

VILLAGE OF BURR RIDGE
CNH AD-HOC COMMITTEE
MINUTES FOR MEETING OF DECEMBER 13, 2023

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

The meeting of the CNH Ad-Hoc Committee was called to order at 6:30 p.m. at the Burr Ridge Police Station, Training Room, 7700 County Line Road, Burr Ridge, Illinois by Trustee Tony Schiappa, Chair.

Community Development Director Janine Farrell was also present.

Committee member Patterson led the Pledge of Allegiance.

II. ROLL CALL / INTRODUCTIONS

ROLL CALL was noted as follows:

PRESENT: 11 – Mary Bradley, Bob Grela, Greg Trzuppek, Steve Patterson, Candace Singer, Gerald Sweeney, Colleen McCormack, Steve Albert, Ingrid Tepler, Trustee Guy Franzese, and Chair Trustee Schiappa

ABSENT: 0 – None

The Committee members introduced themselves.

III. ESTABLISHMENT OF COMMITTEE GOALS

Chair Trustee Schiappa stated that the Committee's goal is to discuss ideas of what type of development should happen at the CNH property, a 110-acre site to the north of the meeting location.

Committee member Sweeney asked for background of why the Committee was established. Chair Schiappa stated that the CNH property is privately owned and the owners decided to put the property up for sale, enlisting Cushman and Wakefield to market the property. Chair Schiappa believes the property is under contract with Bridge Development for a potential industrial development and that Costco was looking to build there as well.

Chair Schiappa stated that he would like to hear ideas of what to build there from the Committee and the public. Chair Schiappa was unsure how many total Committee meetings will be held. Chair Schiappa stated that there is no petition before the Board for development and the end goal is to submit a plan to CNH and the listing agent about what the residents would like to see happen at the property.

IV. IDENTIFICATION OF DEVELOPMENT GOALS FOR CNH INDUSTRIAL, 6900 VETERANS BOULEVARD

Chair Schiappa stated that Costco is the elephant in the room did a straw poll by show of hands to see who was in favor of Costco and not in favor. There were no hands raised in favor and many hands raised for not in favor. Chair Schiappa asked the Committee for discussion on their ideas for development.

Committee member Patterson was concerned not just about Costco but also the million square feet of distribution space and the volume of trucks. Patterson stated that Veterans Blvd. and County Line Rd. are not set up for the transition of trucks off the highway. Patterson stated that the CNH site was set up for something not industrial and noted the residential areas in the vicinity. Patterson supported a residential use which would generate trips to the Village Center. Patterson stated that Boomers are looking for homes which have elevators, like condos or townhomes, and the goal is to bring in some retail to support them but not enough density so they still visit the Village Center.

Committee member Singer proposed a Del Webb type community since there is a demand for people to downsize and stay in the community. Singer stated that this is a great residential use without taxing schools.

Committee member Tepler agreed with the proposed housing use and noted there is a sweet spot with what people are looking to spend, somewhere in the 700k-800k range. Tepler stated that families leaving the city are looking for single family houses under one million dollars.

Committee member Sweeney wanted to know what the Village would want in terms of density and tax revenue, and said it was hard to determine what is reasonable without knowing those things. Sweeney stated that Costco should not be imposed on people who have invested in their homes. Sweeney questioned what the implications would be changing the property's zoning from RA to Business and if putting restaurants or retail on the site would pull away from the Village Center. Sweeney preferred a mix with residential.

Committee member McCormack stated she is in real estate and supports housing but the greatest need is the "forever home" for the elderly, which is independent living to assisted living. Sweeney stated that there are upscale ones with clubhouses, athletic facilities, and are positive financially. Sweeney suggested a Kohler Spa type use like what is in Wisconsin which would make part of the property an attraction.

Committee member Albert stated that a potential buyer will want to develop the site to the highest and best use and will be looking to make a profit. Albert stated that if a new use on the site is consistent with the current use, then neighbors should not be concerned since it is what has been there for 30-40 years. Albert stated that build to rent communities of detached single family homes are popular in the market right now. Albert stated that these communities do not dilute the higher end residential areas. Albert stated

that if the Village allows a multi-story development, then that is millions of square feet of possible development. Albert stated that there is a shortage of residential housing in the country and prices are high because there is no inventory. Albert stated that the site merits a highest and best use analysis. Albert stated that the uses should not dilute the marketability or value of the surrounding residential and mixed-use merits consideration. Albert noted that Burr Ridge is not desperate to bring in sales tax dollars and asked if the Village intends to offer will offer the potential buyer tax incentives or freezing taxes. Chair Schiappa and Committee member Trustee Franzese said that the Village has not done so in the past.

Committee member Bradley performed a survey of her neighborhood, Carriage Way, and the most requested use was residential. The residential use ran the gambit from condos to rentals to detached single family. Bradley stated that residents also asked for a library, a community center like what Oakbrook has with athletic amenities, and a golf course with clubhouse. Bradley stated that the residents wanted to preserve natural green space. Bradley stated that the residents also suggested mixed use with townhomes, a brewery, and coffee shop.

Committee member Grela was a planning, zoning, and building code consultant. Grela stated that he is wrestling with being a retired Trustee, with what type of retail sales tax can be brought in, and with being a former Plan Commissioner, with hearing everyone talk about a proposal first. Grela noted the Village Center was finished right at the crash. Grela stated that to have a big box retailer with a million plus retail sales tax to the Village is substantial, however as a Planner, it is immaterial when it negatively impacts the adjacent property owners. Grela stated that you are weighing the pros and cons and does not doubt that Costco would go above and beyond the minimum zoning requirements, but from the show of hands, it doesn't appear to matter. Grela stated that without street frontage, putting in retail is a non-starter. Grela noted that the Village Center has a high vacancy rate. Grela supported the Del Webb suggestion. Grela stated that people contacted him and requested green space and park, and Grela noted that if they purchase the property, the owners will consider the offer. Grela stated that as a Planner and a former Trustee, he wants to listen to what the affected property owners would want. Grela knows that the project will be properly vetted by the Plan Commission so that Burr Ridge is kept A Very Special Place.

Committee member Trzupsek stated that there were two zoning petitions in the last year for empty nester communities where the neighbors objected. Trzupsek stated that while a good use, it may not fill the full acreage. Trzupsek would like to see empty nester housing to an assisted living facility. Trzupsek stated that something like what High Grove is today could work and he does not want to see a distribution center or hundreds of truck docks. Trzupsek stated that in terms of retail, it should not take away from the Village Center and would have to be destination retail given the location. Trzupsek is hesitant to rezone the property since that rezoning is forever and prefers a PUD since that is subject to a plan and changes to the PUD would also have to go before the Plan Commission. Trzupsek stated that there should be more than one use and suggested something residential with a light industrial use.

Committee member Trustee Franzese would like to see single family housing compatible with the surrounding housing, or empty nester housing similar to Savory Club which is a maintenance free lifestyle. Franzese asked staff to pull up a 1978 historical aerial map and noted that the adjacent Walsh-Higgins/High Grove development was carefully planned and controlled by the Comprehensive (Comp) Plan. Franzese recommended that the Committee have a homework assignment to review the Comp Plan and see what the mission is, which is single family homes and not big box stores or traffic. Franzese did not want to see big box stores, truck warehouses, starter homes, apartments, or retail competing with the Village Center. Franzese noted that what the Village wants is in the Comp Plan which guides development.

Chair Schiappa stated that the Village is responsible for providing services to residents, security for residents, and for the budget, making sure the Village spends within its means. Chair Schiappa would like to see some sales tax generated within this development, complementary to High Grove with businesses that produce sales tax revenue. Chair Schiappa supported a housing component, but did not support apartments.

Tepler noted that Bridge is the contingent developer, but they do not do residential. Tepler asked at what point does Bridge walk away. Chair Schiappa said that these ideas will be put forward to them and does not know their motivation or if they would walk away.

Grela asked staff if someone wanted to build a factory that is a permitted use in RA, would they be allowed. Director Farrell confirmed. Grela stated that if a developer met the code requirements, the Village could not say no because the applicant would be denied their rights. Grela stated that this is the reason why the subcommittee was convened.

Patterson said that he was frightened by what would be permitted under current zoning and asked about imposing a moratorium. Patterson stated that a company like Bridge builds large distribution buildings and they want to build a distribution center closest to I-55 and I-294. Patterson stated that County Line Rd. and I-55 is the front door to the Village and this would have a ripple effect to the area.

Albert asked how well the Lakeside Pointe homes have sold. Franzese stated that they sold out and the price point was over a million.

Sweeney mentioned Lakewood Ranch in Sarasota is a quality mixed-use development.

V. NEXT STEPS

Chair Schiappa stated that the minutes will be completed for approval at the next meeting and the ideas put to paper. January was proposed for the next meeting which allows time to send ideas to CNH.

McCormack asked if Bridge was under contract. There was discussion about the contract and whether someone could ask CNH or Bridge about it and if that information could be provided. Trzupsek stated that it is common for a contract purchaser to submit a zoning petition.

Bradley asked if anyone has talked to CNH about what is going on since they have a history with the Village. Bradley wondered if CNH really wanted to jeopardize Burr Ridge and if the Committee could appeal to their good nature.

Patterson asked about the leaked site plan and asked if those uses were permitted by right. Chair Schiappa confirmed they were not. Patterson noted the meeting in Willow Springs about Lyons Township High School and said that the community was very well organized about the impact of the traffic.

VI. PUBLIC COMMENT

Patricia Davis, a resident, questioned the composition of the Committee and wondered if it represented the community. Davis presented a large posterboard displaying an email FOIA request from 2021 which requested police reports about her. Davis asked what Grella's motivation was for investigating a private resident and does not believe that Grella represents the interests of the people in the room.

Donna Ryan, a Chestnut Hills resident, was happy that the Committee was established and conducted a survey of Chestnut Hills residents. Ryan noted that the residents were concerned that adding trucks will add to the current traffic congestion and that Costco will increase the noise, the trucks, and the traffic. The residents suggested the following uses: condos, a retirement center, homes, a complex like the James R. Edwards facility on 55th and County Line Rd., a senior center, expanded parking for Harvester Park, and expanded amenities for Harvester Park. Ryan stated that two people supported Costco, but not warehousing or distribution uses.

Lisa Turano, a resident of Fieldstone and Board of Director for Burr Ridge Allies in Development (BRAID), wants to find the right option for the CNH property. Turano stated that BRAID proposed the Del Webb idea back in July and was told that the Village did not support it because seniors do not spend money. Turano said that today's older people are more active than in the past and a Del Webb community would be an excellent idea although it requires more acreage. Turano noted the blended development called Celebration by Disney but did not know how much acreage was needed for that. Turano stated that seniors want to remain in their communities and in a home with living space on one level. Turano expressed concerns about the Carriage Way intersection with County Line Rd. and Veterans Blvd. Turano accused the Village of being aware of a potential danger and hazardous condition, but the Village is not fixing it and would be liable for its failure to address it. Franzese clarified that this is the County's intersection, not the Village's, and the Village has tried to work with them to have it fixed and would love to see it fixed. Turano said that the Village took a stand against QuikStop and the Willow Springs industrial proposal, which had many of the same concerns as the CNH

development, and encouraged the Village to take the same stand of opposition inside the town.

VII. ADJOURNMENT

Chair Schiappa thanked everyone for coming out.

Bradley passed out the survey results from Carriage Way to the Committee members.

Patterson recommended engaging a land planner.

Franzese clarified for Tepler the jurisdiction of the surrounding roads.

Grela noted that it would be legally challenging for the Village to change the zoning of the property.

Patterson discussed the moratorium. Chair Schiappa stated that the Village Attorney determined a moratorium cannot be imposed on just one parcel.

Chair Schiappa mentioned a comment received via email from a Willowbrook resident suggesting a large athletic development.

A **MOTION** was made by Grela and **SECONDED** by Bradley to adjourn the meeting at 7:49 p.m.

ROLL CALL VOTE was as follows:

AYES: 11 – Mary Bradley, Bob Grela, Greg Trzuppek, Steve Patterson, Candace Singer, Gerald Sweeney, Colleen McCormack, Steve Albert, Ingrid Tepler, Trustee Guy Franzese, and Chair Trustee Schiappa

NAYS: 0 – None

MOTION CARRIED by a vote of 11-0.

Respectfully Submitted:



Janine Farrell, AICP
Community Development Director