

**VILLAGE OF BURR RIDGE**  
**CNH AD-HOC COMMITTEE**  
**MINUTES FOR MEETING OF JANUARY 17, 2024**

**I. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

The meeting of the CNH Ad-Hoc Committee was called to order at 6:43 p.m. at the Burr Ridge Police Station, Training Room, 7700 County Line Road, Burr Ridge, Illinois by Trustee Guy Franzese, acting Chair.

Committee member Trzupsek led the Pledge of Allegiance.

**II. ROLL CALL**

**ROLL CALL** was noted as follows:

**PRESENT:** 8 – Mary Bradley, Greg Trzupsek, Steve Patterson, Candace Singer, Gerald Sweeney, Steve Albert, Ingrid Tepler, and Trustee Guy Franzese

**ABSENT:** 3 – Bob Grela, Colleen McCormack, and Chair Trustee Schiappa

Community Development Director Janine Farrell was also present.

**III. REVIEW OF MEETING MINUTES FROM DECEMBER 13, 2023**

A **MOTION** was made by Trupek and **SECONDED** by Bradley to approve the minutes of December 13, 2023.

**ROLL CALL VOTE** was as follows:

**AYES:** 8 – Greg Trzupsek, Mary Bradley, Steve Patterson, Candace Singer, Gerald Sweeney, Steve Albert, Ingrid Tepler, and acting-Chair Trustee Guy Franzese

**NAYS:** 0 – None

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

**IV. CHAIR'S REPORT REGARDING DEVELOPMENT GOALS FOR CNH INDUSTRIAL, 6900 VETERANS BOULEVARD**

Acting-chair Franzese asked Director Farrell to provide an update. Farrell stated that at the last meeting, Chair Schiappa was going to summarize the Committee's comments and transmit them to CNH. On December 22, 2023, a letter was emailed to the Village's contact with CNH with this summary. A response was received acknowledging receipt on

January 5, 2024. Farrell distributed copies of the letter to the Committee members. Farrell reviewed the letter's content which categorized the different uses and provided examples of the uses.

Franzese asked if there were any questions.

Bradley asked for clarification on industrial opposed to Research Assembly. Farrell noted that the uses were broken down into laymen's terms of residential, commercial, and industrial with Research Assembly categorized as industrial.

Trzupsek noted the current Research Assembly zoning district and that uses should be in keeping with the current zoning.

Sweeney asked why Costco was not mentioned in the letter. Franzese stated that the intent of the letter was to be positive and upbeat about what the Committee wanted, not what they did not want.

Bradley asked if the Village was in communication with the developer. Franzese stated that the Village is in communication with the owner not the developer.

Trzupsek noted that if a petitioner comes to the Village as a contract buyer, then the owner must sign off approval.

## **V. OTHER CONSIDERATIONS**

Franzese asked if there were any other considerations.

Patterson asked if there was discussion amongst elected officials about bringing in a land planner like Willow Springs did for the Lyons Township proposal to review the property from a high level. Franzese stated that he discussed this with the Village Administrator and will keep that possibility open for independent planning assistance if there is continued interest in the property.

Patterson stated that Houseal Lavigne was the planner for the Willow Springs project and he was impressed with the thoroughness of the report. Patterson said there is little national retail and commercial in the Village. Patterson stated that a highly regarded planner can provide their own analysis and Houseal and Lavigne are FAICP.

Bradley asked if the report was done as a result of a zoning request.

Patterson said that the company was engaged as part of the process. Franzese noted that the report can also be done proactively.

Tepler asked if anyone had an idea on the timeframe for the contract and submittal of the proposal. Farrell stated that she had no contractual information.

Franzese read an excerpt from the Village's Comprehensive Plan which highlighted the core community vision and which guides development. Franzese stated that commercial development should have limited impact on surrounding areas and big box stores will have a significant impact and would be discouraged by the Comp Plan.

Bradley noted that the Comp Plan advocated for the need to preserve open space and enhance the natural wooded character of the community.

Patterson stated that the planner may cost around \$50,000 and Willow Springs will use the report findings as a basis if the case goes to court. Franzese stated that this would need support from residents since it would use tax payer money.

Trzupsek would not want to see something recommended in the report that is unrealistic from a market perspective.

Patterson noted the planner did not propose a specific mix but looked at the property and the uses as a whole. Patterson stated that the CNH property is hemmed in and the Village would not want to be in a battle after an application is filed. Patterson stated that there are residential properties without protection of a HOA, like Babson Park.

Franzese asked how this planner would work.

Trzupsek said that this would be someone working with staff and could make a presentation at the public hearing.

Albert recommended the planner as well.

There was discussion about the timeline when the planner was retained by Willow Springs. It was noted that they were retained after the application was received to evaluate Bridge's proposal and to determine if a distribution center was appropriate in that location.

Patterson stated that Bridge is proposing distribution centers throughout the area. Patterson said that they acquired the old Electromotive facility and built a distribution center while the one in Deerfield was defeated. Bridge is trying to get warehouses near intersections.

Franzese stated that the report also considered the existing zoning and the appropriateness of the zoning in the context of the area.

Albert asked if the report discussed property values. It was noted that the report is available online and a link will be sent to the Committee members.

Sweeney questioned if the Village can ask CNH for a meeting. Sweeney stated that the current zoning is Research Assembly and all kinds of things could be put in there.

Sweeney stated that a preliminary meeting with CNH could show what the Village is looking for.

The Committee discussed a meeting with CNH to let them know that the Village is looking to work with them as a partner. Franzese directed that this could be made as a recommendation to the Board.

Trzupsek stated that having a meeting with CNH may be perceived as negative by the public.

Bradley stated that there are a lot of residents who don't trust the government on this issue.

Patterson said that CNH may not want to meet with the Village since they are under contract and prefers that the Village engage a highly qualified planner to set the stage as to why the property should not be used as a Costco or a distribution center. The result might be that the property should be used for uses that are already there.

Tepler asked if a plan could be considered to obtain the tax dollars to hire the consultant.

Franzese polled the Committee on what paths to move forward. From a show of hands, the following poll was taken:

- Begin exploratory work on engaging an outside consultant/planner, only obtaining the cost and scope of services at this time – All hands were raised (eight)
- Village staff and Board members to have a meeting with CNH – four hands were raised

Albert stated that a meeting could be seen as adversarial and would like more clarity on it. Albert asked what the Village would be bringing to the table and what the Village would hope to accomplish with the meeting.

Sweeney wanted to determine if CNH's goal is the highest price per square foot. If so, building houses would not do that and it would make sense to hire someone to evaluate those alternative uses. Sweeney stated that it makes sense to have a discussion.

Trzupsek stated that the optics could be difficult. Trzupsek noted that it is typical for staff or Village officials to have conversations with developers, but in this instance it was perceived as negative.

Albert noted the owners are out of the country and questioned if they want what's best for Burr Ridge. Albert suggested more thought on how to approach the meeting and what the purpose of the meeting would be.

Singer noted that CNH did not respond to the Village's letter.

Tepler recalled emails between the Village and CNH about Costco and the price per square foot with a Plan Commissioner on the emails.

There was discussion about why the meeting was a trust issue.

Patterson stated that these big projects were sprung on Villages suddenly by Bridge and the Village Attorney should be consulted. Franzese agreed.

Patterson said that there is one ad-hoc committee that is against distribution centers.

Franzese stated that he will discuss with staff moving forward and about having a meeting with CNH.

There was discussion about the contract and the closing date. Committee members did not know what the date was.

Franzese noted that the land plan is on Willow Springs' website and read excerpts about the zoning evaluation.

Trzupek said that the report was in response to the plan received which was not consistent with the underlying zoning. Trzupek stated that the current zoning is Research Assembly with residential around it. Trzupek wondered if the planner would propose that the property should be rezoned to something different.

Singer stated that the Village should wait until a proposal is received and Trzupek noted that the Willow Springs planner was asked to respond to a proposal.

Lisa Turano, a member of the public, suggested creating an overlay district to modify the underlying zoning district or a sub area plan.

Franzese stated that reactive zoning does not stand up well in the courts. Trzupek agreed. It was noted there are sub area plans in the Comp Plan.

Bradley asked how the zoning was changed for Fieldstone. Trzupek noted it's an R-3 PUD and suggested that it was more than likely a plan by a developer.

Bradley asked if residential uses could be permitted under the Research Assembly PUD.

Sweeney wanted to know what CNH is thinking about. Sweeney asked what prevents them from selling the property to a manufacturing use and recommended that CNH should know up front that is widely unpopular.

Franzese asked why it would be unpopular.

Sweeney wanted to have an indication of what their intentions are. Bradley stated that all they want is money.

The Committee reviewed the permitted and special uses for the Research Assembly zoning district.

Albert asked how many employees were present in CNH's heyday. Franzese noted a high volume of traffic in the 1960s around CNH and back-ups on the road.

Albert noted that no smokestack uses were permitted under the current zoning. Albert stated that office space has been decimated and doesn't know what the market would dictate.

Bradley asked how to find a developer which is interested in buying the property and building what the Committee wants to see. Bradley noted that Costco may build an office on the property.

Albert was concerned about big box retail and the traffic generated.

Franzese read from a website about the history of CNH and stated it was a 1.3 million square foot facility with 1500 engineers and support staff. It was the central engineering test facility.

Albert stated that it makes sense to send out an RFP to get a planning consultant but who incurs the cost is debatable.

Franzese stated that the Village can explore that option, the cost, and the services provided.

Patterson noted that a Costco or distribution center cannot be built without changing the zoning. Patterson stated that it seemed Costco was being brought in because CNH wanted more money for the property. Patterson supported residential uses to bring in people to support the commercial uses in the Village Center.

There was discussion about the cost of land in the Village and how much the property is selling for.

Albert and Patterson discussed the desire to increase residential density but with housing that is also more affordable, like townhomes or condos.

Tepler wanted more children's programs at the Burr Ridge Park District and to get more families in the area.

Franzese said it is difficult to provide programming for everyone even in larger communities.

Bradley noted the two different park districts.

There was discussion about Lakeside Pointe and Savoy Club which are on about 25 acres with 52 homes. The price point is \$800,000. There was discussion about the development proposals and the issues the developments experienced during the Recession. Trzupsek noted that there was opposition to Savoy Club.

Sweeney agreed with the concept of exploring the development proposal but questioned how to compile multiple developers. Franzese noted the Walsh-Higgins development did it previously.

**VI. PUBLIC COMMENT**

There was no public comment.

**VII. ADJOURNMENT**

A **MOTION** was made by Trzupsek and **SECONDED** by Patterson to adjourn the meeting at 7:48 p.m.

**ROLL CALL VOTE** was as follows:

**AYES:** 8 – Greg Trzupsek, Mary Bradley, Steve Patterson, Candace Singer, Gerald Sweeney, Steve Albert, Ingrid Tepler, and acting-Chair Trustee Guy Franzese

**NAYS:** 0 – None

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

**Respectfully Submitted:** \_\_\_\_\_  
Janine Farrell, AICP  
Community Development Director