m., and Saturday through Sunday from 8:00 a.m. to 8:00 p.m.



Proposed layout of the tenant space.

<u>County Line Square Planned Unit Development, Ordinance #A-834-19-21</u>
<u>Permitted and Special Uses</u>

<u>Special Uses:</u>

l. Professional massage services

The petitioner requests special use approval for professional massage services. The facial spa aspect of the proposed business falls under the “beauty and health services” use, which is a permitted use in County Line Square."

Parking Information
County Line Square has approximately 468 parking spaces. The proposed business would likely be classified as a 'Beauty Parlor' use under the required parking chart in Section XI of the Zoning Ordinance, which requires one parking space for every 200 square feet of floor area. The tenant space contains approximately 2,300 square feet, which requires approximately 12 parking spaces under the Zoning Ordinance regulation.

The previous tenant at 120–122 Burr Ridge Parkway operated as a physical therapy business, which required 8 parking spaces. Both the previous physical therapy use and the proposed massage and facial spa use require a similar number of parking spaces. Additionally, there appears to be a vacant tenant space within County Line Square, formerly Salon Hype, resulting in 6 additional parking spaces. Staff believes that County Line Square has a sufficient number of parking spaces to accommodate the proposed Hand & Stone Massage and Facial Spa.

Public Hearing History
No zoning actions were found on file for the tenant space.

Public Comments
No public comments were received.

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 for a special use request to operate professional massage services pursuant to County Line Square Planned Unit Development Ordinance #A-834-19-21, staff recommends the following conditions:

1. The special use shall be limited to HS Spa Group II LLC and shall expire at such time that HS Spa Group II LLC no longer occupies the space at 120-122 Burr Ridge Parkway, or at which time there is an assignment or termination of the lease for the space at 120-122 Burr Ridge Parkway.
2. The special use shall be limited to HS Spa Group II LLC and operated in a manner consistent with the submitted business plan included as Exhibit A.

Appendix

Exhibit A - Petitioner's Materials and Public Notifications

- Application
- Findings of Fact
- Site plan
- Public Notifications

Exhibit B – Ordinance #A-834-19-21 (County Line Square PUD)

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): HS SPA Group II LLC

STATUS OF PETITIONER: Tenant of Property

PETITIONER'S ADRESS: [redacted]

ADDRESS OF SUBJECT PROPERTY: 120-122 Burr Ridge Parkway, Burr Ridge, IL 60527

PHONE: [redacted]

EMAIL: [redacted]

PROPERTY OWNER: Wayne Hummer Trust Company, N.A. not personally but as Trustee under Trust Agreement dated December 15, 2004 and known as Trust No. HBT 1999

PROPERTY OWNER'S ADDRESS: P.O. Box 639, Hinsdale, IL 60522 PHONE: c/o Claire Bitautas [redacted]

PUBLIC HEARING REQUESTED: XX Special Use ____ Rezoning ____ Text Amendment ____ Variation(s)

DESCRIPTION OF REQUEST:

Please see attached Short Narrative/Description of Request

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: =/- 315,976 SF EXISTING ZONING: B-1

EXISTING USE/IMPROVEMENTS: County Line Square - Vacant tenant space

SUBDIVISION: Burr Ridge Corporate Park

PIN(S) # 18-30-305-003

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.

[redacted] HS SPA GROUP II, LLC, by Saj A. Rizvi, Its Manager 5/20/2026

Petitioner's Signature Date of Filing

Short Narrative / Description of Request

HS Spa Group II LLC requests approval of a Special Use to operate a Hand & Stone Massage and Facial Spa within the existing County Line Square Shopping Center in Burr Ridge. Hand & Stone is a nationally recognized wellness franchise with locations throughout the United States and Canada offering massage, facial, and wellness services by licensed massage therapists and estheticians. The petitioner currently operates a successful Hand & Stone location in Park Ridge, Illinois, demonstrating experience operating this same use in compliance with applicable municipal and licensing requirements. The proposed use will operate entirely within an existing tenant space and does not involve substantial exterior modifications to the shopping center.

The proposed use will operate entirely within an existing tenant space and will not require substantial exterior modifications or changes to the overall shopping center operations. The use is low intensity in nature, generates limited traffic compared to many retail or fitness uses, and is compatible with the surrounding commercial uses within the shopping center.

HS Spa Group II LLC is an experienced operator of Hand & Stone franchise locations, including an existing location in Park Ridge, Illinois.

https://handandstone.com/franchise/blog/hand-stones-newest-franchisees-open-first-of-many-spas-in-chicagoland/?srsltid=AfmBOorOv3BnT7oY1XmeUiRLh99aJnppCfCa3R5boJfNSCwN0mq0T4ds

The franchise information is at https://handandstone.com/

The petitioner has experience managing licensed wellness facilities, maintaining compliance with applicable regulations, and operating within established commercial shopping centers.

Here is a short article related to the principals of the applicant
http://www.franchiseguyconsulting.com/franchisenews_details.asp?NewsID=5033

Finally, professional massage services are expressly identified as a special use within the PUD regulations applicable to County Line Square Shopping Center.

Operation Facts

The Hours of Operation: Monday through Friday 8:00 a.m. to 10:00 p.m. and Saturday and Sunday 8:00 a.m. to 8:00 p.m.

Customers per day: 40

Number of Employees: 25

After 18 months of operation, while memberships begin to ramp up, approximately 10 employees would be in the spa at one time.

On an average weekday, 4 customers are anticipated per hour. Weekends could see closer to 6 customers per hour on average.

Products available for sale: Skincare products

Findings of Fact – Special Use

a. Public necessity / benefit to Village and residents

The proposed Hand & Stone Massage and Facial Spa provides professional wellness, massage, and skincare services to Burr Ridge residents and surrounding communities. The use expands local wellness and personal care options within an existing commercial shopping center and provides a convenient service-oriented use for area residents and employees.

b. No detriment to public health, safety, morals, comfort, or welfare

The proposed use will be operated in accordance with all applicable Village regulations and state licensing requirements. Massage therapy and skincare services will be provided by licensed professionals in a professionally managed wellness environment. The business will maintain standard operational and safety procedures consistent with a nationally established wellness franchise. The use is low impact in nature and will not create conditions detrimental to public health or safety.

c. No injury to nearby property or impairment of property values

The proposed spa use is compatible with the surrounding commercial uses within the shopping center and is not expected to negatively impact neighboring properties or property values. The business operates as a quiet, low-intensity indoor wellness use with limited customer occupancy and minimal noise generation.

d. Will not impede surrounding development

The proposed use occupies an existing tenant space within an established commercial center and will not interfere with the continued development, operation, or improvement of surrounding properties or businesses.

e. Adequate utilities and facilities

The existing shopping center currently provides adequate utilities, parking, drainage, access, and related facilities necessary to support the proposed use. No significant infrastructure modifications are anticipated.

f. Adequate ingress and egress / minimal traffic congestion

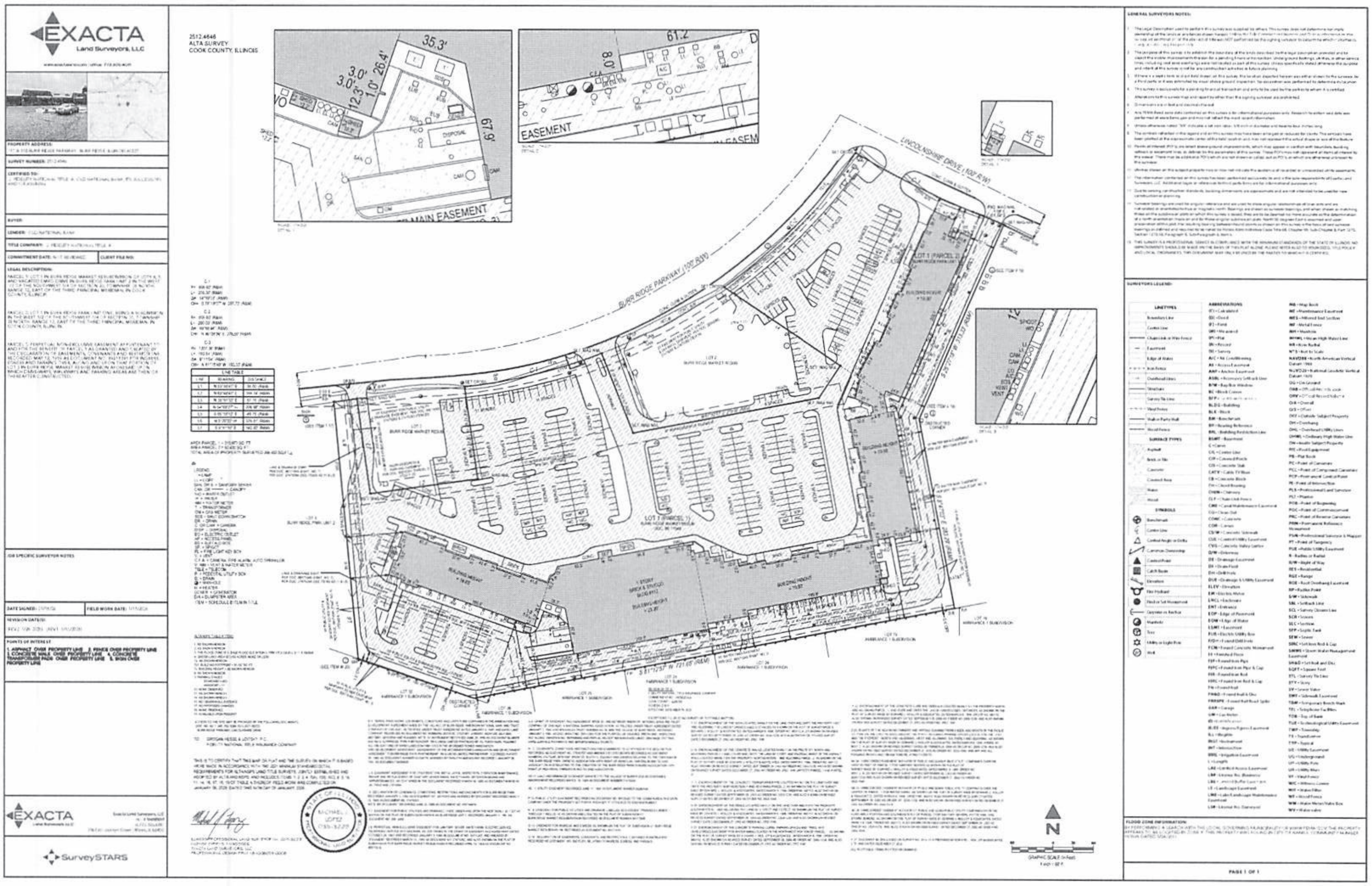
The shopping center has existing access drives and parking areas designed to accommodate commercial uses. The proposed spa use is expected to generate moderate customer traffic spread throughout the day and will have less traffic impact than many traditional retail, restaurant, or fitness uses. Customer visits are generally appointment-based and distributed throughout the day, resulting in moderate traffic levels that are less intensive than many retail, restaurant, or fitness uses.

g. Consistency with Comprehensive Plan

The proposed use is consistent with the commercial character of the property and surrounding shopping center. The use is a service-oriented commercial business operating entirely within an existing commercial tenant space and is compatible with the objectives of the Village's Comprehensive Plan.

h. Compliance with applicable district regulations

The proposed use will comply with the applicable regulations of the zoning district and shopping center development regulations, including applicable operational, parking, building, and signage requirements. Any tenant improvements and signage will be completed pursuant to Village permit and approval requirements.


EXACTA
Land Surveyors, LLC
2512.4846
ALTA SURVEY
COOK COUNTY, ILLINOIS
BURR RIDGE PARKWAY (100' R/W)
LINCOLNSHIRE DRIVE (100' R/W)
EASEMENT
N
SurveySTARS

FRAMING AND PARTITION NOTES

1. **INTERIOR DIMENSIONS OF ALL SERVICE SUITES ARE CRITICAL. CONTRACTOR SHALL VERIFY DIMENSIONS ARE OBTAINABLE AND SHALL IMMEDIATELY NOTIFY THE FRANCHISEE AND HAND & STONE SHOULD DISCREPANCY OCCUR.**
2. GYPSUM WALL BOARD PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PARTITION SCHEDULE, GYPSUM ASSOCIATION RECOMMENDATIONS AND THE MANUFACTURER'S RECOMMENDATIONS. ALL WALLS ARE TO BE ERECTED SQUARE, PLUMB AND BRACED TO STRUCTURE AS REQUIRED TO MAINTAIN THAT CONDITION.
3. INTERIOR DESIGN LOAD SHALL BE AS PER LOCAL BUILDING CODES. STUD CLEAR SPAN SHALL BE AS NOTED PER MANUFACTURER'S DOCUMENTATION. RUNNER TRACK GAUGE TO MATCH STUD GAUGE, UNLESS NOTED OTHERWISE. TOP DEFLECTION TRACK, WHERE REQUIRED, SHALL BE 18 GAUGE.
4. LATERAL BRACING SHALL NOT BE REQUIRED WHEN GYPSUM WALL BOARD IS INSTALLED FULL HEIGHT ON BOTH SIDES OF PARTITION. LATERAL BRACING IS STILL REQUIRED AT 1'-0" BELOW DEFLECTION TRACK IF SLIP CLIPS AT DEFLECTION TRACK ARE NOT PROVIDED.
5. PARTITIONS EXTENDING THROUGH THE CEILING ARE TO BE PROVIDED WITH DRAFT STOP AT CEILING LINE OR GYPSUM WALL BOARD, TO BE CONTINUOUS ON BOTH SIDES.
6. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.
7. PROVIDE AND INSTALL ALL NECESSARY WALL BACKING, STIFFENERS, BRACING, BLOCKING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR ALL THE INSTALLATION OF ALL WALL MOUNTED, SUSPENDED OR BUILT-IN APPLIANCES, ACCESSORIES AND EQUIPMENT. ANY WOOD USED FOR REINFORCEMENT OR BLOCKING SHALL BE FIRE RETARDANT TREATED.
8. DIMENSIONS ARE NOTED FROM FACE OF FINISH TO FACE OF FINISH UNLESS NOTED OTHERWISE. (DIMENSIONS ARE NOTED TO CEMENT BOARD ON WALLS w/ STONE FINISH)

ACCESSIBILITY

- CLEAR FLOOR SPACE REQUIRED AT ALL USER PASSAGE DOORS. SEE SHEET A-003 FOR REQUIRED DOOR CLEARANCES

SERVICE SUITE TABLES ARE NOT PERMANENTLY AFFIXED TO THE FLOOR. TABLES ARE ON WHEELS AND CAN BE MOVED AS REQUIRED FOR ACCESSIBILITY (REF 9/A-004)

- ALL DOORS IN THE PATH OF EGRESS MUST BE OPERABLE WITH NOT MORE THAN ONE UNLATCHING OPERATION
- ALL DOORS SERVING SPACES REQUIRED TO BE ACCESSIBLE MUST BE EQUIPPED WITH HANDICAPPED-OPERABLE HANDLES (I.E., LEVER HANDLES). REFER TO HARDWARE SCHEDULE ON SHEET A-601.
- REF. SHEETS A-003 & A-004 FOR ACCESSIBILITY ADDITIONAL DETAILS AND REQUIREMENTS

CONCRETE SLAB INFILL

AFTER INSTALLATION OF UNDER SLAB PLUMBING AND ELECTRICAL SERVICES, BACK FILL ANY TRENCHES AND/OR CONCRETE SLAB LEAVE-OUT TO MATCH ADJACENT PORTION OF SLAB.
PROVIDE NEW SLAB ON GRADE (DEPTH TO MATCH EXISTING) W/ 6X6-W1.4 X W1.4 WWF ON 6" FREELY DRAINING SUB-BASE WITH POLYGARD® TERM UNDERSLAB® BARRIER OR APPROVED EQUAL IN TRENCHES AND UP SIDES FOR VAPOR BARRIER & TERMITE TREATMENT/PROTECTION.
AT CONNECTION TO EXISTING SLAB, DOWEL INTO EXISTING SLAB WITH #4X8" GROUT/EPOXY DOWELS 32" OC EACH SIDE OF NEW/EXISTING PORTIONS OF SLAB. AT PERIMETER WALL(S), INSTALL 1/2" PREMOLDED JOINT BETWEEN WALL AND NEW SLAB EDGE.
NOTE THAT SOIL TERMITE TREATMENT NEEDED FOR ANY DISTURBED SOIL IN ANY CONCRETE REPAIR WORK.
(REF. 5/A-301 FOR ADDITIONAL DETAILS)

WALL HATCH LEGEND

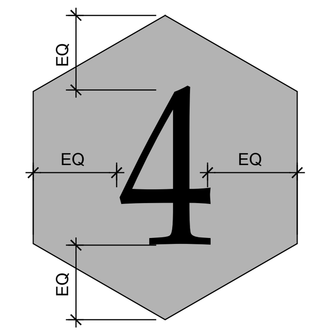
- EXISTING EXTERIOR MASONRY WALL w/ EXISTING INTERIOR INSULATED FRAMED WALL
- EXISTING EXTERIOR INSULATED METAL-FRAMED WALL
- EXISTING INTERIOR FIRE BARRIER WALL
- EXISTING INTERIOR PARTITION
- EXISTING EXTERIOR MASONRY WALL w/ NEW INTERIOR INSULATED FRAMED WALL
- NEW INTERIOR PARTITION (3-5/8" STUD)
- NEW INTERIOR PARTITION (WIDE STUD)
- NEW SOUND-DAMPENING FURRING SYSTEM INSTALLED OVER DEMISING WALL
- NEW SOUND-WALL SYSTEM INSTALLED OVER DEMISING WALL
- NEW FULL HEIGHT SOUND WALL (3-5/8" STUD)
- NEW FULL HEIGHT SOUND WALL (WIDE STUD)

NOTE:
THIS LEGEND FOR REFERENCE ONLY. REFER TO PARTITION TYPES ON SHEET A-301 FOR ASSEMBLY DETAILS

LEGEND

5" UON

- # PARTITION TAG, REF 1/A-301
- # DOOR TAG, REF A-601
- # WINDOW TAG, REF A-601
- # KEYED NOTE TAG, REF CORRESPONDING LEGEND



TILE SHALL BE PURCHASED LOCALLY BY THE G.C.

TRINITY TILE--HERITAGE;
PELTRO HEX 8"x8" HEXAGON

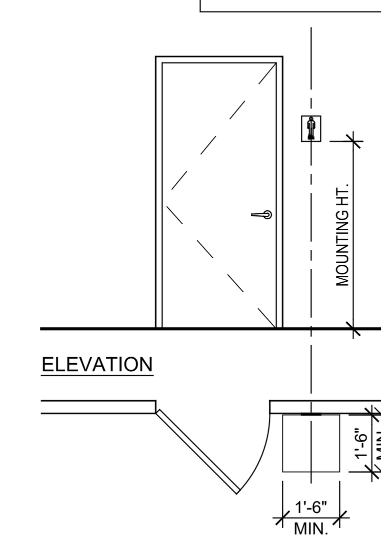
DESIGN-IT 5" BRUSHED NICKEL NUMBER
LOWE'S ITEM #54606
MODEL: #11220 (OR EQUAL)
ADHERE TO TILE

MOUNTING LOCATION AND HEIGHT:
SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 54 INCHES ABOVE THE FINISHED FLOOR TO THE CENTER LINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.

18 SERVICE SUITE SIGNAGE

SCALE: 3" = 1'-0"

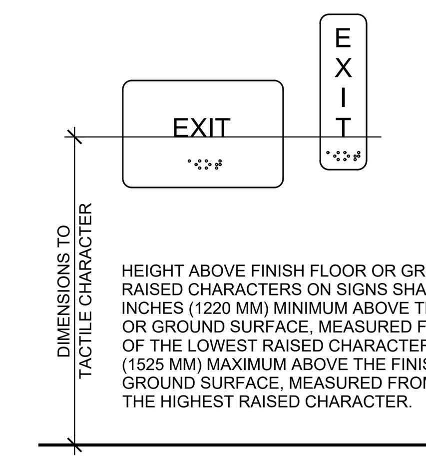
ROOM SIGNS SHALL BE IN ACCORDANCE WITH ACCESSIBILITY STANDARDS



MOUNTING HEIGHT:
CHARACTERS SHALL BE LOCATED ABOVE THE FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE CHARACTERS AS FOLLOWS:
- 48" MIN. MEASURED TO THE BASELINE OF THE LOWEST CHARACTERS.
-60" MAX. MEASURED TO THE BASELINE OF THE HIGHEST CHARACTERS.

MOUNTING LOCATION:
MIN. CLEAR ON THE GROUND OR FLOOR, CENTERED ON THE SIGN, BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION & 45 DEGREE OPEN POSITION

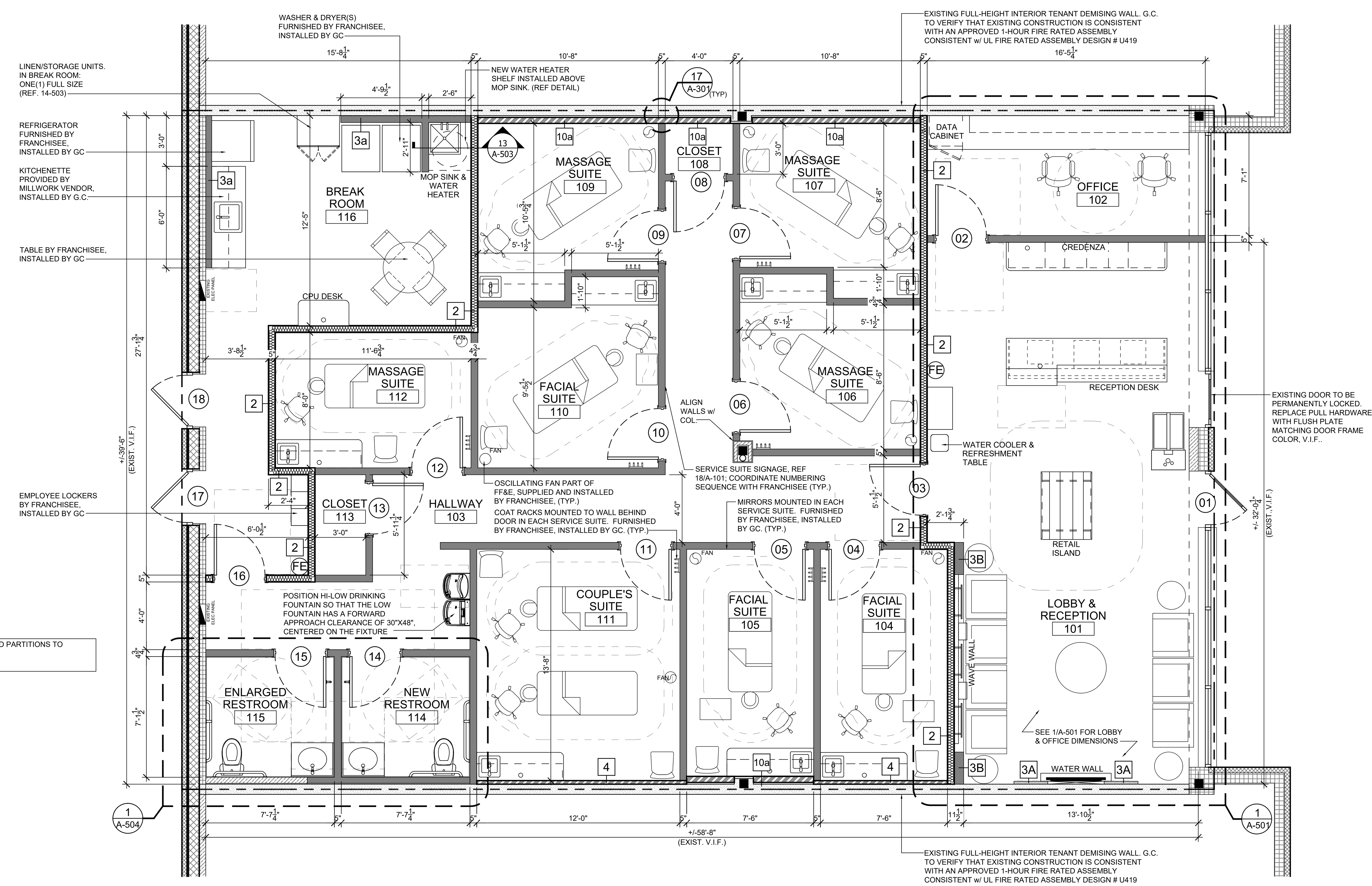
TOILET ROOM BARRIER FREE SIGNS: PROVIDE DOOR SIGNS AT BARRIER FREE TOILET ROOMS. SIGNS SHALL BE 8"x6" NOMINAL SIZE WITH WHITE LETTERS ON BLACK (OR WHITE ON BLUE) BACKGROUND AS REQUIRED BY LOCAL JURISDICTION; RAISED LETTER, BRAILLE AND PICTOGRAMS ON A MATTE PLASTIC BACKGROUND; DOUBLE-FACED ADHESIVE BACK TAPE MOUNTING. MOUNT SIGNS IN ACCORDANCE WITH BARRIER FREE CODE ACCESSIBILITY GUIDELINES



HEIGHT ABOVE FINISH FLOOR OR GROUND.
RAISED CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1220 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST RAISED CHARACTER AND 60 INCHES (1525 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST RAISED CHARACTER.

16 ACCESSIBLE SIGNAGE

SCALE: 1/4" = 1'-0"



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

SCALE: 1" = 1'-0"
SCALE: 3/4" = 1'-0"
SCALE: 1/2" = 1'-0"
SCALE: 1/4" = 1'-0"

CORNER ROW STUDIO
ARCHITECTURE & DESIGN

2541 SALMON STREET
PHILADELPHIA, PA 19125
PH: (609) 374-4530

LICENSED ARCHITECT
ROBERT PALLADINO
001.026600
04-10-26
STATE OF ILLINOIS

HSDESIGN

HS DESIGN, LLC
HAND AND STONE FRANCHISE CORPORATION
1210 NORTHBROOK DRIVE
SUITE 150
TREVOSE, PA 19053

TENANT IMPROVEMENT FOR HAND & STONE
COUNTY LINE SQUARE
SHOPPING CENTER
120 - 122 BURR RIDGE PKWY,
BURR RIDGE, IL 60527

HAND & STONE® MASSAGE AND FACIAL SPA

START DATE (SCHEMATIC)	START DATE (CDs)	
2-25-26	3-5-26	
1	PERMIT / BID	04-10-26

DRAWN/CHECKED
RCP/RCP

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND COORDINATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY HAND AND STONE OF ANY DISCREPANCIES.

DRAWING TITLE:
FLOOR PLAN AND DETAILS

A-101

VILLAGE OF
BURR RIDGE
7700 COUNTY LINE ROAD
BURR RIDGE IL 60527

MAYOR
GARY GRASSO

VILLAGE ADMINISTRATOR
EVAN WALTER

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, June 15, 2026**, at Gower Middle School, 7941 South Madison Street, Burr Ridge, IL 60527

PURPOSE OF HEARING

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by HS Spa Group II LLC for a special use to operate professional massage services pursuant to County Line Square Planned Unit Development Ordinance #A-834-19-21. The petition number and address of this petition is **Z-09-2026: 120-122 Burr Ridge Parkway** and the Permanent Real Estate Index Number is **18-30-305-003-0000.**

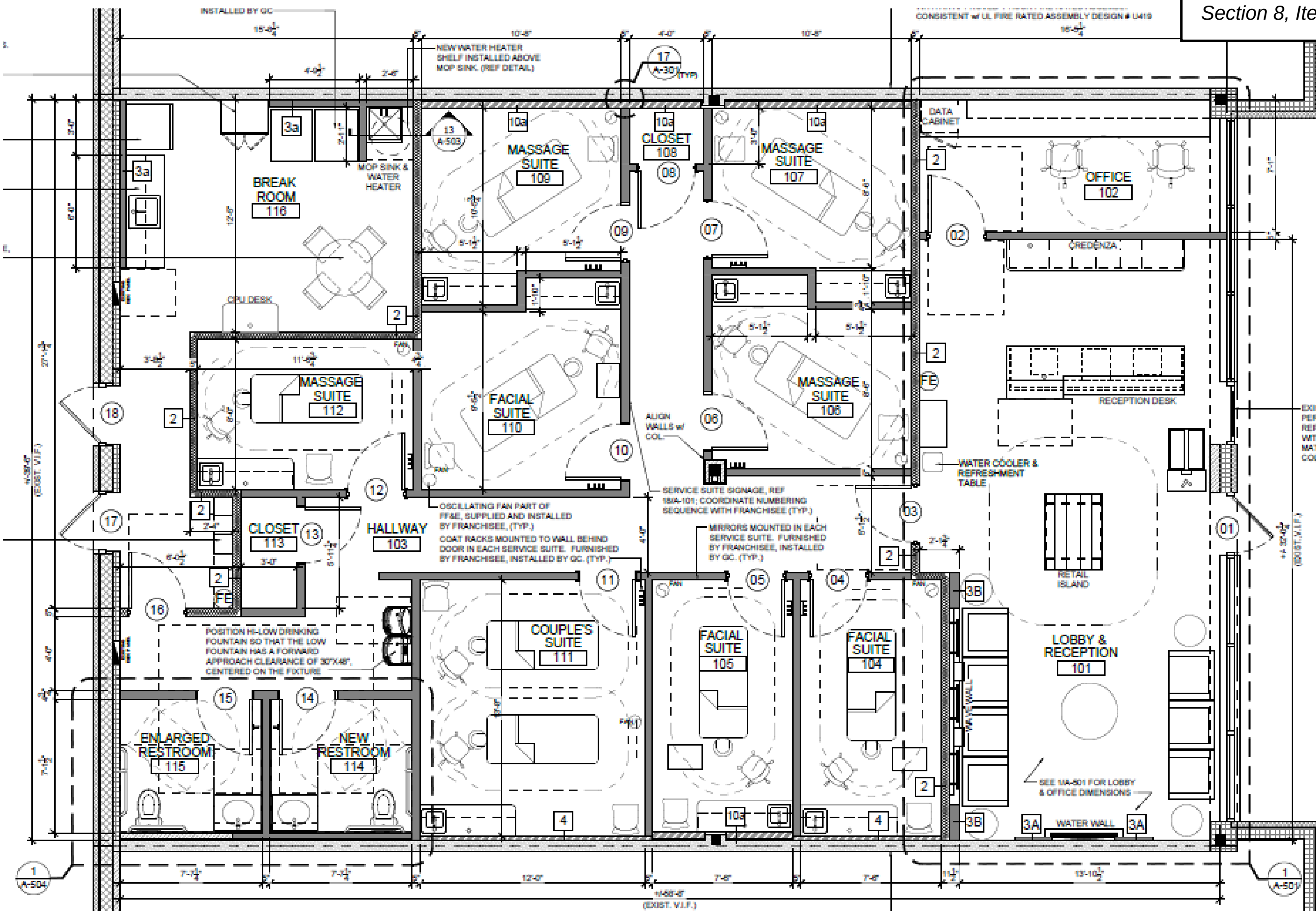
Public comment may be provided by individuals who physically attend the meeting at Gower Middle School, 7941 South Madison Street, Burr Ridge, IL 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, June 9, 2026. All public comment may be emailed to Planner Ella Stern (estern@burr-ridge.gov) or mailed to Ms. Stern's attention at 7700 County Line Rd., Burr Ridge, IL 60527. 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, AND RICHARD MORTON.

The site is starred in red.



Proposed floor plan.

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

OWNER OR CURRENT OCCUPANT
7420 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7500 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
120 75TH ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
10 ORCHARD UNIT 200
LAKE FOREST, CA 92630

OWNER OR CURRENT OCCUPANT
7511 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7702 CASS AVEUNIT 220
DARIEN, IL 60561

OWNER OR CURRENT OCCUPANT
7515 S DREW AVE
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
7519 DREW AVE
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
1815 W IOWA ST
CHICAGO, IL 60622

OWNER OR CURRENT OCCUPANT
71 S WACKER DRIVE NO 3725
CHICAGO, IL 60606

OWNER OR CURRENT OCCUPANT
7603 S DREW AVE
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
7607 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7650 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7611 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7615 S DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7619 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7623 S DREW
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
7627 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7701 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7711 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7734 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7715 S DREW AVE
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
15W700 81ST ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7719 DREW AVE
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
7750 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7725 DREW AVE
HINSDALE, IL 60521

OWNER OR CURRENT OCCUPANT
7754 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7803 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7804 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7808 S COUNTY LINE RD
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT 7812 S COUNTY LINE RD BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 26 AMBRIANCE DR BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 805 AMBRIANCE DR BURR RIDGE, IL 60527
OWNER OR CURRENT OCCUPANT 1700 W HIGGINS RD 280 DES PLAINES, IL 60018	OWNER OR CURRENT OCCUPANT 743 MCCLINTOCK DR BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 108 BURR RIDGE RD BURR RIDGE, IL 60527
OWNER OR CURRENT OCCUPANT PO BOX 639 HINSDALE, IL 60522	OWNER OR CURRENT OCCUPANT 50 BURR RIDGE PKWY BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 404 AMBRIANCE DRIVE BURR RIDGE, IL 60527
OWNER OR CURRENT OCCUPANT 1 AMBRIANCE DR BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 403 AMBRIANCE DR BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 402 AMBRIANCE DR BURR RIDGE, IL 60527
OWNER OR CURRENT OCCUPANT 304 AMBRAINCE DR BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 303 AMBRIANCE DR BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 104 AMBRIANCE CT BURR RIDGE, IL 60527
OWNER OR CURRENT OCCUPANT 103 AMBRIANCE DRIVE BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 302 AMBRIANCE DR BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 405 AMBRIANCE DR BURR RIDGE, IL 60527
OWNER OR CURRENT OCCUPANT 205 AMBRIANCE BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 204 AMBRIANCE DRIVE BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 305 AMBRIANCE DR BURR RIDGE, IL 60527
OWNER OR CURRENT OCCUPANT 401 AMBRIANCE DR BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 301 AMBRIANCE DR BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 102 AMBRIANCE DR BURR RIDGE, IL 60527
OWNER OR CURRENT OCCUPANT 203 AMBRIANCE DR BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 406 AMBRIANCE DR BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 206 AMBRIANCE DR BURR RIDGE, IL 60527
OWNER OR CURRENT OCCUPANT 15 AMBRIANCE BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 407 AMBRIANCE DR BURR RIDGE, IL 60527	OWNER OR CURRENT OCCUPANT 16 AMBRIANCE DR BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
202 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
101 AMBRIANCE CT
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
501 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
201 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
207 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
502 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
17 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
14 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
18 AMBRIANCE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
12 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
9326 S 79TH AVENUE
HICKORY HLS, IL 60457

OWNER OR CURRENT OCCUPANT
7344 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
11 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
801 AMBIANCE DRIVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
704 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
504 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
703 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
705 AMBERIANCE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
505 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
803 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
802 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6501 ROOSEVELT RD
BERWYN, IL 60402

OWNER OR CURRENT OCCUPANT
807 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
702 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
806 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6501 W ROOSEVELT RD
BERWYN, IL 60402

OWNER OR CURRENT OCCUPANT
804 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
701 VILLAGE CENTER DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
117 NORTHGATE PL
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
1405 XENIUM LN PCC00PD
PLYMOUTH, MN 55441

OWNER OR CURRENT OCCUPANT
1 GREY WING PT
NAPLES, FL 34113

OWNER OR CURRENT OCCUPANT
1 CLUBSIDE CT
BURR RIDGEIL60527

OWNER OR CURRENT OCCUPANT
450 VILLAGE CENTER DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

OWNER OR CURRENT OCCUPANT
PO BOX 1243
NORTHBROOK, IL 60065

OWNER OR CURRENT OCCUPANT
20 DANADA SQ W #274
WHEATON, IL 60189

OWNER OR CURRENT OCCUPANT
255 WASHINGTON ST
NEWTON, MA 2458

OWNER OR CURRENT OCCUPANT
2727 N HARWOOD ST#300
DALLAS, TX 75201

OWNER OR CURRENT OCCUPANT
20 38TH STREET
SIOUX CITY, IA 51104

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: 120-122 Burr Ridge Parkway, Burr Ridge, IL 60527

Property Owner or Petitioner: Wayne Hummer Trust Company, N.A. not personally but as Trustee under Trust Agreement dated December 15, 2004 and know as Trust No. HBT 1999

By: [redacted]
Margaret M. Garber, Trustee


124 Burr Ridge Pkwy
Burr Ridge IL 60527
United States
May 27, 2026 at 12:50:48 PM
120
NOTICE
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
Monday, June 15, 2026, at Gower Middle School, 7941 South Madison Street, Burr Ridge, IL 60527.
The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by HS Spa Group II LLC for a special use to operate professional massage services pursuant to County Line Square Planned Unit Development Ordinance #A-834-19-21.
The petition number and address of this petition is
122 Burr Ridge Parkway and the Permanent Real Estate Index Number is
For further information, please call or email:
(630) 654-8181, Extension 6260
Ask for Information Re: Z-09-2026


120 Burr Ridge Pkwy
Burr Ridge IL 60527
United States
May 27, 2026 at 12:51:02 PM
120
NOTICE

PLANNED UNIT DEVELOPMENT REGULATIONS RELATED TO THE

SHOPPING CENTER AT 50-324 (EXCLUDING 150) BURR RIDGE PARKWAY

The following regulations are intended to govern the current use, scope, as well as present and future conditions of the subject property at 50-324 (excluding 150) Burr Ridge Parkway, known at this time as "County Line Square Shopping Center", as described in Exhibit A (Plat of Survey).

Operation within Enclosed Buildings

All business, service, storage, merchandise display, repair, and processing, where allowed, shall be conducted within a completely enclosed building, except as follows:

a. Outdoor activities are permitted for uses which by definition require outdoor activities such as parking and loading areas, automobile service stations, or recreation areas for child care centers and nurseries.
b. Outdoor activities listed as special uses may be approved by the Board of Trustees upon recommendation from the Plan Commission subject to the Zoning Ordinance.
c. Temporary (less than or equal to 72 hours in total duration) outdoor activities may be permitted subject to written approval by the Village Administrator or their designee. Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.

Signs

Building Signs located at the subject property are subject to the issuance of a sign permit by the Village. Building Signs are subject to the following regulations:

a. Each tenant shall be permitted one Building Sign on the building façade.
b. Each Building Sign shall not exceed one square foot for each lineal foot of the storefront or tenant space width with a minimum area allowed of 20 square feet and a maximum area allowed of 40 square feet.
c. All tenants are permitted to affix Storefront/Window Signs, defined as any covering of the front window for advertisement purposes, without need for a sign permit and in adherence to the following regulations:
    1. The sum total of all Storefront Signs shall not exceed 30 percent of the total area of the windows in which they are located.
    2. Storefront Signs shall not have any moving parts.
    3. A series of windows that are separated by frames and supporting material of less than six inches in width shall be considered as a single window for the purpose of computation.
    4. Storefront Signs must be hung from some appurtenance of the tenant space and may not be taped or suction-cupped to the window, except if the advertisement is not related to the business' primary functions and is equal or less than 8 ½ x 11 inches in size and laminated.

Design guidelines for Building Signs shall be defined as follows:

a. Signs are limited to trade names and logo (as identified in the lease). Listing of merchandise or descriptions of categories are not permitted. Signs may not include payment options or the terms “We Accept” in any form or variant.
b. Iridescent and flashing signs, flashing lights, animated elements, formed plastic, injection molded plastic, and internally illuminated box signs are prohibited.
c. Exposed raceways, exposed transformers, and visible sign company labels are not allowed. Transformers should not be visible and installed within a tenant’s frontage. Animated components, formed plastic, or non-durable signs are not allowed. All signage materials shall be UL-Rated.
d. No sign maker’s labels or identifications may be visible on the exterior of the sign.
e. No signs with a visible back are permitted and fasteners should be concealed. All supports and fasteners must be of a non-ferrous metal of a quality material and finish.
f. Exposed neon is not permitted.
g. All signs must include a seven-day, 24-hour clock to control illumination of storefronts.
h. All signs must not be more than 12 inches in depth.

Non-Internally Illuminated Individual Letter Signs

a. Dimensional letter or graphics, pin-set or otherwise applied directly to the face of storefront area with external illumination. Signage types include metal, acrylic, or wood letters.
b. Signs shall not be placed on background material.
c. All signs must be lit with either a concealed fixture or as a design element i.e. decorative gooseneck fixture.

Silhouette (Halo) Reverse Channel Lettering

a. Background surfaces of the sign shall be opaque and not reflect the illumination of image of the neon lamps within the letters.
b. All neon tubing must be fully concealed within the letter to not be visible to the public.
c. The rear edge of the letter shall be approximately one inch from the background surface.
d. Standoff brackets shall be mounted in the least visible location to support the letters.
e. Standoff brackets and fasteners visible within the one-inch dimension between the background surface and the back of the letter shall be painted to match the background surface.
f. P-K transformer housings shall be provided to feed the neon to each letter of the sign.
g. Halo-type signs must have clear Lexan backing on the rear of the letters.

In all instances, signs must not exceed three total colors, including white.

Shopping Center Ground Sign

Shopping center signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. One shopping center ground sign may be allowed subject to the following:

a. Shopping center ground signs shall be consistent in design and materials with wall signs.
b. Shopping center ground signs shall be a maximum area of 100 square feet in area.
c. Shopping center ground signs shall not exceed a maximum height of 8 feet except as allowed by paragraph e below.

d. Shopping center ground signs shall be setback a minimum of 10 feet from all property lines except as required by paragraph e below;
e. The height of shopping center ground signs may be increased up to 12 feet provided that the sign is setback an additional 3 feet for each 1 foot increase in height. For example, a 9 foot high sign would require a 13 foot setback from all property lines, a 10 foot high sign would require a 16 foot setback.

Landscaping and Buffering

Any element of the subject property which adjoins or is across the street from a Residential District, a fence or wall of architectural design approved by the Village and not less than five nor more than six feet in height, or a densely planted tree or shrub hedge, initially not less than five feet in height, shall be provided along the entire length of the property line which adjoins or is across the street from the Residential District. The proposed method of buffering shall be considered as part of the site plan review process herein set forth. The decision whether to require a wall, fence, trees, or shrub hedge shall be made by the Village based on site considerations.

Hours of Operation for Business Uses

a. The hours of operation for all uses within this Ordinance shall not exceed 7 A.M. to 10 P.M. on a permitted basis.
b. Any use may request special use approval in accordance with the procedures and requirements outlined in the Zoning Ordinance to exceed these permitted hours.
c. Any previously-approved special use shall be considered a use's permitted hours of operation until and unless revisions are specifically made to this extent.

Permitted and Special Uses

Permitted Uses

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

a. Antique shops
b. Art stores, including galleries, custom art studios, art supplies, and related functions
c. Bicycle sales, including rental and repair and service functions
d. Book, stationery, card, and related gift shops
e. Camera and photographic supply stores
f. Carpet and rug stores with retail component
g. China, glassware, and household goods stores
h. Computer, business machine, and office equipment and supply stores
i. Dry cleaning or laundry receiving establishment (with majority of cleaning done off-site)
j. General apparel stores, including furriers, leather shops, jewelry stores with repair services, shoe stores with repair services, tailor and dressmaking shops, and clothing rental stores
k. Financial services offices, including financial planning, real estate, or insurance offices
l. Florists

m. Food stores, including grocery stores, supermarkets, bakeries, health food stores, fruit and vegetable stores, delicatessens, butchers, bulk food stores, candy stores, and other similar establishments
n. Furniture stores
o. Home improvement stores, including hardware stores, interior decorating stores, locksmiths, and paint and wallpaper stores
p. Hobby shops, including toy stores, coin/philatelic stores, and craft/fabric/sewing stores
q. Home contracting sales and services, including homebuilders
r. Household appliance and electronics stores including repair and service functions where incidental to retail sales
s. Medical, dental, and optical offices and clinics without ambulance or emergency services
t. Movie and video game stores, excluding movie theaters
u. Music stores, including the sale of music-related items and the teaching of music skills
v. Offices for use by government agencies, except those related to the services provided by the Secretary of State's Vehicle Services Division
w. Orthopedic and medical appliance stores
x. Outdoor dining areas accessory to any permitted or special restaurant use subject to compliance with the regulations herein
y. Personal improvement services, including health and fitness, barber shops and beauty and health services studio or instructional, and physical therapy offices, excluding fortune-telling or psychic and tattoo or body piercing establishments
z. Pharmacies and drug stores
aa. Photography and picture framing studios
bb. Post offices or business service stores without outdoor parking or storage
cc. Restaurants under 4,000 square feet (including specialty restaurants such as donut shops and ice cream shops), with or without sales of alcoholic beverages
dd. Studios for teaching of art, martial arts, music, dance, gymnastics, etc.
ee. Sporting goods stores, excluding uses whose primary functions are related to gun and ammo sales and/or shooting ranges
ff. Temporary outside sales display accessory to a permitted or special use
gg. Travel agencies
hh. Tutoring centers for pre-school, primary, and secondary education
ii. Wine shops and services without any on-site consumption except for sampling

Special Uses

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section XIII of the Zoning Ordinance, as appropriate:

a. Banks and financial institutions
b. Banquet halls and catering establishments
c. Child care centers and nursery schools
d. Clubs or lodges, private, fraternal, or religious
e. Drive through facilities accessory to a permitted or special use

f. Dry cleaners with on-site equipment for dry cleaning
g. Funeral parlors or crematoriums
h. Gun and ammo sales, including shooting ranges
i. Hours of operation exceeding 7 A.M. to 10 P.M. for any permitted or special use
j. Liquor stores
k. Live entertainment and dancing accessory to any permitted or special use
l. Professional massage services
m. Offices related to the Secretary of State's Vehicle Services Division
n. Parking lots and structures where such uses are the principal use on a lot
o. Pet shops and pet service stores, with or without overnight services
p. Restaurants (including specialty restaurants such as donut shops and ice cream shops) over 4,000 square feet with or without sales of alcoholic beverages.
q. Tobacco shops
r. Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site

<u>Outdoor Dining Area Regulations</u>

Restaurant outdoor dining areas shall be subject to the following:

- Dining areas must be limited to the linear frontage of the principal business to which the outdoor area is intended to serve;
- Dining areas shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant if table service is provided or alcohol served in the outdoor dining area;
- Door to the dining area shall be self-closing;
- Tables shall be cleaned promptly following use;
- Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant, defined as being within 60" of a curbline or so as to impede the normal flow of pedestrian traffic into or from a doorway;
- Outdoor food preparation, storage or display is prohibited;
- All furniture must be stored in the rear or off-site of the subject property when not in use;
- Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
- Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee;
- Approval of outdoor dining areas shall be subject to the Village's adopted building codes;
- Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner;

- Outdoor dining areas must be cumulatively approved by the Village Administrator or their designee to determine final compliance with the regulations set forth herein; and
- Outdoor dining areas shall be included as part of the size calculation for restaurants.

Parking Design Regulations

The subject property shall provide one parking space for each 200 gross square feet of commercial space available.

Every parking lot in excess of fifteen spaces shall contain planting islands for shade trees in compliance with the following standards:

a. There shall be one island for every 15 parking spaces and one shade tree for each island.
b. Each parking lot landscape island shall be a minimum of 9 feet wide and 18 feet in length.
c. Required shade trees shall have a minimum 3 inch diameter measured two feet above ground level.
d. Parking lot landscape islands generally shall be located at the ends of each row of parking (one double island to be located at the end of a double row of parking) and every 15 parking spaces within a row.
e. Maintenance of Landscape Areas and Screening: All such landscaped areas and screening shall, once installed, be maintained in such manner as to retain at least the intended standards of the initial landscaping and to conform to the landscaping requirements of the Village.

Minimum Standards for Parking Stalls and Aisles

Angle of Parking	**45 Degrees**	**60 Degrees**	**90 Degrees**
Width of Stall	9’	9’	9’
Stall Width (parallel to aisle)	12’9”	10’5”	9’
Stall Depth (perp. to aisle)	20’	21’	18’
Stall Length	19’	19’	18’
Aisle Width	13’*	17’*	24’

*One-way aisles only
Parallel parking shall be permitted with stalls at least 24’ in length with an aisle of 14’
Accessible parking areas shall be designed in accordance with State requirements

All open off-street loading berths, access drives, aisles, and maneuvering spaces shall be improved with an all-weather hard surface pavement including, at a minimum, a two inch (2") bituminous concrete surface course, with a twelve inch (12") minimum thickness aggregate base course, and six inch (6") high perimeter concrete curbing (Type B or Type B6:12) installed in accordance with Illinois Department of Transportation specifications.

Parking and Loading Regulations

The area immediately adjacent to the curbline shall be permitted to be used as a standing and loading zone (as shown in Exhibit C in yellow), except no parking, standing, or loading areas shall be designated near the traffic intersection (as shown in Exhibit C in red). It shall be unlawful for the driver of a vehicle to stand a passenger vehicle for a period of time longer than is necessary for the loading or unloading of passengers, groceries, or freight in any place along the curbline. It is prohibited to park a vehicle, whether occupied or not, along the curbline at the subject property. Parking or excessive standing/loading shall be defined as five (5) consecutive minutes. Signs shall be erected every 100 feet along the curbline to this effect. Additionally, restaurants may exclusively operate valet services in areas shown in Exhibit C in blue between 5:00pm-10:00pm from Thursday-Sunday if they provide written notice to the Village and the property owner. Blue-designated areas shall serve as yellow-designated standing and loading zones outside of these hours. All employees of and agents or parties directly affiliated with a business must provide or receive deliveries in the rear of the property; third party agents may provide or receive deliveries in the front of the property.

All restaurant uses over 4,000 gross square feet must provide and continually operate a parking management plan, which shall include, at minimum, valet service to be present on Thursday-Saturday evenings after 5:00pm.

Employees at all businesses shall park behind the primary building (articulated in Exhibit B), except when cases when all legally permitted spaces behind the building are occupied.

Parking of trucks in the open shall be prohibited. Trucks making deliveries to the business premises shall make deliveries only at loading docks where provided and, if there is no loading dock, such trucks may park only for such time as is necessary to complete the delivery.

TEMPERATURE EQUIPMENT CO
18500 N. C
Tinley Park, IL 60477
(P) (248) 767-3509

EQUIPMENT QUOTATION

Contact:
Company:
Address:
Job Name: Burr Ridge Police Department
Job Location: Burr Ridge, IL

Sourcewell Contract Number: 080824-CAR

Phone Number:
State or Non-State:
Services:
Quote Date: 06/26/2026
Quote Number: 0626MSAY2035**R1**

We at Carrier are pleased to quote the following equipment for the above referenced project in accordance with the above Sourcewell Contract Number and the attached terms and conditions.

Qty	Model Number	Description
1	48V3FY30C2G6BC25R3	**Carrier DX Cool/Gas Heat Applied Packaged Rooftop Unit** • Tag: RTU-A1 • Unit Capacity: 30 Tons • Voltage Code: 460-3-60 • Refrigerant: R454B • Standard Chassis • High Gas Heat, Modulating, Stainless Steel HX • Staged Air Volume, Vertical Supply & Return • High Efficiency, Low Sound, Low Ambient Control, Standard Capacity Variable Speed Compressors • Humidi-MiZer Dehumidification System • Double Wall Foam Construction • Ultra Low Leak Economizer • Low CFM EnergyX (Integral Energy Recovery Wheel) • Non-Fused Disconnect, Unpowered Convenience Outlet • Direct Drive Fan Array • Humidity & Enthalpy Sensors, Return Air CO2 Sensor • Stainless Steel Drain Pan • Al/Cu Evaporator Coil, MCHX Condenser Coil w/ Hail Guards • Condensate Overflow Switch, Filter Status Switch w/ Door Retainers, Return Air Smoke Detector • SystemVu Controls (BACnet Capable, includes programming assistance) • 4” Pre-Filter, 4” MERV 13 Filter • Temperature Space Sensor (Field Installed by Others) • Global Plasma Solution BiPolar Ionization Device(s) (Field Installed by Others) • Startup • 2-Year Unit Parts & Labor Warranty • 5-Year Compressor Parts & Labor Warranty • 10-Year Heat Exchanger Warranty

Total Net Sell Price excluding sales tax: $142,610.00

QUOTATION NOTES:
(1) Pricing includes only those items identified above.
(2) This quote is good for 30 days.
(3) Please refer to the attached Terms and Conditions.
(4) For services, progress billing may be employed.
(5) Items NOT Included (unless noted above):

a. Labor to install
b. Curbs/Curb Adapters
c. Electrical work including disconnects, convenience outlets and wiring
d. Piping, Rigging, carting or painting
e. Any ductwork nor transitions, Ceiling diffusers
f. Thermostats

We appreciate your consideration of this quotation and would like to thank you for your interest in Carrier products and services. Should you have any questions concerning the above quotation, please feel free to contact me personally.

Submitted By:

MARSHALL SAYLES
TEMPERATURE EQUIPMENT CORP.
msayles@tecmungo.com

CARRIER CORPORATION
TERMS AND CONDITIONS OF SALE – EQUIPMENT AND/OR SERVICE

To view our terms and conditions of sale, please visit the following website:
https://www.carrier.com/us/en/terms-and-conditions-of-sale/

${proposal.acceptance.block}

Cover Sheet

Submitted by: Marshall Sayles

Burr Ridge PD

Project Name: Burr Ridge PD

Tag Name: RTU-A1

Date: 6/25/2026

Unit Report

Certified Drawings

Performance Report

Unit Report

Submitted by: Marshall Sayles

Tag Name: RTU-A1

Shipping Dimensions

Unit Length	ft and in	24' 3"
Unit Width	ft and in	8' 2"
Unit Height	ft and in	6' 6"
Unit Operating Weight	lb	7566
Unit Shipping Weight	lb	7616

***As-built weight tolerance is +/- 5%. See certified drawings unit dimensions.
** Weights and dimensions do not include accessories, or special order options.

Outdoor Air

OA Intake	Ultra-Low Leak Economizer

Unit Parameters

Unit Size		030 (30 Tons)
Unit Voltage	V-Ph-Hz	460-3-60
Supply/Return		Vertical / Vertical
Configuration		VAV
Heating Capacity		High Heat - 650 MBH Input
Heat Option		Modulating Gas Heat
Heat Type		Gas Heat
Chassis Type		Standard
Variable Speed Compressor Capacity		STD
Indoor Fan Motor		High Static
Unit Efficiency		High

Control Configuration

Control System	Carrier SmartVu
Control Interface	7" Touchscreen
Network Communication	CCN, BACnet MS/TP, BACnet IP

Condenser and Evaporator Coil

Cond. Coil Fin Coating	MCHX Cond, Al/Cu Evap

Pre-Evaporator and Outdoor Air Filters

Pre-Evaporator Filter Type	4" MERV 13
Pre-Evaporator Filter (Quantity...Size)	12...20" x 20" x 4"
Outdoor Air Mesh Filter (Quantity...Size)	8...16" x 25" x 1"
EnergyX (ERV) Filter (Quantity...Size)	1…16" x 25" x 2", 2…20" x 25" x 2"

Factory Installed Options

Application Type	Variable Air Volume
Medium Static Power Exhaust with Modulating BP Control	Selected
Condensate Overflow Switch	Selected
Hail Guard	Selected
Humidimizer	Selected
Humidity Sensors	Selected
Return Air CO2 Sensor	Selected
Return Air Smoke Detector	Selected
Service Pack	Selected
Non Fused Disconnect	Selected
Pre-Filter Status Switch, Access Door Retainer	Selected
Unpowered Convenience Outlet	Selected
Stainless Steel Drain Pan	Selected
Low Ambient Cooling	Selected
Low Sound	Selected
R13 Double Wall	Selected
Low CFM EnergyX	Selected

Unit Report

Submitted by: Marshall Sayles

...ne: ...PD
Tag Name: RTU-A1

Ordering Information

Part Number	Description	Quantity
48V3FY30C2G6BC25R3	Rooftop Unit	1
	Base Unit	
	Humidimizer	
	Variable Air Volume	
	High Heat - 650 MBH Input	
	Low CFM EnergyX	
	Modulating Gas Heat	
	Condensate Overflow Switch	
	Hail Guard	
	Humidity & Enthalpy Sensors	
	Pre-Filter Status Switch, Access Door Retainer	
	Service Pack	
	Non-Fused Disconnect	
	Return Air CO2 Sensor	
	Return Air Smoke Detector	
	Unpowered Convenience Outlet	
	Ultra-Low Leak Economizer	
	4" MERV 13	
	Stainless Steel Drain Pan	
	R13 Double Wall	
	High Static Indoor Fan	
	Low Sound Package	
	Medium Static Power Exhaust with Modulating BP Control	

Accessories

Accessory Part #	Description	Quantity
CRRNETPH001A00	RNET Sensor Power Harness	1
ZS2-HC-CAR	ZS Standard	1

Unit Report

Submitted by: Marshall Sayles

ne:
PD

Tag Name:
RTU-A1

Warranty Information

Warranty
First year - Parts only (standard)
Complete Unit 1st Year Carrier CCS Labor
Complete Unit Year 2 Parts & Carrier CCS Labor
Compressor Unit Years 2-5 Parts & Carrier CCS Labor

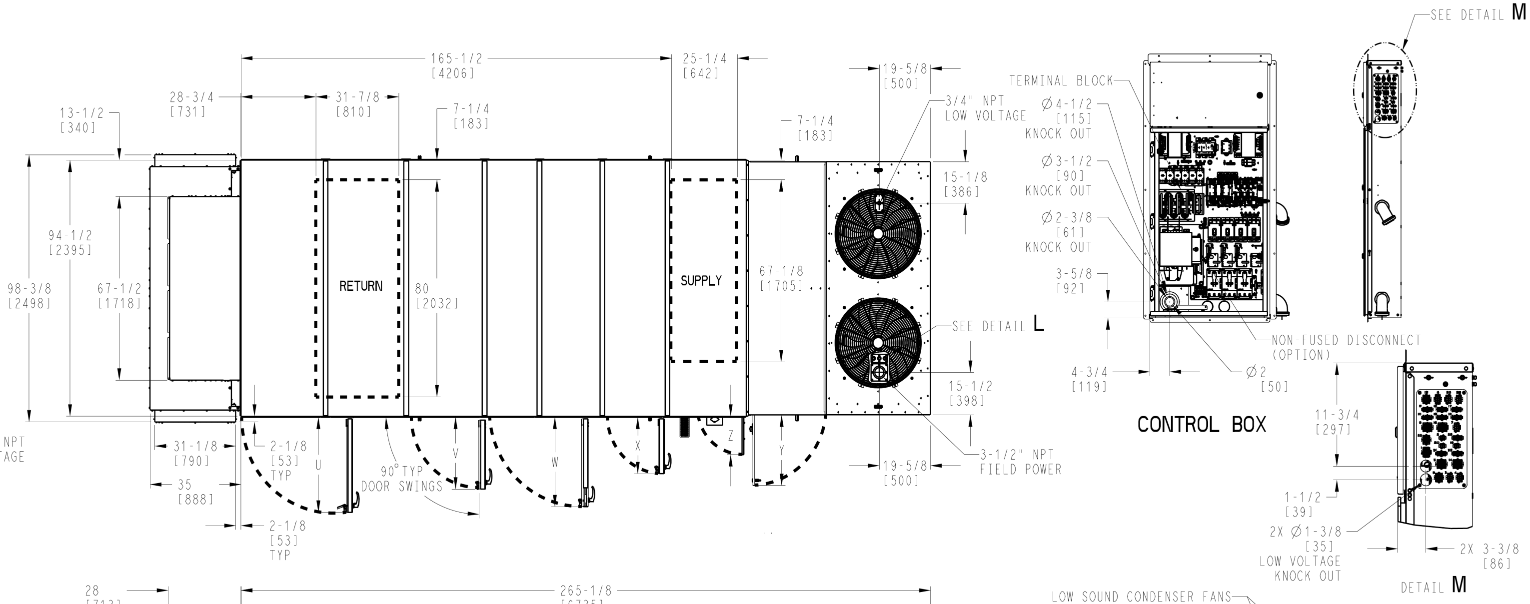
Startups

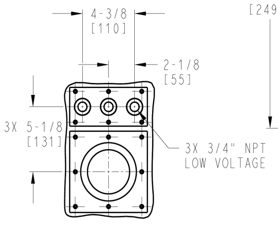
Startup Part #	Description	Quantity
4850V-STC1	Start-up, First Unit Cooling	1
4850V-STH1	Start-up, First Unit Heating	1

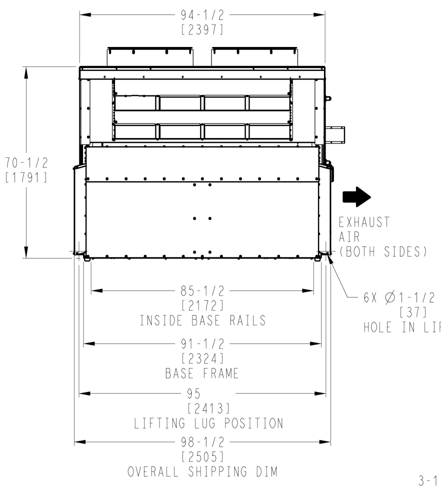
NOTES:

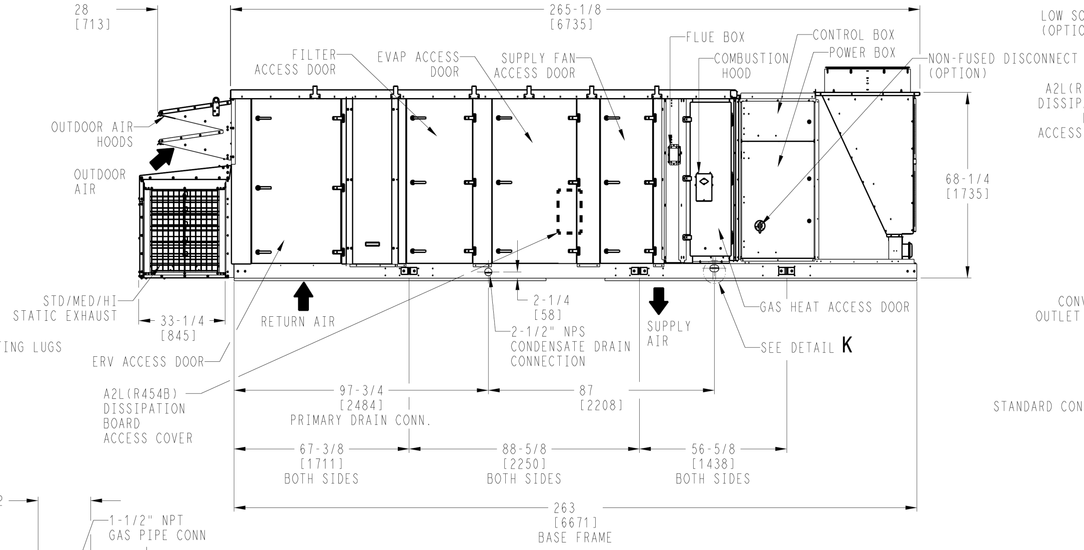
1. DIMENSIONS ARE IN INCHES, DIMENSIONS IN [ ] ARE IN MILLIMETERS.
2. UNIT CLEARANCES (FROM EDGE OF UNIT).
   TOP - DO NOT RESTRICT CONDENSER FANS
   CONDENSER END - 6'-0"
   SIDES - 6'-0"
   ECONOMIZER END - 6'-0"
   EXHAUST AIR OUTLET - 8'-0"
3. REFER TO SUBMITTAL OR PRODUCT DATA FOR UNIT WEIGHTS.
4. DUCTWORK CANNOT ATTACH TO UNIT BASEPAN. DUCTWORK MUST ATTACH TO ROOF CURB OR UNIT SUPPORT STRUCTURE.
5. OUTDOOR AIR HOODS SHIP AS SHOWN. EXHAUST FAN HOODS SHIP AS SHOWN.
6. LOW HEAT SHOWN. HIGH HEAT HAS ADDITIONAL FLUE BOX AND COMBUSTION HOOD.

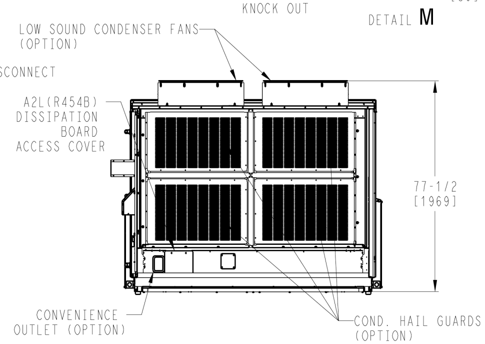
	DOOR WIDTH
U	35-1/2 [900]
V	26-3/4 [682]
W	33-1/4 [847]
X	21-1/4 [538]
Y	26 [661]
Z	14-1/4 [359]

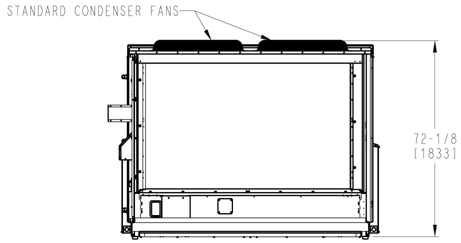


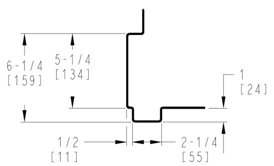




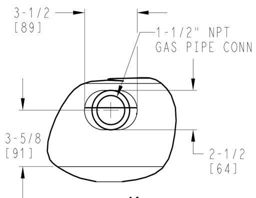








BASE RAIL PROFILE



DETAIL K

VERTICAL SUPPLY/RETURN - LOW CFM ERV, STD/MED/HI STATIC EXHAUST FAN

ITC CLASSIFICATION	SHEET	DATE	SUPERCEDES		
U.S. ECCN: EAR99	4 OF 4	06/23/25	-	48V STANDARD CHASSIS SIZE 28-34 DW	48VV012496

Performance Report

Submitted by: Marshall Sayles

ne:
PD

Tag Name:
RTU-A1

Project Name: Burr Ridge PD

Tag Name: RTU-A1

Shipping Dimensions		
Unit Length	ft and in	24' 3"
Unit Width	ft and in	8' 2"
Unit Height	ft and in	6' 6"
Unit Operating Weight	lb	7566
Unit Shipping Weight	lb	7616

***As-built weight tolerance is +/- 5%. See certified drawings unit dimensions.
** Weights and dimensions do not include accessories, or special order options.

Performance Information		
Part Number		48V3FY30C2G6BC25R3
Unit Refrigerant		R454B
EER		10.3
IEER		18.8
Heat Type		Gas Heat
Supply/Return		Vertical / Vertical
Application Type		Variable Air Volume
Voltage		460-3-60
Cooling Airflow	CFM	12000.0
Altitude	ft	0
Condenser Entering Air Temperature	F	95.0
Evaporator Entering Air Temperature Dry Bulb	°F	76.1
Evaporator Entering Air Temperature Wet Bulb	°F	63.0
Evaporator Entering Air Enthalpy	BTU/lb	28.39
Evaporator Leaving Air Temperature Dry Bulb	°F	54.2
Evaporator Leaving Air Temperature Wet Bulb	°F	52.7
Evaporator Leaving Air Enthalpy	BTU/lb	21.79
Gross Cooling Capacity	MBH	356.30
Gross Sensible Cooling Capacity	MBH	283.6
Compressor Power	kW	28.24
Coil Bypass Factor		0.135
Refrigerant Charge, Circuit A		48
Refrigerant Charge, Circuit B		0
Minimum Conditioned Space Area	SQFT	1409
Minimum Dissipation Airflow	CFM	1269

ERV Information		
ERV Model		ERC-5262C
Outside Airflow	CFM	3000
Exhaust Airflow	CFM	3000

ERV Cooling Mixed Air Information		
Outdoor Air Airflow	CFM	3000
Summer Pre-Treated Outdoor Air DB	°F	79.2
Summer Pre-Treated Outdoor Air WB	°F	66.1
Return Air Airflow	CFM	9000.0
Summer Return Air DB	F	75.0
Summer Return Air WB	F	63.0

ERV Heating Mixed Air Information		
Outdoor Air Airflow	CFM	3000
Winter Pre-Treated Outdoor Air DB	°F	54.6
Winter Pre-Treated Outdoor Air WB	°F	43.8
Return Air Airflow	CFM	9000.0
Winter Return Air DB	F	72.0
Winter Return Air WB	F	54.0

Gas Heating Data		
Heating Airflow	CFM	12000.0
Heating Entering Air Temperature	°F	67.6
Heating Control		Modulating Gas Heat
Gas Input (min)	MBH	93.00
Gas Input (max)	MBH	650.0
Gas Output (min)	MBH	75.00
Gas Output (max)	MBH	527.0
Heating Leaving Air Temperature	°F	108.3
Steady State Efficiency	%	81.00
Temperature Rise	°F	40.7

Electrical Data	
Voltage Range	414 - 506
Power Supply MCA	113
Power Supply MOCP (Fuse or HACR)	125
Minimum Non-Fused Disconnect Amperage	122
Unit Capacity	STD
SCCR Rating	10kA
Control Load	2.4
Compressor #1 QTY	1
Compressor #1 RLA/*MRC*	*27.6*
Compressor #2 QTY	1
Compressor #2 RLA	19.2
Compressor #2 LRA	147
Outdoor Fan Drive	LOW
Outdoor Fan Details (Qty./*MOC* (ea))	2 / *2.8*
Indoor Fan Motor Type	HIGH
IFM Details (Qty./HP(ea)/*MOC*(ea))	3 / 9.1 / *10.3*
Exhaust/Return Fan	Med PE
Exhaust/Return Fan Details (Qty/HP(ea)/*MOC*(ea))	2 / 9.7 / *10.1*
ERV Details (Qty/HP(ea)/*MOC*(ea))	1 / 0.13 / *0.44*
Electrical Convenience Outlet	None

Note: Check installation instructions for wire size range with non-fused disconnect

Supply Fan Information		
Supply Airflow	CFM	12000.0
Duct Static Pressure	in wg	3.00
Humidimizer Loss	in wg	0.28
Clean Filter Loss	in wg	0.15
Economizer Loss	in wg	0.16
ERV Loss	in wg	0.45
Total External Static Pressure	in wg	4.05
Supply Fan Speed	RPM	2424
Supply Fan Power	BHP	16.43

Power Exhaust Information		
Exhaust Airflow	CFM	12000.0
Duct Static Pressure	in wg	0.50
ERV Loss	in wg	0.61
Total External Static	in wg	1.11
Exhaust Fan Speed	RPM	1728
Exhaust Fan Power	BHP	4.82

Performance Report

ne:
PD

Submitted by: Marshall Sayles

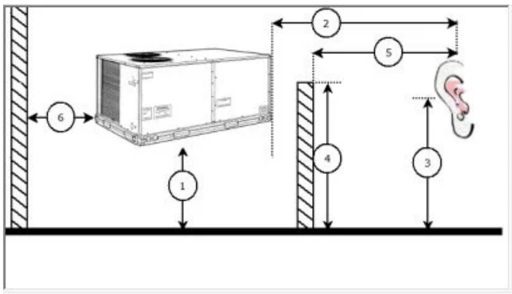
Tag Name:
RTU-A1

ERV Cooling Information		
Outdoor Air DB	F	95.0
Outdoor Air WB	F	75.0
Pre-Treated Outdoor Air DB	°F	79.2
Pre-Treated Outdoor Air WB	°F	66.1
Return Air DB	F	75.0
Return Air WB	F	63.0
Exhaust Air DB	°F	90.6
Exhaust Air WB	°F	72.5
Sensible Capacity	MBH	50.34
Total Capacity	MBH	100.19
Latent Effectiveness	%	72
Sensible Effectiveness	%	78
Total Effectiveness	%	75

ERV Heating Information		
Outdoor Air DB	F	0.0
Outdoor Air WB	F	0.0
Pre-Treated Outdoor Air DB	°F	54.6
Pre-Treated Outdoor Air WB	°F	43.8
Return Air DB	F	72.0
Return Air WB	F	54.0
Exhaust Air DB	°F	16.1
Exhaust Air WB	°F	15.9
Sensible Capacity	MBH	183.65
Total Capacity	MBH	226.82
Latent Effectiveness	%	73
Sensible Effectiveness	%	78
Total Effectiveness	%	77

Acoustic Information

Frequencies	**Hz**	**63**	**125**	**250**	**500**	**1000**	**2000**	**4000**	**8000**
Outdoor	Lw	58.09	68.4	76.95	84.45	85.14	83.22	88.69	75.24



Advanced Acoustics Parameters

Unit height above ground	ft	30.0
Horizontal distance from unit to receiver	ft	50.0
Receiver height above ground	ft	5.7

Detailed Acoustic Information

Octave Band Center Freq.	**Hz**	**63**	**125**	**250**	**500**	**1000**	**2000**	**4000**	**8000**	**Overall**
A	Lw	58.09	68.40	76.95	84.45	85.14	83.22	88.69	75.24	92.16
B	LwA	31.89	52.30	68.35	81.25	85.14	84.42	89.69	74.14	92.31
C	Lp	26.61	36.92	45.47	52.97	53.66	51.74	57.21	43.76	60.68
D	LpA	0.4106	20.82	36.87	49.77	53.66	52.94	58.21	42.66	60.83

Legend
A - Sound Power Levels at Unit's Acoustic Center
B - A-Weighted Sound Power Levels at Unit's Acoustic Center
C - Sound Pressure Levels at Specific Distance from Unit
D - A-Weighted Sound Pressure Levels at Specific Distance from Unit

Carrier

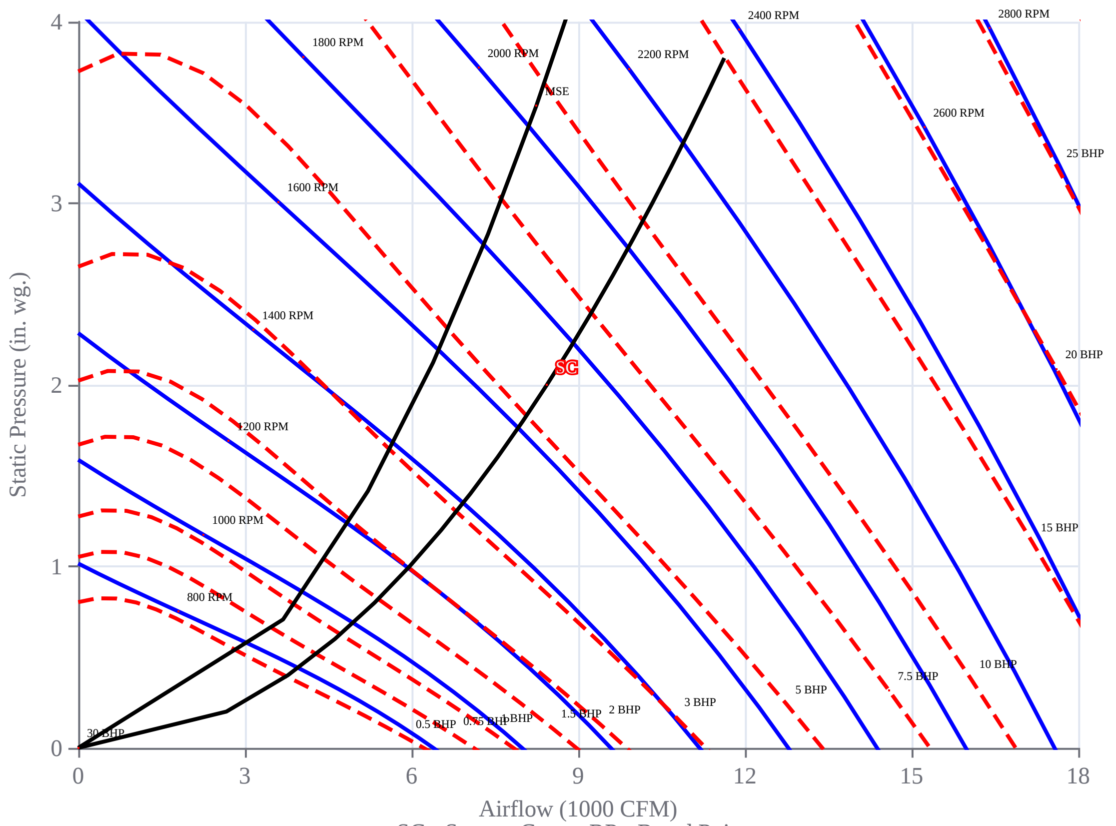
Performance Report

ne:
PD

Submitted by: Marshall Sayles

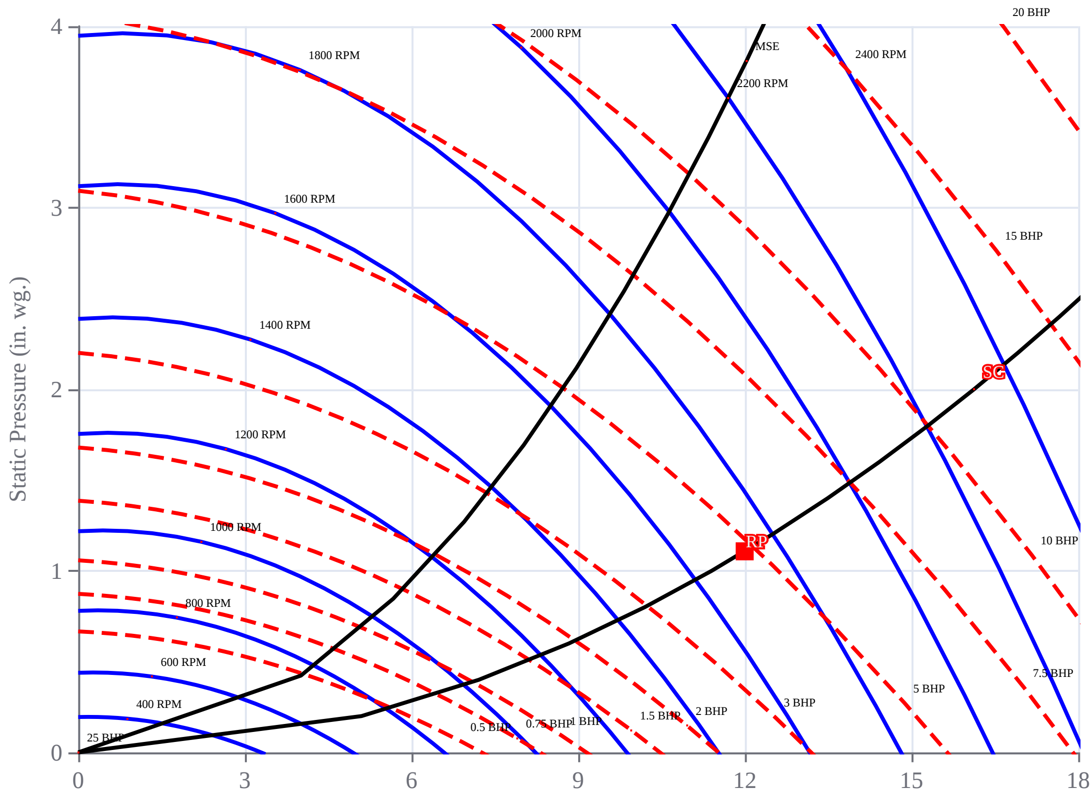
Tag Name:
RTU-A1

Supply System Curve



SC - System Curve RP - Rated Point
|RPM = 2424 BHP = 16.43 Max RPM = 2800 Max Unit HP = 25|

Power Exhaust System Curve



SC - System Curve RP - Rated Point
|RPM = 1728 BHP = 4.82 Max RPM = 2400   Max Unit HP = 20|

S.K.C. CONSTRUCTION INC.
PHONE NO. (847) 214-9800
P.O. BOX 503
F A X (847) 214-9023
WEST DUNDEE,IL.60118

MPI Crack Sealing Seal Coating 2026
Pavement Preservation

Location	Village of Various				3/3/2026
ITEM	**DESCRIPTION OF ITEMS**	**UNIT**	**QUANTITY**	**UNIT PRICE**	**TOTAL**
YEAR 2	NOT TO EXCEED 5% INCREASE OVER YEAR 1				
A	CRACK SEALING ASPHALT PAVEMENT	LB.	1.00	$1.75	
B	CRACK & JOINT SEALING PCC PAVEMENT	LB.	1.00	$3.15	
C	FIBER ASPHALT C/S ASPHALT PAVEMENT	LB.	1.00	$1.45	
D	SEAL COAT BIKE PATH	SQYD	1.00	$1.12	
E	SEAL COAT PARKING LOT	SQYD	1.00	$1.25	
F	PAINT PAVEMENT MARKING - LINE 4"	L.F.	1.00	$0.44	
G	PAINT PAVEMENT MARKING - L&S	SQFT	1.00	$4.10	
H	TRAFFIC CONTROL & PROTECTION	LSUM	1.00	$525.00	
J	HOT-APPLIED MASTIC PAVEMENT REPAIR	LB.	1.00	$2.58	
	WEEK END WORK				
E.	SEAL COAT PARKING LOT	SQYD	1.00	$1.76	
F.	PAINT PAVEMENT MARKING - LINE 4"	L.F.	1.00	$0.76	
G.	PAINT PAVEMENT MARKING - LINE 24"	SQFT	1.00	$12.60	
H.	PAINT PAVEMENT MARKING - L&S	SF	1.00	$12.50	
	CRACK SEALING ASPHALT PAVEMENT	LB.	1.00	$2.34	

THANK YOU FOR CONSIDERING OUR BID!
WE LOOK FORWARD TO HELPING YOU DEVELOP A SUCCESSFUL PROJECT.

BID TOTAL $0.00

DATE 7/8 2026

ACCEPTED BY Thomas Ferenac

RESPECTFULLY SUBMITTED,
S.K.C. CONSTRUCTION INC.
JAMES FERNANDEZ
OPER. MNGR.

CALL FOR BIDS

2025-01

BID DOCUMENTS AND SPECIFICATIONS

CRACK SEALING AND SEAL COATING SERVICES

FOR THE LOCAL PUBLIC AGENCIES OF:

BURR RIDGE, DARIEN, DOWNERS GROVE, DUPAGE COUNTY, ELMHURST, HANOVER PARK, LOMBARD, VILLA PARK, WHEATON, WOOD DALE, and WOODRIDGE

VILLAGE OF WOODRIDGE

PUBLIC WORKS DEPARTMENT
ONE PLAZA DRIVE
WOODRIDGE, IL 60517
(630) 719-4753

LEGAL NOTICE

The Village of Woodridge will be accepting sealed bids for the items listed below. Bids will be accepted at the Woodridge Village Hall, Five Plaza Drive, Woodridge, until 10:00 AM, Tuesday, February 18, 2025 at which time they will be opened and publicly read aloud.

BID NO: 2025-01
BID ON: CRACK SEALING AND SEAL COATING SERVICES FOR THE LOCAL PUBLIC AGENCIES OF:

BURR RIDGE, DARIEN, DOWNERS GROVE, DUPAGE COUNTY, ELMHURST, HANOVER PARK, LOMBARD, VILLA PARK, WHEATON, WOOD DALE, AND WOODRIDGE

Scope of work includes: seal coating, routing of asphalt and concrete pavement cracks, cleaning of routed cracks, provision of crack sealant compound, and installation of the compound within routed and cleaned cracks, to be performed throughout the Local Public Agencies' boundaries.

Plans and Specifications are available via email request sent to Matt Pocius from the Public Works Department at mpocius@woodridgeil.gov between the hours of 8:00AM – 4:30PM, Monday through Friday. Bidders must be prequalified with an IDOT Certificate of Eligibility and provide a copy of the certificate to obtain the bid documents. Questions or clarifications to this bid will be received by the Village until 11:00am on February 10, 2025. All questions should be emailed to mpocius@woodridgeil.gov. Any addenda issued to this bid, including answers to received questions, will be emailed to all plan holders by 4:00 PM on February 11, 2025.

All bids shall be accompanied by a Bid Bond, Certified or Cashier's Check made payable to the Village of Woodridge for not less than five percent (5%) of the bid amount.

All work under this contract shall comply with the Prevailing Wage Act of the State of Illinois, 820 ILCS 130/0.01 et seq. and Employment of Illinois Works on Public Works Act (30 ILCS 570/0.01).

Offers may not be withdrawn for a period of ninety (90) days after closing date without the consent of the Village Board.

Any Bid submitted unsealed, unsigned, fax transmissions or received subsequent to the aforementioned date and time, will be disqualified and returned to the bidder.

The municipalities of Burr Ridge, Darien, Downers Grove, Elmhurst, Hanover Park, Lombard, Villa Park, Wheaton, Wood Dale, Woodridge, and the County of DuPage each individually reserve the right to reject any and all bids or parts thereof, to waive any irregularities or informalities in bid procedures and to award the contract in a manner best serving the interest of the Municipalities and DuPage County, including the right to not award the contract. The quantities indicated in the specifications are based upon the best information available at the time of bidding; the constructed quantities may deviate from those indicated in the bid document.

Dated: January 28, 2025

SCHEDULE OF PRICES

SUBMISSION INFORMATION:
INVITATION: # 2025-01
BID OPENING DATE: February 18, 2025
TIME: 11:00 A.M. Local Time
LOCATION: Village Hall
Village of Woodridge
Woodridge, IL 60517

COPIES: One (1) original & ten (10) copies

INVITATION TO BID CONTRACTOR INFORMATION

Company Name: SKC CONSTRUCTION, INC.

Address: P.O. BOX 503

City, State, Zip Code: WEST DUNDEE, IL 60118

Crack Sealing and Seal Coating Services
per the specifications identified herein

I. BASE BID ITEMS – Year 1 – 2025 Construction

Item No.	Items	Unit	Quantity	Unit Price	Total Cost
A	CRACK SEALING ASPHALT PAVEMENT	POUND	83,000	1.67	138,610.00
B	CRACK AND JOINT SEALING PCC PAVEMENT	POUND	2,500	3.00	7,500.00
C	FIBER-ASPHALT CRACK SEALING ASPHALT PAVEMENT	POUND	323,500	1.38	446,430.00
D	SEAL COAT BIKE PATH	SQ YD	15,100	1.07	16,157.00
E	SEAL COAT PARKING LOT	SQ YD	77,500	1.19	92,225.00
F	PAINT PAVEMENT MARKING - LINE 4"	FOOT	37,200	0.42	15,624.00
G	PAINT PAVEMENT MARKING - LINE 24"	FOOT	60	10.00	600.00
H	PAINT PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	960	3.90	3,744.00
I	TRAFFIC CONTROL AND PROTECTION - DUPAGE COUNTY	LSUM	1	500.00	500.00
J	HOT-APPLIED MASTIC PAVEMENT REPAIR	POUND	12,000	2.46	29,520.00
				TOTAL BASE BID =	750,910.00

I. Year 2 (optional) - 2026 Construction

The rates for services listed for the Year 2 (optional) - 2026 Construction will not increase more than 5 % over the "BASE BID ITEMS – Year 1 – 2025 Construction" contract period. At its sole discretion, any listed Municipality may extend the contract for this one-year term to begin on January 1, 2026 and concluding December 31, 2026.

II. Year 3 (optional) - 2027 Construction

The rates for services listed for the Year 3 (optional) - 2027 Construction will not increase more than 5 % over the "Year 2 (optional) – 2026 Construction contract period". At its sole discretion, any listed Municipality may extend the contract for this one-year term to begin on January 1, 2027 and concluding December 31, 2027.

III. ANNUAL DISCOUNT IF CONTRACTOR IS ALLOWED TO STORE EQUIPMENT AT LOCAL PUBLIC AGENCY FACILITY

IV.

LPA	Will LPA allow storage of equipment overnight at their facility?	Will Contractor utilize space at LPA's facility to store equipment overnight? (Please check)		Annual Discount
Village of Burr Ridge	Yes	Yes ☒	No ☐	1 %
City of Darien	Yes	Yes ☒	No ☐	1 %
Village of Downers Grove	Yes	Yes ☒	No ☐	1 %
County of DuPage	No	Yes ☒	No ☐	1 %
City of Elmhurst	Yes	Yes ☒	No ☐	1 %
Village of Hanover Park	Yes	Yes ☒	No ☐	1 %
Village of Lombard	No	Yes ☒	No ☐	1 %
Village of Villa Park	No	Yes ☒	No ☐	1 %
City of Wheaton	Yes	Yes ☒	No ☐	1 %
City of Wood Dale	Yes	Yes ☒	No ☐	1 %
Village of Woodridge	No	Yes ☒	No ☐	1 %

V. ADDITIONAL COSTS TO SEAL COAT PARKING LOT AND PAINT PAVEMENT MARKINGS IF REQUIRED BY LPA TO BE COMPLETED ON A SATURDAY

Item No.	Item	Unit	ADDITIONAL UNIT PRICE*
E	**Seal Coat Parking Lot Parking Lot**	**SY**	$ 0.49
F	**Paint Pavement Marking – Line 4"**	**FT**	$ 0.30
G	**Paint Pavement Marking – Line 24"**	**FT**	$ 2.00
H	**Parking Lot Paint Pavement Marking – Letters & Symbols**	**SF**	$ 8.00

* = The additional unit price above is to be added to the corresponding item in Sections E., F., G. or H. if the LPA requires the Contractor to perform the work on a Saturday.

BIDS SHALL BE ACCOMPANIED BY BID SECURITY IN AN AMOUNT NOT LESS THAN FIVE P (5%) OF THE AMOUNT OF THE TOTAL BID.

All work under this contract shall comply with the Prevailing Wage Act of the State of Illinois, 820 ILCS 130/0.01 et seq. & the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01).

THE SECTION BELOW MUST BE COMPLETED IN FULL AND SIGNED

The undersigned hereby certifies that they have read and understand the contents of this solicitation and agree to furnish at the prices shown any or all of the items above, subject to all instructions, conditions, specifications and attachments hereto. Failure to have read all the provisions of this solicitation shall not be cause to alter any resulting contract or to accept any request for additional compensation. By signing this bid document, the bidder hereby certifies that they are not barred from bidding on this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1961, as amended.

Authorized Signature: ______ Company Name: SKC CONSTRUCTION, INC.

Typed/Printed Name: JEFFREY K. BERGQUIST Date: 2-7-25

Title: PRESIDENT Telephone Number: 847-214-9800

E-mail Jbergquist@skcconstruction.net

Submitted Bid - SKC Construction, Inc.

Item No.	Items	Unit	Total Quantity	Unit Price	Total Cost
A	CRACK SEALING ASPHALT PAVEMENT	POUND	83000	$ 1.67	$ 138,610.00
B	CRACK AND JOINT SEALING PCC PAVEMENT	POUND	2500	$ 3.00	$ 7,500.00
C	FIBER-ASPHALT CRACK SEALING ASPHALT PAVEMENT	POUND	323500	$ 1.38	$ 446,430.00
D	SEAL COAT BIKE PATH	SQ YD	15100	$ 1.07	$ 16,157.00
E	SEAL COAT PARKING LOT	SQ YD	77500	$ 1.19	$ 92,225.00
F	PAINT PAVEMENT MARKING - LINE 4"	FOOT	37200	$ 0.42	$ 15,624.00
G	PAINT PAVEMENT MARKING - LINE 24"	FOOT	60	$ 10.00	$ 600.00
H	PAINT PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	960	$ 3.90	$ 3,744.00
I	TRAFFIC CONTROL AND PROTECTION - DUPAGE COUNTY	LSUM	1	$ 500.00	$ 500.00
J	HOT-APPLIED MASTIC PAVEMENT REPAIR	POUND	12000	$ 2.46	$ 29,520.00

$ 750,910.00
$ 750,910.00

Submitted Bid - Denler, Inc.

Item No.	Items	Unit	Total Quantity	Unit Price	Total Cost
A	CRACK SEALING ASPHALT PAVEMENT	POUND	83000	$ 1.63	$ 135,290.00
B	CRACK AND JOINT SEALING PCC PAVEMENT	POUND	2500	$ 2.96	$ 7,400.00
C	FIBER-ASPHALT CRACK SEALING ASPHALT PAVEMENT	POUND	323500	$ 1.50	$ 485,250.00
D	SEAL COAT BIKE PATH	SQ YD	15100	$ 1.20	$ 18,120.00
E	SEAL COAT PARKING LOT	SQ YD	77500	$ 1.30	$ 100,750.00
F	PAINT PAVEMENT MARKING - LINE 4"	FOOT	37200	$ 0.47	$ 17,484.00
G	PAINT PAVEMENT MARKING - LINE 24"	FOOT	60	$ 3.17	$ 190.20
H	PAINT PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	960	$ 2.45	$ 2,352.00
I	TRAFFIC CONTROL AND PROTECTION - DUPAGE COUNTY	LSUM	1	$ 500.00	$ 500.00
J	HOT-APPLIED MASTIC PAVEMENT REPAIR	POUND	12000	$ 2.40	$ 28,800.00

$ 796,136.20
$ 796,136.20

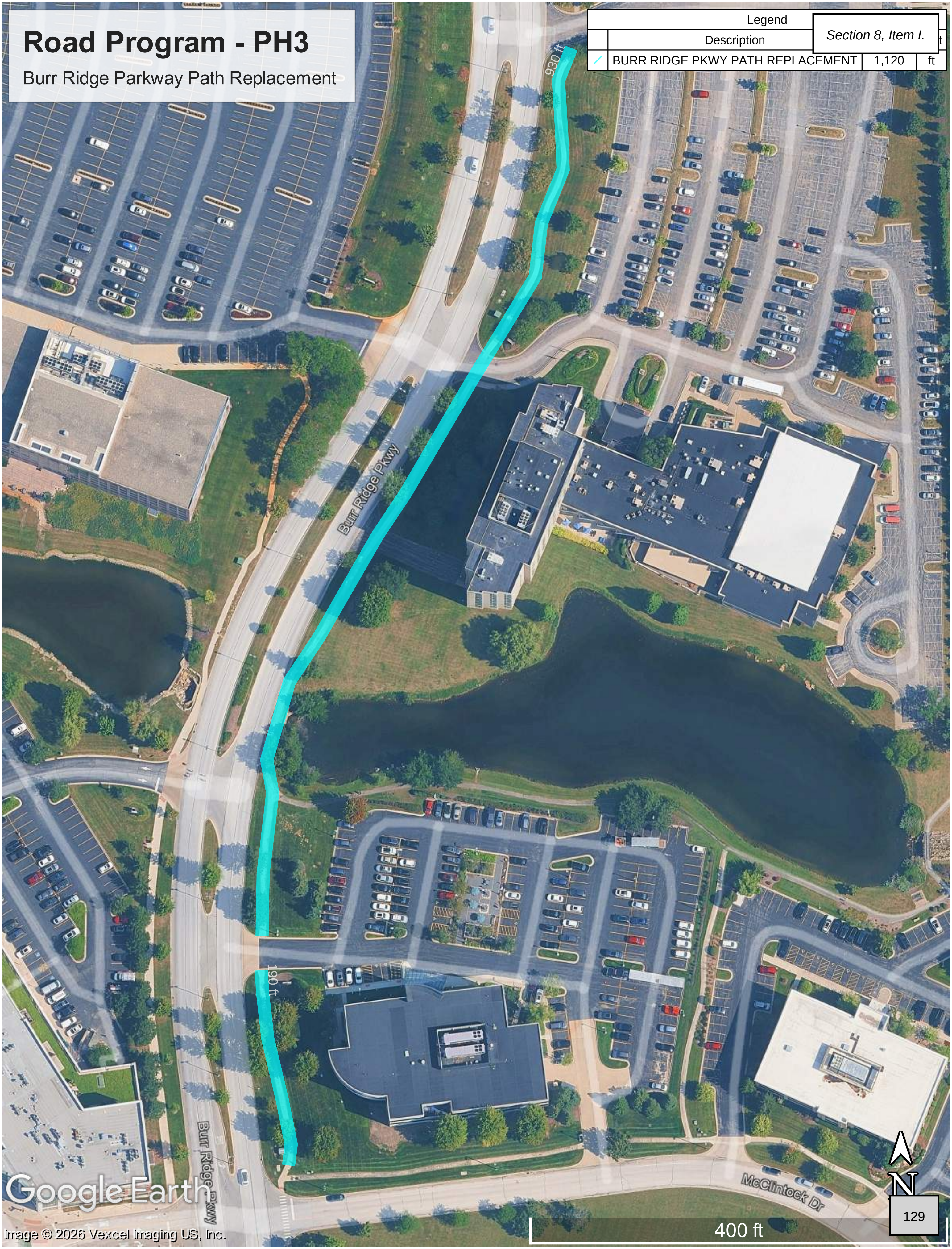
Road Program - PH3

Burr Ridge Parkway Path Replacement

Section 8, Item I.

Legend

Description		
BURR RIDGE PKWY PATH REPLACEMENT	1,120	ft



BURR RIDGE PUBLIC WORKS

2026 Road Program - Phase III
Village of Burr Ridge
Cook & DuPage County

Item No.	Description	Unit	2026 Road Program Contract Pricing UNIT PRICE	Burr Ridge Pkwy Sidewalk (McClintock to Marriott) TOTAL QUANTITY	TOTAL PRICE
1	STABILIZED DRIVEWAYS, 4"	SQ YD	$ 50.00	265	$ 13,250.00
2	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	$ 41.75		$ -
3	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT LESS THAN OR EQUAL TO 10 FT	FOOT	$ 44.00	100	$ 4,400.00
4	PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL AND REPLACEMENT, SPECIAL	SQ FT	$ 9.95		$ -
5	PC CONCRETE SIDEWALK, 8"	SQ FT	$ 11.30	260	$ 2,938.00
6	PCC SIDEWALK REMOVAL	SQ FT	$ 1.00	1385	$ 1,385.00
7	ASPHALT PATHWAY REMOVAL (4")	SQ YD	$ 9.75	600	$ 5,850.00
8	CLASS D PATCHES, 6 INCH	SQ YD	$ 48.00		$ -
9	CLASS D PATCHES, 8 INCH	SQ YD	$ 80.00		$ -
10	CLASS D PATCHES, 2 INCH (SPECIAL)	SQ YD	$ 26.00		$ -
11	CLASS D PATCHES, 4 INCH (SPECIAL)	SQ YD	$ 50.00		$ -
12	CLASS D PATCHES, 6 INCH (SPECIAL)	SQ YD	$ 68.00		$ -
13	BRICK PAVER REMOVAL AND REPLACEMENT	SQ FT	$ 18.00		$ -
14	POROUS GRANULAR EMBANKMENT, SPECIAL	CU YD	$ 90.00		$ -
15	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	$ 1.50		$ -
16	TRENCH BACKFILL	CU YD	$ 23.00		$ -
17	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	$ 16.00	300	$ 4,800.00
18	SEEDING, CLASS 2A	SQ YD	$ 10.00	300	$ 3,000.00
19	EXCAV & DISPOSAL OF UNSUITABLE MATERIAL	CU YD	$ 42.00		$ -
20	BITUMINOUS MATERIALS (TACK COAT)	POUND	$ 0.01		$ -
21	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	$ 2.75		$ -
22	HOT-MIX ASPHALT SURFACE REMOVAL, VARIABLE DEPTH (1" TO 1-3/4")	SQ YD	$ 2.50		$ -
23	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	$ 2.75		$ -
24	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	$ 88.00		$ -
25	LEVELING BINDER (MACHINE METHOD), N50	TON	$ 88.00		$ -
26	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6"	SQ YD	$ 88.00		$ -
27	DETECTABLE WARNINGS	SQ FT	$ 29.00	60	$ 1,740.00
28	DRIVEWAY PAVEMENT REMOVAL	SQ YD	$ 15.00		$ -
29	AGGREGATE BASE COURSE, TYPE B 4"	SQ YD	$ 3.35	625	$ 2,093.75
30	AGGREGATE SHOULDERS, TYPE B	TON	$ 46.00		$ -
31	GRADING AND SHAPING DITCHES	FOOT	$ 4.00		$ -
32	TREE ROOT PRUNING	EACH	$ 225.00	8	$ 1,800.00
33	PRIVATE IRRIGATION REPAIRS	EACH	$ 320.00		$ -
34	PRIVATE DRAIN TILE REPAIRS	EACH	$ 400.00		$ -
35	INLET AND PIPE PROTECTION	EACH	$ 150.00		$ -
36	STORM SEWERS, PVC 12"	FOOT	$ 125.00		$ -
37	STORM SEWER REMOVAL, 12"	FOOT	$ 5.00		$ -
38	METAL FLARED END SECTIONS, 12"	EACH	$ 880.00		$ -
39	MANHOLES, TYPE A, 4-DIAMETER, TYPE 11 FRAME AND GRATE	EACH	$ 4,650.00		$ -
40	INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	EACH	$ 2,150.00		$ -
41	INLETS, TYPE A, TYPE 11 FRAME AND GRATE	EACH	$ 2,450.00		$ -
42	CATCH BASINS TO BE RECONSTRUCTED	EACH	$ 1,225.00		$ -
43	MANHOLES TO BE RECONSTRUCTED	EACH	$ 1,450.00		$ -
44	INLETS TO BE RECONSTRUCTED	EACH	$ 850.00		$ -
45	CATCH BASINS ADJ W/ TY 1 FR, OPEN LID	EACH	$ 865.00		$ -
46	VALVE VAULTS TO BE ADJUSTED	EACH	$ 650.00		$ -
47	FRAMES AND GRATES TO BE ADJUSTED	EACH	$ 400.00		$ -
48	FRAMES AND LIDS TO BE ADJUSTED	EACH	$ 650.00		$ -
49	FRAMES AND GRATES, TYPE 11	EACH	$ 625.00		$ -
50	FRAMES AND LIDS, TYPE 1, OPEN LID	EACH	$ 445.00		$ -
51	FRAMES AND LIDS, TYPE 1, CLOSED LID	EACH	$ 445.00		$ -
52	REMOVING MANHOLES	EACH	$ 225.00		$ -
53	REMOVING INLETS	EACH	$ 65.00		$ -
54	TELESCOPING STEEL SIGN SUPPORT	FOOT	$ 15.00		$ -
55	BASE FOR TELESCOPING STEEL SIGN SUPPORT	EACH	$ 192.00		$ -
56	PEDESTRIAN CROSSING WARNING SIGN	EACH	$ 169.00		$ -
57	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	$ 2.00		$ -
58	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	$ 3.00		$ -
59	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	$ 6.10		$ -
60	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	$ 12.00		$ -
61	ADA CURB RAMPS – DESIGN AND LAYOUT	EACH	$ 700.00	5	$ 3,500.00
62	MOBILIZATION, SPECIAL	L SUM	$ 4,500.00		$ -
63	TRAFFIC CONTROL AND PROTECTION, SPECIAL	L SUM	$ 13,575.00		$ -
64	PC CONCRETE SIDEWALK, 5"	SQ FT	$ 8.95	5375	$ 48,106.25
AUP1	TRAFFIC CONTROL AND PROTECTION, SPECIAL - 87th St	L SUM	$ 8,500.00		$ -
AUP2	TRAFFIC CONTROL AND PROTECTION, SPECIAL - McClintock	L SUM	$ 450.00		$ -
AUP3	TRAFFIC CONTROL AND PROTECTION, SPECIAL - Burr Ridge Pkwy	L SUM	$ 2,500.00	1	$ 2,500.00
AUP4	COST ADJUSTMENT - BURR RIDGE PKWY PATH	L SUM	$ 16,107.00	1	$ 16,107.00
					$ 111,470.00

VILLAGE OF BURR RIDGE

ACCOUNTS PAYABLE APPROVAL REPORT

BOARD DATE: 06.22.26

PAYMENT DATE: 06.24.26

FISCAL 25-26

FUND	FUND NAME	PAYABLE	TOTAL AMOUNT
10	General Fund	$ 15.00	$ 15.00
51	Water Fund	20,633.00	20,633.00
	TOTAL ALL FUNDS	$ 20,648.00	$ 20,648.00

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 04/30/2026 - 04/30/2026
POSTED AND UNPOSTED
OPEN

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 5010 Police					
10-5010-40-4041	Background Check	Illinois State Police	04/01/2026	20260406234	15.00
			Total Department 5010 Police		15.00
			Total Fund 10 General Fund		15.00
Fund: 51 Water Fund					
Department: 6030 Water Operations					
51-6030-70-7010	Soft Starters Replaced (2 Pumps)	Illinois Pump, Inc.	01/27/2026	S-16553	10,064.00
51-6030-70-7010	Pump Center Ph 1 - Pumps and Moto	Illinois Pump, Inc.	01/28/2026	S-16554	733.00
51-6030-70-7010	Soft Starters Replaced (2 Pumps)	Illinois Pump, Inc.	01/28/2026	S-16554	9,836.00
			Total Department 6030 Water Operations		20,633.00
			Total Fund 51 Water Fund		20,633.00

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
--- TOTALS BY GL DISTRIBUTION ---					
		10-5010-40-4041	Employment Recruitment		15.00
		51-6030-70-7010	Improvements		20,633.00
--- TOTALS BY FUND ---					
		10	General Fund		15.00
		51	Water Fund		20,633.00
		Total For All Funds:			20,648.00

VILLAGE OF BURR RIDGE

ACCOUNTS PAYABLE APPROVAL REPORT
BOARD DATE: 06.22.26
PAYMENT DATE: 06.24.26
FISCAL 26-27

FUND	FUND NAME	Pre-Paid	PAYABLE	TOTAL AMOUNT
10	General Fund		$ 415,080.53	$ 415,080.53
23	Hotel/Motel Tax Fund	$ 3,500.00	24,444.35	27,944.35
31	Capital Improvements Fund		247,688.45	247,688.45
51	Water Fund		544,573.25	544,573.25
52	Sewer Fund		270.24	270.24
	TOTAL ALL FUNDS	$ 3,500.00	$ 1,232,056.82	$ 1,235,556.82

PAYROLL
PAY PERIOD ENDING June 6,2026

	TOTAL PAYROLL
Administration	$ 17,494.69
Community Development	6,005.86
Finance	3,793.02
Central Services	277.82
Police	150,331.98
Public Works	33,738.98
Capital Improvements Fund	400.00
Water	45,798.79
Sewer	13,446.75
TOTAL	$ 271,287.89
GRAND TOTAL	$ 1,506,844.71

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 06/22/2026 - 06/22/2026
POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 1010 Boards & Commissions					
10-1010-50-5010	Legal & Prosecution Services May2	Clark Baird Smith LLP	05/31/2026	4001	3,470.00
10-1010-50-5010	Adjudication Hearing Jun26	Robyn Molaro King	06/05/2026	06/05/2026	487.50
10-1010-50-5020	Burr Ridge Zip Code Project May26	Van Scoyoc Associates	06/02/2026	85174	1,000.00
10-1010-80-8010	Flower Delivery	Vince's Flowers & Landscap	06/02/2026	15080-1	114.95
		Total Department 1010 Boards & Commissions			5,072.45
Department: 3010 Community Development					
10-3010-50-5040	Legal Notices	Shaw Media	05/31/2026	10074575 May26	577.72
10-3010-50-5075	Building Reviews & Inspection May	Don Morris Architects PC	05/29/2026	05/29/2026	21,230.90
		Total Department 3010 Community Development			21,808.62
Department: 4010 Finance					
10-4010-50-5020	Consulting WE 05.02 to 05.16.2026	MGT Impact Solutions, LLC	05/31/2026	MGT38125	3,202.68
10-4010-50-5020	Consulting WE 05.02 to 05.16.2026	MGT Impact Solutions, LLC	05/31/2026	MGT38156	921.09
		Total Department 4010 Finance			4,123.77
Department: 4020 Central Services					
10-4020-50-5030	Burr Ridge Non Public Safety Cell	AT&T Mobility	05/25/2026	287310366548X062026	1,275.87
10-4020-50-5030	Burr Ridge Public Safety Cell Pho	AT&T Mobility	05/25/2026	287309346353X062026	1,596.11
10-4020-50-5050	Copier Maintenance/Toner (2)	Canon Solutions America, I	05/29/2026	122331389	428.75
10-4020-50-5050	Copier Maintenance/Toner (2)	Canon Solutions America, I	05/31/2026	6016164092	103.58
10-4020-60-6010	Copy Paper 11" x 17"	Warehouse Direct, Inc.	06/12/2026	6166355-0	126.58
10-4020-60-6010	Tissues	Warehouse Direct, Inc.	06/12/2026	6166355-0	84.99
10-4020-60-6010	Glass Board Dry-Erase Markers	Warehouse Direct, Inc.	06/12/2026	6166355-0	17.99
10-4020-60-6010	Post-it Sticky Notes	Warehouse Direct, Inc.	06/12/2026	6166355-0	53.37
10-4020-60-6010	Timecards	Warehouse Direct, Inc.	06/12/2026	6166355-0	35.61
10-4020-60-6010	Outlet Surge Suppressor	Warehouse Direct, Inc.	06/12/2026	6166355-0	37.99
10-4020-60-6010	Rubber Bands	Warehouse Direct, Inc.	06/12/2026	6166355-0	1.98
10-4020-60-6010	Lens Cleansers	Warehouse Direct, Inc.	06/12/2026	6166355-0	32.99
10-4020-60-6010	AA Batteries	Warehouse Direct, Inc.	06/12/2026	6166355-0	26.78
10-4020-60-6010	AAA Batteries	Warehouse Direct, Inc.	06/12/2026	6166355-0	26.78
10-4020-60-6010	Post-it Notes	Warehouse Direct, Inc.	06/12/2026	6166355-0	69.78
		Total Department 4020 Central Services			3,919.15
Department: 4040 Information Technology					
10-4040-50-5020	Plan Commission Meeting 06.01.26	John W. Beckel	06/02/2026	06/01/2026	800.00
10-4040-50-5020	Village Board Meeting Jun26	John W. Beckel	06/08/2026	06/08/2026	800.00
10-4040-50-5020	IT Consulting	Orbis Solutions	05/01/2026	5579816	975.00
10-4040-50-5020	IT Consulting	Orbis Solutions	05/08/2026	5579843	2,050.00
10-4040-50-5020	IT Consulting	Orbis Solutions	05/15/2026	5579878	356.00
10-4040-50-5020	IT Consulting	Orbis Solutions	05/22/2026	5	820.00
10-4040-50-5020	IT Consulting	Orbis Solutions	06/01/2026	5579982	100.00
10-4040-50-5061	Starcom Network Charge June 2026	Motorola Solutions - STARC	06/01/2026	10391120260501	735.00
10-4040-50-5061	Internet Service	New Horizon Communications	06/01/2026	3596062	1,512.61
10-4040-50-5061	Software Services	Orbis Solutions	05/01/2026	5579816	6,668.55
10-4040-50-5061	Software Services	Orbis Solutions	05/08/2026	5579851	8,928.00
10-4040-50-5061	Software Services	Orbis Solutions	06/01/2026	5579982	2,735.00
10-4040-50-5061	GovTech AI Platform - Annual Lice	Sunlight Technologies, Inc	05/01/2026	1027 (2)	5,000.00
10-4040-50-5061	Phone System Charges	Vonage Business, Inc.	06/13/2026	INV13032803	1,962.87
10-4040-50-5064	Axon Svc Agmt: Software/Server/Eq	Axon Enterprise, Inc.	05/01/2026	INUS442254	158,644.71
10-4040-50-5064	Municipal Adjudication System May	DACRA Adjudication System	05/31/2026	2026-05-037	2,070.00

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Fund: 10 General Fund					
Department: 4040 Information Technology					
10-4040-50-5064	I-Net Viewer Annual Maintenance	Emergency Telephone System	06/09/2026	26HXGN009	1,510.00
10-4040-50-5064	Pace Scheduler Software	Pace Systems	05/31/2026	IN00077849	2,205.00
10-4040-50-5064	BEAST Software System July 26 - J	Porter Lee Corporation	06/01/2026	33493	1,445.00
10-4040-60-6010	Printer Toner Cartridges	Next Day Toner Supplies, I	06/09/2026	5387085	288.00
10-4040-60-6010	Printer Toner Cartridges	Next Day Toner Supplies, I	06/11/2026	5387488	91.00
10-4040-60-6010	Equipment	Orbis Solutions	05/01/2026	5579816	465.00
10-4040-60-6010	Equipment	Orbis Solutions	05/08/2026	5579850	454.00
10-4040-60-6010	Equipment	Orbis Solutions	06/08/2026	5580018	1,040.00
		Total Department 4040 Information Technology			201,655.74
Department: 5010 Police					
10-5010-40-4030	Refund of Insurance Charges May26	Michael J. Kurinec	06/03/2026	06/03/026	132.30
10-5010-40-4032-50116	Uniform Allowance - Officer Harve	JG Uniforms, Inc.	06/02/2026	162694	198.00
10-5010-40-4032-50116	Uniform Allowance - Officer Harve	JG Uniforms, Inc.	06/15/2026	163111	99.00
10-5010-40-4032-50123	Left Handed Holster	Streicher's Inc.	06/15/2026	I1832421	255.98
10-5010-40-4032-50127	Uniform Allowance - New Recruit C	JG Uniforms, Inc.	06/10/2026	162959	290.25
10-5010-40-4032-50127	Uniform Allowance - New Recruit C	JG Uniforms, Inc.	06/01/2026	162663	1,324.95
10-5010-40-4032-50127	Uniform Allowance - New Recruit C	JG Uniforms, Inc.	06/02/2026	162702	340.15
10-5010-40-4032-50127	Uniform Allowance - New Recruit C	JG Uniforms, Inc.	06/03/2026	162749	248.25
10-5010-40-4032-50127	Uniform Allowance - New Recruit C	JG Uniforms, Inc.	06/05/2026	162821	264.00
10-5010-40-4032-50127	Uniform Allowance - New Recruit C	JG Uniforms, Inc.	06/15/2026	163113	230.00
10-5010-50-5020	CALEA Annual Fee	CALEA	06/01/2026	SO-003927	4,745.00
10-5010-50-5020	Local Services SW - April 2026	Northeast DuPage Family &	05/12/2026	2564	1,599.70
10-5010-50-5040	Business Cards	Minuteman Press of Lyons	06/05/2026	49930	49.50
10-5010-50-5050	Stalker Dual DSR	Municipal Electronics Divi	05/26/2026	072487	385.00
10-5010-50-5051	Tire Repair	B & E Auto Repair Service	06/15/2026	154101	35.00
10-5010-50-5051	Maintenance-Vehicles	Enterprise FM Trust	06/03/2026	FBN5651138	1,149.88
10-5010-50-5051	Car Washes PD May26	King Car Wash Inc.	06/07/2026	105-26	300.00
10-5010-50-5058	Janitorial Services Jun26	Service Master	06/06/2026	237140	215.00
10-5010-60-6040	ETSB Radio Equipment	Emergency Telephone System	06/09/2026	26DEDIRS079	19,752.08
10-5010-70-7000	Modular TAC House Kit #3 / Quote#	Action Target	06/09/2026	155723-1	108,550.00
		Total Department 5010 Police			140,164.04
Department: 6010 Public Works					
10-6010-40-4032	Uniform Allowance Jones, M	Blain Supply, Inc.	06/05/2026	SOI000001611	263.94
10-6010-40-4032	Uniform Allowance Shram, E	Blain Supply, Inc.	05/29/2026	SOI000001462	24.00
10-6010-40-4032	Men's Rain Jacket, Ear Muffs, Saf	Menards - Hodgkins	05/20/2026	82904	126.64
10-6010-40-4040	Brightly Asset Essentials Softwar	Brightly Software, Inc.	05/01/2026	INV-301335	11,064.05
10-6010-40-4042	Respirator Program Review and Rev	Alliance Risk Control Serv	05/15/2026	INV-20260515-01	500.00
10-6010-50-5020	Preemployment Exam	Premier Occupational Healt	06/04/2026	183970	160.00
10-6010-50-5051	Maintenance-Vehicles	Enterprise FM Trust	06/03/2026	FBN5651156	1,405.50
10-6010-50-5052	Change Locks and Rekey Locks VH	Goldy Locks, Inc.	06/08/2026	104218113	696.00
10-6010-50-5053	Misc Street Signs	High Star Traffic	05/28/2026	20574	816.10
10-6010-50-5053	Sweeping week of May 4th 2026	LRS Holdings, LLC	05/31/2026	PS707885	5,392.36
10-6010-50-5054	Maintenance-Lighting & Signals	Meade Electric Company, In	05/12/2026	716783	1,413.54
10-6010-50-5054	Meade Electric Train Horn & Signa	Meade Electric Company, In	05/26/2026	717090	634.78
10-6010-50-5054	Meade Electric Train Horn & Signa	Meade Electric Company, In	05/29/2026	716984	219.46
10-6010-50-5056	Pond Treatments	Solitude Lake Management,	06/02/2026	PSI275213	1,258.43
10-6010-50-5058	6 - 3x10 Black Mats	Cintas Corporate Services,	05/18/2026	4269557758	18.00
10-6010-50-5058	1 - 3x5 Black Mat	Cintas Corporate Services,	05/18/2026	4269557758	3.00

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Fund: 10 General Fund					
Department: 6010 Public Works					
10-6010-50-5058	2 - 4x6 Black Mats	Cintas Corporate Services,	05/18/2026	4269557758	6.00
10-6010-50-5058	Service Charge	Cintas Corporate Services,	05/18/2026	4269557758	12.00
10-6010-50-5058	6 - 3x10 Black Mats	Cintas Corporate Services,	05/26/2026	4270366820	36.00
10-6010-50-5058	1 - 3x5 Black Mat	Cintas Corporate Services,	05/26/2026	4270366820	3.00
10-6010-50-5058	2 - 4x6 Black Mats	Cintas Corporate Services,	05/26/2026	4270366820	12.00
10-6010-50-5058	Service Charge	Cintas Corporate Services,	05/26/2026	4270366820	12.00
10-6010-50-5058	6 - 3x10 Black Mats	Cintas Corporate Services,	06/01/2026	4271055411	36.00
10-6010-50-5058	1 - 3x5 Black Mat	Cintas Corporate Services,	06/01/2026	4271055411	3.00
10-6010-50-5058	2 - 4x6 Black Mats	Cintas Corporate Services,	06/01/2026	4271055411	12.00
10-6010-50-5058	Service Charge	Cintas Corporate Services,	06/01/2026	4271055411	12.00
10-6010-50-5058	6 - 3x10 Black Mats	Cintas Corporate Services,	06/08/2026	4271823320	36.00
10-6010-50-5058	1 - 3x5 Black Mat	Cintas Corporate Services,	06/08/2026	4271823320	3.00
10-6010-50-5058	2 - 4x6 Black Mats	Cintas Corporate Services,	06/08/2026	4271823320	12.00
10-6010-50-5058	Service Charge	Cintas Corporate Services,	06/08/2026	4271823320	12.00
10-6010-50-5058	6 - 3x10 Black Mats	Cintas Corporate Services,	06/15/2026	4272573421	36.00
10-6010-50-5058	1 - 3x5 Black Mat	Cintas Corporate Services,	06/15/2026	4272573421	3.00
10-6010-50-5058	2 - 4x6 Black Mats	Cintas Corporate Services,	06/15/2026	4272573421	12.00
10-6010-50-5058	Service Charge	Cintas Corporate Services,	06/15/2026	4272573421	12.00
10-6010-50-5080	Village Street Lights	Constellation NewEnergy, I	05/28/2026	12874970707 May26	2,831.26
10-6010-50-5080	453 Commerce Sewer	Flagg Creek Water Reclamat	05/27/2026	008917-001 May26	20.98
10-6010-50-5080	Police Station	NICOR Gas	05/15/2026	66468914693 May26	277.56
10-6010-50-5080	Pump Center	NICOR Gas	05/11/2026	47915700000 May26	157.48
10-6010-50-5080	Public Works	NICOR Gas	05/11/2026	22944400005 May26	629.80
10-6010-50-5080	Rustic Acres	NICOR Gas	05/15/2026	81110732419 May26	65.04
10-6010-50-5080	Village Hall Garage	NICOR Gas	05/15/2026	57961400009 May26	64.29
10-6010-50-5080	Village Hall	NICOR Gas	05/15/2026	47025700007 May26	205.68
10-6010-60-6010	Arctic Flo Orange, Hardwood Blend	Kara Company, Inc.	06/05/2026	399274	179.16
10-6010-60-6010	XL Gloves	L. A. Fasteners, Inc.	06/01/2026	1-414947	34.76
10-6010-60-6010	Duplex, Toggles, Outlet Plates	Menards - Hodgkins	05/18/2026	82777	61.95
10-6010-60-6010	Power Grab Molding Panel, Lattice	Menards - Hodgkins	05/21/2026	82995	105.77
10-6010-60-6010	AG Lotion, Bound Rug	Menards - Hodgkins	05/28/2026	83395	173.90
10-6010-60-6020	Motomix 2 cycle Fuel	Russo's Power Equipment	06/05/2026	SPI21637532	381.90
10-6010-60-6040	Radio Battery	Motorola Solutions, Inc.	05/29/2026	8282340231	325.95
10-6010-60-6040	Speaker Mic	Motorola Solutions, Inc.	05/29/2026	8282340231	224.38
10-6010-60-6040	APX900 Portable Radio	Motorola Solutions, Inc.	05/27/2026	8282342137	3,207.62
10-6010-60-6040	Programming and Encryption Upgrad	Motorola Solutions, Inc.	05/27/2026	8282342137	4,190.48
10-6010-60-6042	Premium Bark	Shreve Services, Inc.	05/28/2026	11369	735.00
10-6010-60-6042	Penn Mulch	Tameling Industries	05/21/2026	0219007	198.00
			Total Department 6010 Public Works		38,336.76
			Total Fund 10 General Fund		415,080.53
Fund: 23 Hotel/Motel Tax Fund					
Department: 7030 Special Revenue Hotel/Motel					
23-7030-50-5040	7000 Annual Newsletter Printing	Grasso Graphics, Inc.	06/04/2026	33899	11,605.17
23-7030-50-5040	6426 Mailing Services	Grasso Graphics, Inc.	06/04/2026	33899	974.73
23-7030-50-5069	Entryway Sign	COMED	05/11/2026	8234771222 May26	49.74
23-7030-50-5069	Gateway Sign	COMED	05/07/2026	1138132222 May26	43.68
23-7030-80-8010	Marketing & PR May26	Kaleidoscope Management Gr	05/31/2026	2730	4,380.08
23-7030-80-8010	Oak Leak Jun26	Kaleidoscope Management Gr	05/31/2026	2731	4,326.00

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Fund: 23 Hotel/Motel Tax Fund					
Department: 7030 Special Revenue Hotel/Motel					
23-7030-80-8011	2026 Festa Ferrari Sponsorship (m	Ferrari Club of America	06/08/2026	06/08/2026	3,500.00
23-7030-80-8012	AFD - Inflatable Generator	Sparkles Entertainment, In	05/14/2026	260116-11VBR	330.00
23-7030-80-8012	AFD-Military Obstacle Course	Sparkles Entertainment, In	03/06/2026	260116VBR	1,325.00
23-7030-80-8012	AFD-Face Painting	Sparkles Entertainment, In	03/06/2026	260116VBR	425.00
23-7030-80-8012	Flower Delivery	Vince's Flowers & Landscap	06/02/2026	15080-1	114.95
23-7030-80-8050	Village Board Meeting Signs	Bannerville USA Inc.	06/05/2026	040180	870.00
		Total Department 7030 Special Revenue Hotel/Motel			27,944.35
		Total Fund 23 Hotel/Motel Tax Fund			27,944.35
Fund: 31 Capital Improvements Fund					
Department: 8010 Capital Improvement					
31-8010-70-7010	Elm St. Culvert & Stream Proj. Co	Abbey Paving Co., Inc.	06/30/2026	25-4569-9	54,386.07
31-8010-70-7055	Washroom and Warehouse Repairs	Calumet City Plumbing & He	05/22/2026	72981	4,244.02
31-8010-70-7055	Carpet Tiles and Vinyl Cove Base	Desitter Flooring, Inc.	05/27/2026	CG605912	867.53
31-8010-70-7055	Reinstall Supply, Returns, and Du	Dynamic Heating & Piping C	05/11/2026	205758	9,075.00
31-8010-70-7055	Shades and PVC 453 Commerce	Home Depot Credit Services	05/28/2026	30099	921.51
31-8010-70-7055	PW Entrance Concrete Ramp Replace	J. Nardulli Concrete, Inc.	06/03/2026	06/03/2026	4,800.00
31-8010-70-7055	VH Architectural Construction Ser	Legat Architects, Inc.	05/31/2026	64800	72,075.00
31-8010-70-7055	Building Materials for the Build	Menards - Hodgkins	06/04/2026	83842	290.99
31-8010-70-7055	Moving Village Hall into Temp loc	Peri & Luca, LLC	05/28/2026	05/28/2026	2,320.00
31-8010-70-7055	Moving Village Hall into Temp loc	Peri & Luca, LLC	06/05/2026	06/05/2026	2,090.00
31-8010-70-7057	Material Testing for Annual Road	Interra, Inc.	06/16/2026	21232	3,288.00
		Total Department 8010 Capital Improvement			154,358.12
Department: 8020 Sidewalks/Pathway					
31-8020-70-7052	79th St Sidewalk Improvements Pro	Copenhaver Construction, I	06/04/2026	3	40,336.48
31-8020-70-7052	Supplemental Design and Construct	Primera Engineers, Ltd.	06/08/2026	0070707	1,050.00
		Total Department 8020 Sidewalks/Pathway			41,386.48
Department: 8030 Equipment Replacement					
31-8030-50-5071	Lease Maintenance	Enterprise FM Trust	06/03/2026	FBN5651156	226.37
31-8030-50-5071	Lease Maintenance	Enterprise FM Trust	06/03/2026	FBN5651138	388.66
31-8030-80-8065	Lease Principal	Enterprise FM Trust	06/03/2026	FBN5651156	23,623.20
31-8030-80-8065	Lease Principal	Enterprise FM Trust	06/03/2026	FBN5651138	15,799.90
31-8030-80-8075	Lease Interest	Enterprise FM Trust	06/03/2026	FBN5651156	7,915.85
31-8030-80-8075	Lease Interest	Enterprise FM Trust	06/03/2026	FBN5651138	3,989.87
		Total Department 8030 Equipment Replacement			51,943.85
		Total Fund 31 Capital Improvements Fund			247,688.45
Fund: 51 Water Fund					
Department: 0000 Assets, Liabilities, Fund Bal					
51-0000-22-2200	Water Hydrant Return	Frank Ward, Jr.	06/03/2026	06/03/2026	384.03
		Total Department 0000 Assets, Liabilities, Fund Bal			384.03
Department: 6030 Water Operations					
51-6030-40-4032	Uniform Allowance Gomez, C	Blain Supply, Inc.	06/04/2026	SOI000001554	305.96
51-6030-40-4032	Uniform Allowance Sablich, D	Blain Supply, Inc.	06/04/2026	SOI000001555	278.02
51-6030-40-4032	Uniform Allowance Sablich, D	Blain Supply, Inc.	06/01/2026	SOI000001472	199.95
51-6030-40-4032	Uniform Boots Mezatis & Dewall	Red Wing Business Advantag	06/09/2026	20260510030022	656.96
51-6030-40-4042	Respirator Program Review and Rev	Alliance Risk Control Serv	05/15/2026	INV-20260515-01	500.00

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Fund: 51 Water Fund					
Department: 6030 Water Operations					
51-6030-50-5020	Monthly Subscription - Aquahawk J	American Conservation & Bi	06/01/2026	19492	759.67
51-6030-50-5020	Fees - Integrated Payments May26	BS&A Software	06/15/2026	169002	10,812.41
51-6030-50-5020	Consulting WE 05.02 to 05.16.2026	MGT Impact Solutions, LLC	05/31/2026	MGT38125	1,438.89
51-6030-50-5020	Consulting WE 05.02 to 05.16.2026	MGT Impact Solutions, LLC	05/31/2026	MGT38156	413.82
51-6030-50-5067	Hydrant Maintenance/Testing Progr	M.E. Simpson Co. Inc.	05/31/2026	46610	20,373.00
51-6030-50-5067	2 Intrusion Limit Switch	Metropolitan Industries, I	06/12/2026	INV085286	328.00
51-6030-50-5067	Labor	Metropolitan Industries, I	06/12/2026	INV085286	1,640.00
51-6030-50-5070	3MG Concrete Water Storage Tank R	Dixon Engineering, Inc.	06/15/2026	26-0444	3,100.00
51-6030-50-5071	Lease Maintenance	Enterprise FM Trust	06/03/2026	FBN5651156	237.92
51-6030-50-5080	Well #1	COMED	05/11/2026	5738828000 May26	48.21
51-6030-60-6010	Chlorine Cylinders	Hawkins, Inc.	06/15/2026	7459254	60.00
51-6030-60-6010	Hydrant Out of Service Marker	HD Supply, Inc.	06/10/2026	INV01071308	129.86
51-6030-60-6010	Clean, Test, and Calibrate	Kara Company, Inc.	06/05/2026	399281	175.00
51-6030-60-6010	White PVC Pipes	Menards - Hodgkins	05/18/2026	82819	778.75
51-6030-60-6010	Stone Backfill Aggregate	Shreve Services, Inc.	06/12/2026	11410	3,520.00
51-6030-60-6040	Replace Fire Hydrant	H & R Construction, Inc.	06/11/2026	17993	4,600.00
51-6030-60-6040	Replace Fire Hydrant	H & R Construction, Inc.	06/11/2026	17994	4,600.00
51-6030-60-6040	6 X 12 Anchor Coupling	H & R Construction, Inc.	06/11/2026	17994	320.00
51-6030-60-6040	1.5" 350xl backflow	Mid America Water, Inc	05/27/2026	266009A	3,728.88
51-6030-60-6070	Water Purchased May26	Village of Bedford Park	06/02/2026	0020060000 May26	368,600.04
51-6030-60-6070	5905 S Grant Street	Village of Hinsdale	05/20/2026	3108560 May26	171.39
51-6030-60-6070	5885 S Giddings	Village of Hinsdale	05/21/2026	3107810 May26	183.42
51-6030-60-6070	224 W 59th Street	Village of Hinsdale	05/20/2026	3108360 May26	243.57
51-6030-60-6070	216 W 59th Street	Village of Hinsdale	05/20/2026	3101223 May26	255.60
51-6030-60-6070	208 W 59th Street	Village of Hinsdale	05/22/2026	3101231 May26	207.48
51-6030-60-6070	204 W 59th Street	Village of Hinsdale	05/21/2026	3108351 May26	351.84
51-6030-60-6070	134 W 59th Street	Village of Hinsdale	05/21/2026	3108531 May26	219.51
51-6030-60-6070	120 W 59th Street	Village of Hinsdale	05/22/2026	3108540 May26	195.45
51-6030-60-6070	128 W 59th Street	Village of Hinsdale	05/22/2026	3108511 May26	195.45
51-6030-60-6070	116 W 59th Street	Village of Hinsdale	05/21/2026	3108491 May26	544.32
51-6030-70-7010	Balancing Amount Final Invoice	Abbey Paving Co., Inc.	06/30/2026	25-4569-9	1,559.55
51-6030-70-7010	2025 WM Replacement Project - Wat	Trine Construction Corp	05/29/2026	B-202516-05	106,899.23
51-6030-80-8065	Lease Principal	Enterprise FM Trust	06/03/2026	FBN5651156	4,379.88
51-6030-80-8075	Lease Interest	Enterprise FM Trust	06/03/2026	FBN5651156	1,177.19
		Total Department 6030 Water Operations			544,189.22
		Total Fund 51 Water Fund			544,573.25
Fund: 52 Sewer Fund					
Department: 6040 Sewer Operations					
52-6040-50-5080	Arrowhead Lift Station	COMED	05/11/2026	4047447000 May26	270.24
		Total Department 6040 Sewer Operations			270.24
		Total Fund 52 Sewer Fund			270.24

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OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount

--- TOTALS BY GL DISTRIBUTION ---

10-1010-50-5010	Legal & Prosecution Services	3,957.50
10-1010-50-5020	Professional & Contractual Se	1,000.00
10-1010-80-8010	Government Relations	114.95
10-3010-50-5040	Publishing & Printing	577.72
10-3010-50-5075	Plan Review & Inspection Serv	21,230.90
10-4010-50-5020	Professional & Contractual Se	4,123.77
10-4020-50-5030	Telephone	2,871.98
10-4020-50-5050	Maintenance-Equipment	532.33
10-4020-60-6010	Operating Supplies	514.84
10-4040-50-5020	Professional & Contractual Se	5,901.00
10-4040-50-5061	Software Services	27,542.03
10-4040-50-5064	Software Services - Police	165,874.71
10-4040-60-6010	Operating Supplies	2,338.00
10-5010-40-4030	Health/Life Insurance	132.30
10-5010-40-4032-50116	Officers Allowance	297.00
10-5010-40-4032-50123	Duty Gear Replacement	255.98
10-5010-40-4032-50127	Recruit Officers	2,697.60
10-5010-50-5020	Professional & Contractual Se	6,344.70
10-5010-50-5040	Publishing & Printing	49.50
10-5010-50-5050	Maintenance-Equipment	385.00
10-5010-50-5051	Maintenance-Vehicles	1,484.88
10-5010-50-5058	Janitorial Services	215.00
10-5010-60-6040	Supplies - Vehicles & Equipme	19,752.08
10-5010-70-7000	Equipment	108,550.00
10-6010-40-4032	Uniform Allowance	414.58
10-6010-40-4040	Dues & Subscriptions	11,064.05
10-6010-40-4042	Professional Development	500.00
10-6010-50-5020	Professional & Contractual Se	160.00
10-6010-50-5051	Maintenance-Vehicles	1,405.50
10-6010-50-5052	Maintenance-Buildings	696.00
10-6010-50-5053	Maintenance-Streets	6,208.46
10-6010-50-5054	Maintenance-Lighting & Signal	2,267.78
10-6010-50-5056	Maintenances - Land and Fores	1,258.43
10-6010-50-5058	Janitorial Services	291.00
10-6010-50-5080	Utilities	4,252.09
10-6010-60-6010	Operating Supplies	555.54
10-6010-60-6020	Gasoline & Oil	381.90
10-6010-60-6040	Supplies - Vehicles & Equipme	7,948.43
10-6010-60-6042	Supplies - Streets, Grounds &	933.00
23-7030-50-5040	Publishing & Printing	12,579.90
23-7030-50-5069	Gateway Landscape & Projects	93.42
23-7030-80-8010	Government Relations	8,706.08
23-7030-80-8011	Partnerships	3,500.00
23-7030-80-8012	Special Events	2,194.95
23-7030-80-8050	Programs/Tourism Promotions	870.00
31-8010-70-7010	Improvements	54,386.07
31-8010-70-7055	Village Facility Improvements	96,684.05
31-8010-70-7057	Annual Road Program	3,288.00
31-8020-70-7052	Sidewalk/Pathway Projects	41,386.48

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 06/22/2026 - 06/22/2026
POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
		31-8030-50-5071	Lease Maintenance		615.03
		31-8030-80-8065	Lease Principal		39,423.10
		31-8030-80-8075	Lease Interest		11,905.72
		51-0000-22-2200	Deposits Payable		384.03
		51-6030-40-4032	Uniform Allowance		1,440.89
		51-6030-40-4042	Professional Development		500.00
		51-6030-50-5020	Professional & Contractual Se		13,424.79
		51-6030-50-5067	Maintenance-Distribution Syst		22,341.00
		51-6030-50-5070	Engineering Services		3,100.00
		51-6030-50-5071	Lease Maintenance		237.92
		51-6030-50-5080	Utilities		48.21
		51-6030-60-6010	Operating Supplies		4,663.61
		51-6030-60-6040	Supplies - Vehicles & Equipme		13,248.88
		51-6030-60-6070	Water Purchases		371,168.07
		51-6030-70-7010	Improvements		108,458.78
		51-6030-80-8065	Lease Principal		4,379.88
		51-6030-80-8075	Lease Interest		1,177.19
		52-6040-50-5080	Utilities		270.24
--- TOTALS BY FUND ---					
		10	General Fund		415,080.53
		23	Hotel/Motel Tax Fund		27,944.35
		31	Capital Improvements Fund		247,688.45
		51	Water Fund		544,573.25
		52	Sewer Fund		270.24
		Total For All Funds:			1,235,556.82

VILLAGE OF BURR RIDGE

ACCOUNTS PAYABLE APPROVAL REPORT
BOARD DATE: 07.13.26
PAYMENT DATE: 07.15.26
FISCAL 26-27

FUND	FUND NAME	PAYABLE	TOTAL AMOUNT
10	General Fund	$ 214,088.63	$ 214,088.63
23	Hotel/Motel Tax Fund	41,357.64	41,357.64
31	Capital Improvements Fund	457,060.22	457,060.22
51	Water Fund	100,006.48	100,006.48
52	Sewer Fund	480.32	480.32
	TOTAL ALL FUNDS	$ 812,993.29	$ 812,993.29

PAYROLL
PAY PERIOD ENDING June 20,2026

	TOTAL PAYROLL
Board	$ 2,546.77
Administration	17,732.68
Community Development	12,891.25
Finance	4,131.61
Police	159,235.06
Public Works	33,221.32
Water	49,647.50
Sewer	13,994.02
TOTAL	$ 293,400.21
GRAND TOTAL	$ 1,106,393.50

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 07/13/2026 - 07/13/2026
POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 0000 Assets, Liabilities, Fund Bal					
10-0000-16-1600	Postage for Meter 29150976	Pitney Bowes Global Fin. S	06/29/2026	06/29/2026	5,000.00
		Total Department 0000 Assets, Liabilities, Fund Bal			5,000.00
Department: 1010 Boards & Commissions					
10-1010-40-4040	Newspaper Subscription	Daily Herald	06/11/2026	UPVR4628ICLR	19.00
10-1010-40-4040	HBR Subscription	Harvard Business Review	06/12/2026	UPQ90UXMKZ86	14.00
10-1010-40-4042	2026 DMMC Conference Meeting	DuPage Mayors & Managers C	06/19/2026	12782A	45.00
10-1010-40-4042	2026 Springfield Drive Down	DuPage Mayors & Managers C	06/19/2026	12805A	190.00
10-1010-40-4042	2026 Annual Dinner & Recognition	DuPage Mayors & Managers C	06/19/2026	12850	180.00
10-1010-40-4042	Breakfast Meeting with Mayor	Egg Harbor	06/16/2026	059356	55.99
10-1010-50-5010	Adjudication Hearing Jul26	Robyn Molaro King	07/02/2026	07/02/2026	487.50
10-1010-50-5010	Legal & Prosecution Services May2	Storino, Ramello, & Durkin	06/23/2026	06/23/2026	12,971.28
10-1010-50-5010	Legal & Prosecution Services Apr2	Storino, Ramello, & Durkin	05/21/2026	05/21/2026	12,594.55
10-1010-50-5020	Consulting/Valuation Services	Real Property Advisors, In	04/01/2026	06/30/2026	1,200.00
		Total Department 1010 Boards & Commissions			27,757.32
Department: 2010 Administration					
10-2010-40-4042	BS & A Conference Foy	BS&A Software	05/21/2026	S9NQ4RP5M69	750.00
10-2010-40-4042	BS & A Conference	BS&A Software	06/08/2026	RXNF7FMNPFM	750.00
10-2010-40-4042	Staff Training Bochenek	Conant Leadership	06/23/2026	1964-0048	449.00
10-2010-40-4042	2026 DMMC Conference Meeting	DuPage Mayors & Managers C	06/19/2026	12782A	45.00
10-2010-40-4042	2026 Springfield Drive Down	DuPage Mayors & Managers C	06/19/2026	12805A	190.00
10-2010-40-4042	2026 Annual Dinner & Recognition	DuPage Mayors & Managers C	06/19/2026	12850	90.00
10-2010-40-4042	Conference Accommodations	Hampton Inn By Hilton	06/03/2026	82087658	311.36
10-2010-40-4042	IPERLA Training Foy	IPELRA	07/14/2026	07/14/2026	175.00
10-2010-40-4042	DMMC Lunch	Lily's Coffee House	05/21/2026	089496	45.74
10-2010-40-4042	Staff Lunch	Portillo's	06/02/2026	44151021166067713	70.96
10-2010-40-4042	Staff Lunch	The Patio Restaurant	06/17/2026	017101	35.99
10-2010-40-4042	Meeting with Willowbrook	Wild Ginger	06/05/2026	06/05/2026	42.96
10-2010-50-5020	Contractual Elevator Inspection S	Elevator Inspection Servic	06/22/2026	00390653	32.00
10-2010-50-5020	Contractual Elevator Inspection S	Elevator Inspection Servic	06/05/2026	00387293	224.00
10-2010-50-5020	Contractual Elevator Inspection S	Elevator Inspection Servic	06/26/2026	00391634	160.00
		Total Department 2010 Administration			3,372.01
Department: 3010 Community Development					
10-3010-50-5020	FY2027 Professional Services Agre	Houseal Lavigne Associates	06/16/2026	8625	15,844.75
10-3010-50-5040	Legal Notices Jun26	Shaw Media	06/30/2026	10074575 Jun26	292.94
10-3010-50-5075	Building & Inspection Reviews Jun	Don Morris Architects PC	06/30/2026	06/30/2026	9,887.82
10-3010-60-6010	Voice Activated Digital Recorder	Staples Business Advantage	06/18/2026	9938119363	71.01
		Total Department 3010 Community Development			26,096.52
Department: 4010 Finance					
10-4010-40-4042	BS & A Conference Michalopulos	BS&A Software	05/21/2026	XBNSFC9DF2W	750.00
10-4010-50-5020	Auditing Services	Lauterbach & Amen, LLP	06/05/2026	119284	1,730.00
10-4010-50-5020	Consulting WE 05/30 to 06/20/26 D	MGT Impact Solutions, LLC	06/29/2026	MGT38206	4,862.89
10-4010-50-5020	Consulting WE 05/30 to 06/20/26 M	MGT Impact Solutions, LLC	06/29/2026	MGT38242	1,728.54
		Total Department 4010 Finance			9,071.43
Department: 4020 Central Services					
10-4020-40-4042	VH Moving Day Staff Lunch	Chick Fil A	05/22/2026	6397552	143.39
10-4020-40-4042	Staff Lunch on Moving Day	Chick Fil A	05/22/2026	6397969	177.41

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 07/13/2026 - 07/13/2026
POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 4020 Central Services					
10-4020-40-4042	VH Moving Day Staff Lunch	Chick Fil A	05/22/2026	6397944	130.48
10-4020-40-4042	VH Office Set Up	Weber's Bakery	05/29/2026	30072	67.58
10-4020-50-5030	Burr Ridge Non Public Safety Cell	AT&T Mobility	06/25/2026	287310366548X072026	1,289.45
10-4020-50-5030	Burr Ridge Public Safety Cell Pho	AT&T Mobility	06/25/2026	287309346353X072026	1,470.54
10-4020-50-5050	Copier Maintenance/Toner (2)	Canon Solutions America, I	06/30/2026	6016493378	91.60
10-4020-50-5050	Copier Maintenance/Toner (2)	Canon Solutions America, I	06/11/2026	122331767	490.00
10-4020-50-5050	Copier Maintenance/Toner (2)	Canon Solutions America, I	06/22/2026	6016403100	202.50
10-4020-60-6010	Kitchen Supplies	Amazon.com Credit	05/18/2026	112-03688757437852	79.98
10-4020-60-6010	Kitchen Supplies	Amazon.com Credit	06/18/2026	112-10297920318613	216.90
10-4020-60-6010	Office Supplies	Amazon.com Credit	06/04/2026	113-3705221-9705827	51.99
10-4020-60-6010	PW Coffee	Amazon.com Credit	06/04/2026	113-9936027-1205015	199.99
10-4020-60-6010	Coffee Supplies	Amazon.com Credit	06/08/2026	113-5618672-9252227	52.18
10-4020-60-6010	Office Supplies	Amazon.com Credit	06/10/2026	113-6679650-0032256	61.08
10-4020-60-6010	Office Supplies	Amazon.com Credit	06/17/2026	113-0183027-6705802	41.33
10-4020-60-6010	Kitchen Coffee Supplies	Garvey's Office Products	06/22/2026	WO-976842-1	265.23
10-4020-60-6010	Coffee Supplies	Keurig	06/08/2026	941639218	450.92
10-4020-60-6010	Mailing Envelopes #10	Minuteman Press of Lyons	05/20/2026	49847	2,172.61
10-4020-60-6010	Postage for Meter	Pitney Bowes Global Fin. S	05/28/2026	1029362943	161.01
10-4020-60-6010	New Employee Yeti Mug	Yeti	05/22/2026	YUS014150531577	60.76
		Total Department 4020 Central Services			7,876.93
Department: 4040 Information Technology					
10-4040-50-5020	Gold Hosting	DreamCo Design	05/24/2026	38959	29.95
10-4040-50-5020	IT Consulting	Orbis Solutions	01/30/2026	5579240	1,150.00
10-4040-50-5020	IT Consulting	Orbis Solutions	05/29/2026	5579941	1,150.00
10-4040-50-5020	IT Consulting	Orbis Solutions	06/08/2026	5580015	3,140.00
10-4040-50-5020	IT Consulting	Orbis Solutions	06/23/2026	5580073	2,990.00
10-4040-50-5020	IT Consulting	Orbis Solutions	07/01/2026	5580147	50.00
10-4040-50-5020	IT Consulting	Orbis Solutions	07/01/2026	5580163	100.00
10-4040-50-5020	IT Consulting	Orbis Solutions	06/30/2026	5580104	3,725.00
10-4040-50-5061	Claude AI	Anthropic, PBC	05/26/2026	ODFL4LMX-0001	200.00
10-4040-50-5061	FY27 BS&A Software Licenses CRA	BS&A Software	04/16/2026	166923	788.00
10-4040-50-5061	GIS Managed Services	Cloudpoint Geospatial	06/15/2026	INV-07015	2,400.00
10-4040-50-5061	Emergency Back Up	Comcast	05/16/2026	87712011405371 May2	298.93
10-4040-50-5061	Pump Center	Comcast	05/21/2026	87712011405338 May2	225.44
10-4040-50-5061	Google AI Pro	Google	06/16/2026	06/16/2026	19.99
10-4040-50-5061	Annual Oak Leaf Digital Version	Issuu Inc.	06/03/2026	3030467	252.00
10-4040-50-5061	Azure Subscription	Microsoft Corporation	06/09/2026	G163815269	13.39
10-4040-50-5061	Software Services - Police	New Horizon Communications	07/01/2026	3638806	1,512.61
10-4040-50-5061	ChatGPT Subscription	Open AI OpCo, LLC	06/06/2026	WC99UAYI-0007	20.00
10-4040-50-5061	Software Services	Orbis Solutions	07/01/2026	5580157	2,735.00
10-4040-50-5061	Connect	reMarkable	06/16/2026	RMOPSLLC-654304	3.99
10-4040-50-5061	Contact Management	The Rocket Science Group.	05/25/2026	MC22880867	38.25
10-4040-50-5064	Municipal Adjudication System Jun	DACRA Adjudication System	06/30/2026	2026-06-038	2,070.00
10-4040-50-5064	Comprehensive Searches Jun26	TransUnion Risk and Altern	06/01/2026	566744-202605-1	156.00
10-4040-60-6010	FY2027 Printer Toner Cartridges	Next Day Toner Supplies, I	06/19/2026	5388160	248.00
10-4040-60-6010	FY2027 Printer Toner Cartridges	Next Day Toner Supplies, I	06/25/2026	5388672	96.00
10-4040-60-6010	Printer Toner Cartridges	Next Day Toner Supplies, I	06/25/2026	5388673	384.00
10-4040-60-6010	Printer Toner Cartridges	Next Day Toner Supplies, I	06/23/2026	5388371	542.75
10-4040-60-6010	Printer Toner Cartridges	Next Day Toner Supplies, I	06/24/2026	5388495	182.00

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 4040 Information Technology					
10-4040-60-6010	Printer Toner Cartridges	Next Day Toner Supplies, I	06/24/2026	5388553	91.00
10-4040-60-6010	Equipment	Orbis Solutions	05/29/2026	5579947	235.00
10-4040-60-6010	Equipment	Orbis Solutions	06/30/2026	5580104	320.00
10-4040-60-6010	Equipment	Orbis Solutions	07/01/2026	5580167	100.00
		Total Department 4040 Information Technology			25,267.30
Department: 5010 Police					
10-5010-40-4032-50116	Uniform Allowance - Officer Harve	JG Uniforms, Inc.	06/17/2026	163196	459.00
10-5010-40-4032-50116	Custom Vest Cover Reilly, E	JG Uniforms, Inc.	06/17/2026	163180	240.00
10-5010-40-4041	Law Enforcement Listing	Kevin M. Woodside	06/18/2026	49031	348.00
10-5010-40-4041	Lateral Police Advertising Space	National Minority Update	06/18/2026	12032366	195.00
10-5010-40-4042-50101	Axon Instructor Training	Alamo Rental Car	05/17/2026	70061465046	462.50
10-5010-40-4042-50101	Axon Instructor Training	Bradley's	05/20/2026	371	40.48
10-5010-40-4042-50101	Axon Instructor Training	Marriott	05/17/2026	05/17/2026	72.09
10-5010-40-4042-50101	Axon Instructor Training	Marriott	06/04/2026	114177	(127.81)
10-5010-40-4042-50101	Axon Instructor Training	Marriott	06/22/2026	06/22/2026	29.63
10-5010-40-4042-50101	Axon Instructor Training	Paradies Lagardere	05/22/2026	056605	5.79
10-5010-40-4042-50101	Axon Instructor Training	Paradies Lagardere	05/22/2026	044899	12.77
10-5010-40-4042-50101	Axon Instructor Training	Publix	05/21/2026	063173	19.19
10-5010-40-4042-50101	Axon Instructor Training	Shell Oil Company	05/22/2026	675843	4.00
10-5010-40-4042-50101	Axon Instructor Training	Starbucks Coffee Company	05/22/2026	683954	5.80
10-5010-40-4042-50101	Axon Instructor Training	Starbucks Coffee Company	05/20/2026	670217	5.80
10-5010-40-4042-50101	Axon Instructor Training	Starbucks Coffee Company	05/19/2026	663996	7.93
10-5010-40-4042-50101	Axon Instructor Training	Starbucks Coffee Company	05/21/2026	672603	9.48
10-5010-40-4042-50101	Axon Instructor Training	Uber Technologies, Inc	05/21/2026	05/21/2026	15.96
10-5010-40-4042-50101	Axon Instructor Training	Uber Technologies, Inc	05/20/2026	05/20/2026	16.96
10-5010-40-4042-50101	Axon Instructor Training	Uber Technologies, Inc	05/22/2026	05/22/2026	94.75
10-5010-40-4042-50103	Registration for Conference Giuff	BS&A Software	06/02/2026	ZWNVDDKT775	750.00
10-5010-40-4042-50103	Training Seminar Crisis Negotiati	Illinois Crisis Negotiator	05/26/2026	ICNA-052026-0171	425.00
10-5010-40-4042-50106	Soda for Meeting	7-Eleven	06/19/2026	070399	47.73
10-5010-40-4042-50106	Team Meeting	Falco's Pizza & Pasta	05/19/2026	3129	95.68
10-5010-40-4042-50106	Whole Choc Cake for Meeting Suppl	Portillo's	06/19/2026	12	21.89
10-5010-40-4042-50108	NEMRT Annual Membership Fees	North East Multi-Regional	06/26/2026	2194	2,660.00
10-5010-50-5020	Municipal Contribution: 7/1/26 -	DuPage County Children's C	07/01/2026	BR027	3,000.00
10-5010-50-5020	DUMEG Fair Share Contribution FY2	DuPage Metropolitan	05/11/2026	05/11/2026	14,560.00
10-5010-50-5020	Local Services SW - May 2026	Northeast DuPage Family &	06/12/2026	2590	1,463.05
10-5010-50-5020	Local Services SW - Jun26	Northeast DuPage Family &	06/29/2026	2621	1,614.75
10-5010-50-5040	Business Cards Collins, K	Minuteman Press of Lyons	06/19/2026	50017	49.50
10-5010-50-5050	Traffic Suite Agreement Q-102957	All Traffic Solutions, Inc	05/29/2026	I826698	4,250.00
10-5010-50-5051	Squad Maintenance Umbrellas	Amazon.com Credit	06/18/2026	112-10297920318613	31.98
10-5010-50-5051	Car Washes Jun26	King Car Wash Inc.	07/05/2026	106-26	300.00
10-5010-50-5058	Clean & Sanitize Squad	Service Master	06/23/2026	237191	130.00
10-5010-50-5058	FY27 Janitorial Services	Service Master	06/27/2026	237194	215.00
10-5010-60-6010	Shooting Supplies	Amazon.com Credit	05/27/2026	112-48476478338615	24.65
10-5010-60-6010	Misc. Supplies	Amazon.com Credit	05/18/2026	112-03688757437852	21.46
10-5010-60-6010	Office Supplies	Amazon.com Credit	06/18/2026	112-10297920318613	131.81
10-5010-60-6010	DARE Public Education Supplies	The Artcraft Group, Inc.	05/27/2026	2073869	1,991.64
10-5010-60-6010	IL State Police Blood/Urine Colle	Tri-Tech Forensics, Inc.	05/29/2026	01343718	79.00
10-5010-60-6020	Gasoline Consumption 02.16 to 05.	DuPage County Public Works	05/20/2026	2026-15F	16,707.02
10-5010-60-6020	Gas Purchases PD	Wex Bank	06/23/2026	113348979	61.96

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 07/13/2026 - 07/13/2026
POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 5010 Police					
10-5010-60-6040	Locker Magnets	Alpha Graphics Wheaton	06/18/2026	189081	53.00
10-5010-70-7020	DiamondBack Covers	DiamondBack	06/04/2026	184746S	3,778.20
			Total Department 5010 Police		54,380.64
Department: 6010 Public Works					
10-6010-40-4032	Uniform Allowance	Amazon.com Credit	06/04/2026	112-52039537255407	80.00
10-6010-40-4032	Uniform Clothes	Amazon.com Credit	05/20/2026	112-3023513-2201060	4,000.16
10-6010-40-4032	Carhartt Men's Sweatshirts	Amazon.com Credit	05/27/2026	112-3249369-7597840	189.98
10-6010-40-4032	Return of Work Boots	Amazon.com Credit	06/19/2026	R112-06045564426605	(274.95)
10-6010-40-4040	Public Agency Membership, Metro C	American Public Works Assn	06/03/2026	0000183740	1,055.00
10-6010-40-4041	Employee Testing	Illinois State Police	05/01/2026	20260506234	15.00
10-6010-40-4042	I-Pass Replenishment	Illinois Tollway	06/17/2026	033932	40.00
10-6010-40-4042	Anniversary Lunch	Los Burritos Tapatios	06/09/2026	087147	449.44
10-6010-40-4042	Staff Meeting	Lumes Brunch Cafe	05/26/2026	134660	126.98
10-6010-40-4042	Anniversary Lunch	Pete's Fresh Market	05/26/2026	00515571	272.74
10-6010-40-4042	Luncheon Drinks	Pete's Fresh Market	06/10/2026	00200105	89.90
10-6010-40-4042	OT Lunch	Potbelly Sandwich Shop	06/13/2026	075917	58.48
10-6010-40-4042	Soda for PW Lunch	Thorton's	05/20/2026	043503	39.96
10-6010-50-5020	Mosquito Abatement Service	Clarke Environmental Mosqu	06/25/2026	001039674	12,200.00
10-6010-50-5020	Mini Weather Station	Frost Solutions, LLC	04/01/2026	3427	6,000.00
10-6010-50-5050	Air Chucks, O Ring, Male Pipe Plu	L. A. Fasteners, Inc.	06/23/2026	1-416306	51.83
10-6010-50-5051	Blue Tire Mount	FleetPride, Inc.	06/26/2026	135660348	79.62
10-6010-50-5051	Car Washes PW	Fuller's Car Wash	06/01/2026	11326	53.00
10-6010-50-5052	Plumber	Calumet City Plumbing & He	06/16/2026	73285	539.00
10-6010-50-5052	Plumber Overtime	Calumet City Plumbing & He	06/16/2026	73285	195.00
10-6010-50-5052	Laborer	Calumet City Plumbing & He	06/16/2026	73285	500.50
10-6010-50-5052	Laborer Overtime	Calumet City Plumbing & He	06/16/2026	73285	175.00
10-6010-50-5052	Service Truck	Calumet City Plumbing & He	06/16/2026	73285	171.00
10-6010-50-5052	Sewer TV and Locator	Calumet City Plumbing & He	06/16/2026	73285	145.00
10-6010-50-5052	300 Machine	Calumet City Plumbing & He	06/16/2026	73285	25.00
10-6010-50-5052	Wall Hung Gasket	Calumet City Plumbing & He	06/16/2026	73285	32.40
10-6010-50-5052	Maintenance Buildings	Complete Elevator Service,	06/05/2026	02U152696P629840S	1,184.65
10-6010-50-5053	Honorary Street Sign	High Star Traffic	06/26/2026	21191	190.00
10-6010-50-5053	Backflow Test	Municipal Backflow LLC	06/29/2026	96685	818.55
10-6010-50-5054	Meade Electric Train Horn & Signa	Meade Electric Company, In	06/30/2026	717380	219.46
10-6010-50-5055	Maintenance Traffic Signals	COMED	06/09/2026	7085753000 Jun26	56.23
10-6010-50-5056	Pond Treatments	Solitude Lake Management,	07/02/2026	PSI284357	1,258.43
10-6010-50-5056	Tree Trimming	Winkler's Tree Service, In	05/30/2026	84700	6,000.00
10-6010-50-5058	451 Village Hall June - April 202	Best Quality Cleaning, LLC	06/20/2026	58116	680.00
10-6010-50-5058	7700 Police Station M-F	Best Quality Cleaning, LLC	06/20/2026	58116	1,310.41
10-6010-50-5058	451 Public Works M,W,F	Best Quality Cleaning, LLC	06/20/2026	58116	517.76
10-6010-50-5058	Add-on Cleaning Services	Best Quality Cleaning, LLC	05/31/2026	58089	502.60
10-6010-50-5058	Add-on Cleaning Services	Best Quality Cleaning, LLC	06/30/2026	58417	491.55
10-6010-50-5058	6 - 3x10 Black Mats	Cintas Corporate Services,	06/22/2026	4273307095	36.00
10-6010-50-5058	1 - 3x5 Black Mat	Cintas Corporate Services,	06/22/2026	4273307095	3.00
10-6010-50-5058	2 - 4x6 Black Mats	Cintas Corporate Services,	06/22/2026	4273307095	12.00
10-6010-50-5058	Service Charge	Cintas Corporate Services,	06/22/2026	4273307095	12.00
10-6010-50-5058	6 - 3x10 Black Mats	Cintas Corporate Services,	06/29/2026	4274001421	36.00
10-6010-50-5058	1 - 3x5 Black Mat	Cintas Corporate Services,	06/29/2026	4274001421	3.00
10-6010-50-5058	2 - 4x6 Black Mats	Cintas Corporate Services,	06/29/2026	4274001421	12.00

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GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 10 General Fund					
Department: 6010 Public Works					
10-6010-50-5058	Janitorial Services Service Charg	Cintas Corporate Services,	06/29/2026	4274001421	12.00
10-6010-50-5080	Windsor Aerator	COMED	06/09/2026	7874779111 Jun26	175.91
10-6010-50-5080	Lakewood Aerator	COMED	06/09/2026	0285769000 Jun26	224.14
10-6010-50-5080	Pump Center	NICOR Gas	06/10/2026	47915700000 Jun26	84.15
10-6010-50-5080	Public Works	NICOR Gas	06/10/2026	22944400005 Jun26	317.13
10-6010-50-5080	Rustic Acres	NICOR Gas	06/16/2026	81110732419 Jun26	65.04
10-6010-50-5080	VH Garage	NICOR Gas	06/16/2026	57961400009 Jun26	63.97
10-6010-50-5080	Village Hall	NICOR Gas	06/16/2026	47025700007 Jun26	178.63
10-6010-60-6010	Sticky Mat Tacky Pads	Amazon.com Credit	05/26/2026	112-29419579397055	46.98
10-6010-60-6010	Pacifica 9' Octagon Umbrella	Barco Products	05/19/2026	INVRCO39324	446.50
10-6010-60-6010	Toggle Insert, Closet Rods	Home Depot	05/20/2026	003805	519.01
10-6010-60-6010	Shims, Griddle's, Jigsaw Blades &	Home Depot	05/19/2026	026469	956.72
10-6010-60-6010	Septic Treatment, Gloves, Drive B	Menards - Hodgkins	04/28/2026	81587	194.13
10-6010-60-6010	Tree Watering Bag, Shovel, Axe, B	Menards - Hodgkins	04/23/2026	81300	392.69
10-6010-60-6010	Forestry Helmut, Eyewear, Gloves	Menards - Hodgkins	06/08/2026	84046	83.60
10-6010-60-6010	Premium Brown Mulch	Menards-Bolingbrook	06/29/2026	5180	31.76
10-6010-60-6020	Gasoline Consumption 02.16 to 05.	DuPage County Public Works	05/20/2026	2026-15F	8,918.81
10-6010-60-6040	Programming and Encryption Upgrad	Motorola Solutions, Inc.	06/20/2026	8282352514	2,587.12
10-6010-60-6041	Ratchet Strap	Amazon.com Credit	05/29/2026	112-4915496-7817823	83.51
10-6010-60-6042	Penn Mulch	Tameling Industries	06/11/2026	0220439-IN	231.00
			Total Department 6010 Public Works		55,266.48
			Total Fund 10 General Fund		214,088.63
Fund: 23 Hotel/Motel Tax Fund					
Department: 7030 Special Revenue Hotel/Motel					
23-7030-50-5069	Municipal Campus Landscape Jul26	Beary Landscape Management	07/01/2026	68253	7,555.40
23-7030-50-5069	Entryway Sign	COMED	06/10/2026	8234771222 Jun26	48.84
23-7030-50-5069	Gateway Sign	COMED	06/08/2026	1138132222 Jun26	43.06
23-7030-50-5069	Median Lighting	COMED	06/09/2026	5488552222 Jun26	50.69
23-7030-80-8010	Marketing & PR Jun26	Kaleidoscope Management Gr	06/30/2026	2750	4,580.08
23-7030-80-8012	2026 Car Show Signs - Bannerville	Bannerville USA Inc.	07/01/2026	040327	805.00
23-7030-80-8012	2026 Bannerville - Signage	Bannerville USA Inc.	06/26/2026	040303	775.00
23-7030-80-8012	2026 Bannerville - Signage	Bannerville USA Inc.	06/26/2026	040304	750.00
23-7030-80-8012	2026 Bannerville - Signage	Bannerville USA Inc.	06/26/2026	040316	710.00
23-7030-80-8012	2026 Bannerville - Events Signage	Bannerville USA Inc.	06/22/2026	040250	1,076.25
23-7030-80-8012	2026 Bannerville - Events Signage	Bannerville USA Inc.	06/11/2026	040221	1,285.00
23-7030-80-8012	2026 Concert - Stage Banners	Bannerville USA Inc.	06/11/2026	040221	4,325.00
23-7030-80-8012	2026 Bannerville - Events Signage	Bannerville USA Inc.	06/11/2026	040222	105.00
23-7030-80-8012	Ice & Water for Concert	Brookhaven Marketplace	06/18/2026	145304	18.47
23-7030-80-8012	Concert Night Staff Dinner	Falco's Pizza & Pasta	06/18/2026	7613	79.53
23-7030-80-8012	6 Event License Fees	Fox Taps, LLC	06/12/2026	06/12/2026	750.00
23-7030-80-8012	Rental Fee & Services Rendered	Fox Taps, LLC	06/11/2026	06/11/2026	500.00
23-7030-80-8012	Delivery Service	Roadie	06/17/2026	68636854	34.04
23-7030-80-8012	Delivery Service	Roadie	06/05/2026	67811143	24.24
23-7030-80-8012	Delivery Service	Roadie	06/10/2026	68167423	37.36
23-7030-80-8012	Delivery Service	Roadie	06/15/2026	68502403	20.45
23-7030-80-8012	Family Fun Fest Zipline	The Fun Ones	05/27/2026	92301	1,933.71
23-7030-80-8012	2026 Summer Concerts	UAP Event Services	06/22/2026	3094	12,800.00
23-7030-80-8012	Sound System & Engineering	UAP Event Services	06/22/2026	3094	3,000.00

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GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 23 Hotel/Motel Tax Fund					
Department: 7030 Special Revenue Hotel/Motel					
23-7030-80-8012	Pictures for Time Capsule	Walgreen's	06/04/2026	003427	20.53
23-7030-80-8050	Magnetic Sign Holder	Amazon.com Credit	06/05/2026	112-59113971437853	10.71
23-7030-80-8050	Yard Waste Stickers	Amazon.com Credit	06/18/2026	112-9742337-6399421	19.28
		Total Department 7030 Special Revenue Hotel/Motel			41,357.64
		Total Fund 23 Hotel/Motel Tax Fund			41,357.64
Fund: 31 Capital Improvements Fund					
Department: 8010 Capital Improvement					
31-8010-70-7010	Engr. Railing Modific. & As-Built	Hampton, Lenzini & Renwick	06/03/2026	000020261443	1,313.75
31-8010-70-7010	Burr Ridge Pkwy & Lincolnshire Dr	Lindahl Brothers, Inc.	06/30/2026	48149	75,058.97
31-8010-70-7055	Toggle Bolt & Fastener	Ace Hardware	06/17/2026	008120	13.71
31-8010-70-7055	Rental per month	Carrier Corporation	06/17/2026	002608828	2,780.00
31-8010-70-7055	Delivery and installation	Carrier Corporation	06/17/2026	002608828	300.00
31-8010-70-7055	Rental per month	Carrier Corporation	06/25/2026	002609478	1,540.00
31-8010-70-7055	Manual Flush Valves	Grainger, Inc.	06/17/2026	9955337259	710.91
31-8010-70-7055	E Track Wood Beam	Harbor Freight	06/03/2026	02711182	39.92
31-8010-70-7055	Insulated Flexible Duct	Home Depot	06/15/2026	008461	86.36
31-8010-70-7055	Water Supply Kit, Poly Panel, Scr	Home Depot	05/29/2026	085387	139.15
31-8010-70-7055	25' Max, Ext Tube	Home Depot	05/22/2026	090859	64.01
31-8010-70-7055	Tailpiece Strainer	Home Depot	05/22/2026	019237	30.84
31-8010-70-7055	453 Commerce Materials	Menards - Hodgkins	05/28/2026	05/28/2026	71.97
31-8010-70-7055	453 Village Hall Build out	Menards - Hodgkins	05/05/2026	81996	328.60
31-8010-70-7055	Building Materials for the Build	Menards - Hodgkins	04/28/2026	81588	301.88
31-8010-70-7055	Village Hall Move to PW	Orbis Solutions	05/29/2026	5579941 (2)	2,400.00
31-8010-70-7055	Village Hall Move to PW	Orbis Solutions	05/29/2026	5579947 (2)	869.99
31-8010-70-7055	Village Hall Move to PW	Orbis Solutions	06/08/2026	5580015 (2)	3,850.00
31-8010-70-7055	453 Commerce Paint	Sherwin-Williams	05/27/2026	0747-6	511.66
31-8010-70-7057	Street Resurfacing & Pavement Pat	Lindahl Brothers, Inc.	06/30/2026	48149	359,698.50
31-8010-70-7057	Concrete Raising - Cross Creek Ct	Trevor N Willis	06/23/2026	2604-1615-1924-1	2,650.00
31-8010-70-7057	CO1 - Addl Void Filling (Cross Cr	Trevor N Willis	06/23/2026	2604-1615-1924-1	4,300.00
		Total Department 8010 Capital Improvement			457,060.22
		Total Fund 31 Capital Improvements Fund			457,060.22
Fund: 51 Water Fund					
Department: 6030 Water Operations					
51-6030-40-4040	AWWA Dues	American Water Works Assn	06/15/2026	INV195287	2,668.00
51-6030-50-5020	Testing of Coliform Samples	Envirotest Perry Laborato	05/18/2026	26-138473	187.50
51-6030-50-5020	Consulting WE 05/30 to 06/20/26 D	MGT Impact Solutions, LLC	06/29/2026	MGT38206	2,184.77
51-6030-50-5020	Consulting WE 05/30 to 06/20/26 M	MGT Impact Solutions, LLC	06/29/2026	MGT38242	776.59
51-6030-50-5067	Emergency Mainbreak Repair	Derek Taubery	06/10/2026	1908	5,160.00
51-6030-50-5067	Water Main Break Repairs	Lindahl Brothers, Inc.	06/30/2026	48149	2,224.80
51-6030-50-5067	Leak Detection & Survey Services	M.E. Simpson Co. Inc.	06/25/2026	46714	1,185.00
51-6030-50-5067	Leak Detection & Survey Services	M.E. Simpson Co. Inc.	06/18/2026	46668	865.00
51-6030-50-5067	Hydrant Maintenance/Testing Progr	M.E. Simpson Co. Inc.	06/18/2026	46697	16,870.00
51-6030-50-5067	Water Main Break Repairs	Schroeder Asphalt Services	06/22/2026	2026-231	14,444.30
51-6030-50-5067	CO1 - Addl WM Break Repairs / Pat	Schroeder Asphalt Services	06/22/2026	2026-231	16,208.63
51-6030-50-5070	Pump Center Phase II Modification	Crawford, Murphy & Tilly,	06/16/2026	0252100	4,260.00
51-6030-50-5080	2M Tank	COMED	06/09/2026	4845940100 Jun26	151.14
51-6030-50-5080	Pump Center	COMED	06/11/2026	8177484000 Jun26	6,727.51

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GL Number	Invoice Line Desc	Vendor Name	Invoice Date	Invoice Number	Amount
Fund: 51 Water Fund					
Department: 6030 Water Operations					
51-6030-50-5080	Well #1	COMED	06/10/2026	5738828000 Jun26	47.60
51-6030-60-6010	Lower Stems	Core & Main LP	06/19/2026	Z135418	314.00
51-6030-60-6010	Hex Bolts, Lithium Batteries	Grainger, Inc.	06/30/2026	9969657668	161.24
51-6030-60-6010	Diaphragm Assembly	Grainger, Inc.	06/30/2026	9969818898	60.08
51-6030-60-6010	Needle Nose Spoon and Valve Box C	HD Supply, Inc.	06/30/2026	INV01089123	363.04
51-6030-60-6010	Fire Hose Nozzle	Menards - Hodgkins	06/12/2026	84302	14.99
51-6030-60-6010	Stone Backfill Aggregate	Shreve Services, Inc.	06/24/2026	11429	616.00
51-6030-60-6020	Gasoline Consumption 02.16 to 05.	DuPage County Public Works	05/20/2026	2026-15F	2,246.97
51-6030-60-6040	3/4" IPERL	Core & Main LP	07/02/2026	Z307066	2,320.00
51-6030-60-6040	1" IPERL	Core & Main LP	07/02/2026	Z307066	1,356.00
51-6030-60-6040	Reed Smooth Jaw Wrench	HD Supply, Inc.	06/30/2026	INV01088997	112.95
51-6030-60-6040	Meter Nut Wrench's	HD Supply, Inc.	06/25/2026	INV01084906	210.00
51-6030-60-6040	Water Main Repair Parts	Water Products Co. of Auro	06/24/2026	0336686	3,384.43
51-6030-60-6040	Water Main Repair Parts	Water Products Co. of Auro	06/16/2026	0336507	4,739.14
51-6030-60-6040	Water Main Repair Parts	Water Products Co. of Auro	06/18/2026	0336548	1,100.70
		Total Department 6030 Water Operations			90,960.38
Department: 6040 Sewer Operations					
51-6040-50-5020	UB Bill Processing May26	Third Millennium Assoc. In	05/31/2026	34565	908.90
51-6040-50-5020	UB Bill Processing Jun26	Third Millennium Assoc. In	06/30/2026	34690	902.20
51-6040-50-5068	1232 Lauri Ln Sanitary Sewer Repa	Derek Taubery	06/16/2026	1911	6,035.00
51-6040-50-5068	Lift Station Service Contract	Metropolitan Industries, I	06/30/2026	INV085880	1,200.00
		Total Department 6040 Sewer Operations			9,046.10
		Total Fund 51 Water Fund			100,006.48
Fund: 52 Sewer Fund					
Department: 6040 Sewer Operations					
52-6040-50-5080	Arrowhead Lift Station	COMED	06/10/2026	4047447000 Jun26	185.90
52-6040-50-5080	Chasemoor Lift Station	COMED	06/09/2026	5948133000 Jun26	216.91
52-6040-50-5080	Highland Field's Lift Station	COMED	06/10/2026	6031530100 Jun26	77.51
		Total Department 6040 Sewer Operations			480.32
		Total Fund 52 Sewer Fund			480.32

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--- TOTALS BY GL DISTRIBUTION ---

10-0000-16-1600	Prepaid Expenses - Postage	5,000.00
10-1010-40-4040	Due & Subscriptions	33.00
10-1010-40-4042	Professional Development	470.99
10-1010-50-5010	Legal & Prosecution Services	26,053.33
10-1010-50-5020	Professional & Contractual Se	1,200.00
10-2010-40-4042	Professional Development	2,956.01
10-2010-50-5020	Professional & Contractual Se	416.00
10-3010-50-5020	Professional & Contractual Se	15,844.75
10-3010-50-5040	Publishing & Printing	292.94
10-3010-50-5075	Plan Review & Inspection Serv	9,887.82
10-3010-60-6010	Operating Supplies	71.01
10-4010-40-4042	Professional Development	750.00
10-4010-50-5020	Professional & Contractual Se	8,321.43
10-4020-40-4042	Professional Development	518.86
10-4020-50-5030	Telephone	2,759.99
10-4020-50-5050	Maintenance-Equipment	784.10
10-4020-60-6010	Operating Supplies	3,813.98
10-4040-50-5020	Professional & Contractual Se	12,334.95
10-4040-50-5061	Software Services	8,507.60
10-4040-50-5064	Software Services - Police	2,226.00
10-4040-60-6010	Operating Supplies	2,198.75
10-5010-40-4032-50116	Officers Allowance	699.00
10-5010-40-4041	Employment Recruitment	543.00
10-5010-40-4042-50101	Axon Instructor Training	675.32
10-5010-40-4042-50103	Conferences	1,175.00
10-5010-40-4042-50106	Meetings & Meeting Supplies	165.30
10-5010-40-4042-50108	NEMRT Membership	2,660.00
10-5010-50-5020	Professional & Contractual Se	20,637.80
10-5010-50-5040	Publishing & Printing	49.50
10-5010-50-5050	Maintenance-Equipment	4,250.00
10-5010-50-5051	Maintenance-Vehicles	331.98
10-5010-50-5058	Janitorial Services	345.00
10-5010-60-6010	Operating Supplies	2,248.56
10-5010-60-6020	Gasoline & Oil	16,768.98
10-5010-60-6040	Supplies - Vehicles & Equipme	53.00
10-5010-70-7020	Vehicles	3,778.20
10-6010-40-4032	Uniform Allowance	3,995.19
10-6010-40-4040	Dues & Subscriptions	1,055.00
10-6010-40-4041	Employee Recruitment Expense	15.00
10-6010-40-4042	Professional Development	1,077.50
10-6010-50-5020	Professional & Contractual Se	18,200.00
10-6010-50-5050	Maintenance-Equipment	51.83
10-6010-50-5051	Maintenance-Vehicles	132.62
10-6010-50-5052	Maintenance-Buildings	2,967.55
10-6010-50-5053	Maintenance-Streets	1,008.55
10-6010-50-5054	Maintenance-Lighting & Signal	219.46
10-6010-50-5055	Maintenance-Signals	56.23
10-6010-50-5056	Maintenances - Land and Fores	7,258.43
10-6010-50-5058	Janitorial Services	3,628.32

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		10-6010-50-5080	Utilities		1,108.97
		10-6010-60-6010	Operating Supplies		2,671.39
		10-6010-60-6020	Gasoline & Oil		8,918.81
		10-6010-60-6040	Supplies - Vehicles & Equipme		2,587.12
		10-6010-60-6041	Supplies-Vehicles		83.51
		10-6010-60-6042	Supplies - Streets, Grounds &		231.00
		23-7030-50-5069	Gateway Landscape & Projects		7,697.99
		23-7030-80-8010	Government Relations		4,580.08
		23-7030-80-8012	Special Events		29,049.58
		23-7030-80-8050	Programs/Tourism Promotions		29.99
		31-8010-70-7010	Improvements		76,372.72
		31-8010-70-7055	Village Facility Improvements		14,039.00
		31-8010-70-7057	Annual Road Program		366,648.50
		51-6030-40-4040	Due & Subscriptions		2,668.00
		51-6030-50-5020	Professional & Contractual Se		3,148.86
		51-6030-50-5067	Maintenance-Distribution Syst		56,957.73
		51-6030-50-5070	Engineering Services		4,260.00
		51-6030-50-5080	Utilities		6,926.25
		51-6030-60-6010	Operating Supplies		1,529.35
		51-6030-60-6020	Gasoline & Oil		2,246.97
		51-6030-60-6040	Supplies - Vehicles & Equipme		13,223.22
		51-6040-50-5020	Professional & Contractual Se		1,811.10
		51-6040-50-5068	Maintenance-Utility System		7,235.00
		52-6040-50-5080	Utilities		480.32
--- TOTALS BY FUND ---					
		10	General Fund		214,088.63
		23	Hotel/Motel Tax Fund		41,357.64
		31	Capital Improvements Fund		457,060.22
		51	Water Fund		100,006.48
		52	Sewer Fund		480.32
		Total For All Funds:			812,993.29