



# Village of Burr Ridge

## MEMORANDUM

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**TO:** Economic Development Committee (EDC)  
Trustee Tony Schiappa, Chairman

**FROM:** Hannah Breakey, Special Project Manager

**DATE:** November 1, 2023

**RE:** EDC Agenda Items Summary

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Below is a summary of the agenda items for the November 1, 2023 EDC Meeting.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

Approval of the minutes from September 13, 2023 (Item A)

IV. COMMUNICATIONS & REPORTS

a) The agenda includes an attachment (Item B) containing the full list of businesses with updated business licenses. Furthermore, three businesses are in the process of establishing themselves in Burr Ridge, subject to the necessary permit approvals. These businesses are as follows:

- Tesla, Inc. at 311 Shore
- Fortress Plus Solutions at 407 Heathrow Court
- Bar Poca Madre at 735 Village Center Drive

b) Outstanding Business Licenses (Item C):

This report shows businesses that have either ceased operations without reporting their closure to the State or Village or businesses that continue to operate but have not fulfilled their business license fee requirements. The Village has attempted to collect the fee but has not had success.

c) Taste of Burr Ridge Business Appreciation Results:

Prior to the Taste of Burr Ridge, Staff distributed an invitation letter (Item D) to Burr Ridge businesses, inviting them to attend the Taste of Burr Ridge. Businesses were offered a unique code, courtesy of the Economic Development Committee, to claim one stack of tickets as an



expression of gratitude for their continued business within the Village. Notably, the invitation code was utilized 24 times, resulting in a total value of \$600.00 in complimentary tickets.

## V. 2024 MEETING DATES

The committee is set to meet on the first Wednesday of each quarter at 6 p.m. in the Village Hall Board Room. The dates are as follows:

- January 3, 2024
- April 3, 2024
- July 3, 2024
- October 2, 2024

The January and July meetings fall close to holidays where members are typically traveling. Staff recommends rescheduling these meetings to:

- January 10, 2024
- July 10, 2024

## VI. ECONOMIC DEVELOPMENT PLAN

The Village's current Economic Development Plan, initially created more than a decade ago, is attached as Item E. The Economic Development Plan is essential for sustaining a vibrant, competitive, and resident-centric community. It serves as the strategic roadmap for attracting businesses, creating job opportunities, and preserving Burr Ridge's strength as a great place to live.

## VII. BUSINESS DISTRICT POLICIES

The downtown Burr Ridge area has a unique funding source through the Business District Tax; however, no specific policies or plans have been established to effectively utilize these funds. All taxes generated within the Business District from this tax must be reinvested within its bounds, as depicted in the accompanying map (Item F).

The Business District funds can be utilized in a variety of ways, including the creation of studies or plans, property acquisition, land clearing and grading, demolition of existing buildings, infrastructure installation or repair, renovation of existing buildings or construction of new buildings, the ability to leverage district revenues for borrowing, and cost reimbursement for plan execution.



Since inception through July 2023, the Business District Tax has collected \$844,671 (sales tax lags by three months). The Business District Fund is projected to reach \$1,354,904 by the conclusion of Fiscal Year 2024.

In the absence of policies or plans, the Business District Fund is poised to continue its growth trajectory.

## VIII. OTHER CONSIDERATIONS

### IX. PUBLIC COMMENT

### X. ADJOURNMENT



**ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES FOR THE  
SPECIAL MEETING OF SEPTEMBER 13, 2023**

**I. CALL TO ORDER**

Chairman Tony Schiappa called the meeting to order at 6:01 p.m. at the Burr Ridge Village Hall Board Room, 7660 County Line Road, Burr Ridge, Illinois.

**II. ROLL CALL**

**Present:** 6 – Trustee Schiappa, Trustee Smith, Jepsen, Simmons,  
Hamilton, Hassan

**Absent:** 3 – Kaplarevic, Odeh, Stangle

Special Projects Manager Hannah Weyant was also present.

**III. APPROVAL OF PRIOR MEETING MINUTES**

Ms. Hamilton requested that the minutes be revised as she was at the April 5, 2023 meeting.

A **MOTION** was made by Trustee Smith and **SECONDED** by Ms. Jepsen to approve the revised minutes from the April 5, 2023 meeting. **APPROVED** 6-0.

**IV. COMMUNICATIONS & REPORTS**

Trustee Schiappa listed several new businesses in the area, including Nectar Coffee and Eatery, Ellie Mental Health, Crystal Healing Studio, Qual Wellness and Med Spa, and Pella Signature. He briefly described each business's offerings.

The Committee discussed whether any of them had visited these new businesses. Trustee Smith and Trustee Schiappa shared positive experiences at Pella Signature and Nectar Coffee and Eatery, respectively.

Trustee Schiappa then moved on to discuss marketing efforts. He mentioned a collaboration between the Village and the DuPage Convention and Visitors Bureau to attract a content creator named Cori Hanna to showcase Burr Ridge as an appealing destination.

Ms. Weyant provided details about Cori Hanna, describing her significant online presence and her role in promoting Burr Ridge. Several local businesses provided complimentary services and experiences to help promote tourism and marketing in the village. Ms. Weyant mentioned the use of the hotel/motel fund to finance the influencer campaign, emphasizing that this fund is primarily used for tourism-related activities.

The Committee then discussed influencers in general, with Mr. Hassan explaining how they can be a valuable marketing tool and mentioning that their effectiveness varies based on their following and target audience. Mr. Hassan and the Committee also discussed the importance of experiential marketing in today's retail landscape, emphasizing the combination of entertainment and dining. Mr. Hassan also mentioned that there haven't been many new construction projects in general and that retailers are repurposing existing spaces due to high construction costs.

Patricia Davis, a resident, raised questions about the influencer campaign's cost and effectiveness, as well as its focus on certain businesses over others. Ms. Davis inquired about Mr. Hassan's involvement in hiring influencers and whether he had used influencers in the past.

## **V. BUSINESS APPRECIATION**

Ms. Weyant explained that the initial business appreciation plans discussed in April had to be changed. Instead, she proposed an alternative plan based on the "Taste of Burr Ridge" event. The plan involved inviting all Burr Ridge businesses with contact information obtained through the business licensing program to attend the Taste of Burr Ridge event as a gesture of appreciation. Each business would receive five complimentary tickets to enjoy the food and entertainment options at the event. Ms. Weyant mentioned that they could track the success of the plan by using a code to monitor the usage of the tickets on the day of the Taste of Burr Ridge event.

Ms. Jepsen expressed her support for the idea, and Trustee Smith inquired whether businesses with unpaid licenses would still be eligible for the tickets. Ms. Weyant stated that it was up to the committee to decide. Trustee Schiappa asked about the percentage of businesses with unpaid licenses, to which Ms. Weyant responded that there were very few businesses that had not paid, likely just a handful.

The Committee approved the alternative plan for business appreciation, which involved providing complimentary tickets to the Taste of Burr Ridge event for local businesses. It was noted that it was fair and practical.

## **VI. QUARTERLY BUSINESS FEATURES**

Ms. Weyant introduced the topic of quarterly business features for the Oak Leaf newsletter and social media platforms. The proposal aimed to enhance the village's support for local businesses by featuring them in the Oak Leaf newsletter and online, creating a dedicated web page to highlight special businesses in Burr Ridge. The concern raised was how to ensure fairness in selecting businesses to feature without focusing on specific ones. Ms. Weyant stated that her research suggested sending notices to all businesses, inviting them to participate, and conducting a random draw to determine the featured businesses.

The committee discussed and approved the proposal to feature businesses in the Oak Leaf newsletter and online platforms to support local businesses. The plan included a fair selection process and options for potentially including coupons or links to coupons. The discussion also highlighted the importance of community-focused content in the Oak Leaf Newsletter. Ms. Weyant indicated her intention to move forward with this initiative.

## **VII. OTHER CONSIDERATIONS**

There were no considerations.

## **VIII. PUBLIC COMMENT**

Sam Bassali, a resident of Fieldstone, stated that he was opposed to a Costco development. He expressed concern about increased traffic on County Line Road and the potential traffic disaster it could cause. He was worried about the potential increase in crime associated with big box retailers and concerned about the devaluation of property values in Burr Ridge. Mr. Bassali suggested that residential or mixed-use development would be more suitable for the location.

Lisa Turano, a resident of Fieldstone, echoed Mr. Bassali's comments. She emphasized the need to be selective about developments to preserve Burr Ridge's special character and advocated for considering mixed-use development to maintain the community's quality of life.

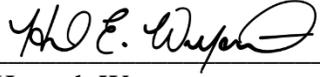
Petra Chassin, a resident of Fieldstone, supported the previous speakers' comments. She mentioned ongoing conflicts within the school system and the importance of growing families for maintaining school quality. She suggested that residential development could attract young families and positively impact the community. Ms. Chassin pointed out that big-box retail may not be a sustainable choice as shopping trends change and advocated for preserving Burr Ridge's unique qualities.

Li Chai, a resident of Fieldstone, expressed concerns about the traffic impact of Costco, with the potential for thousands of additional cars. He worried about pollution, security, and potential damage to property values. Mr. Chai mentioned the potential loss of property tax revenue due to decreased property values and emphasized that the development could change the character of Burr Ridge.

#### **IX. ADJOURNMENT**

A **MOTION** was made by Mr. Simmons and **SECONDED** by Trustee Smith to adjourn the meeting at 6:34 p.m. **APPROVED** 6-0.

**Respectfully Submitted:**

  
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Hannah Weyant  
Special Projects Manager

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**2000 PLUS GROUPS, INC**

**8320 S Madison St**

(630) 528-3220

Dry storage/Office

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**4Wealth CPAS, LLC**

**745 McClintock Dr Suite 150**

(708) 695-5300

Public accounting practice and wealth managment

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**Acacia Academy**

**6880 North Frontage Rd Suite 100**

(708) 639-4222

[www.AcaciaAcademy.com](http://www.AcaciaAcademy.com)

Private Special Education School

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**Accel Entertainment**

**140 Tower Dr**

(630) 972-2235

Terminal Gaming Operator

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**ALL AXES RANGE**

**770 Village Center Dr**

(224) 409-5582

<https://www.bullseyeaxelounge.com>

Axe throwing lounge

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**Amadeus River Cruises, LLC**

**7035 Veterans Blvd Suite B**

(303) 339-0660

<https://www.amadeus-rivercruises.com>

Sales and Marketing Office for River Cruise line

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**Are We Live dba Gazi by Gigi**

**312 Burr Ridge Pkwy**

(630) 326-6699

Lounge

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**Arrowhead Steel**

**16W 345 83rd St Suite 2D**

(630) 323-7400

[www.arrowheadsteel.com](http://www.arrowheadsteel.com)

Steel Distribution

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**Arthur E. Nelson LLC**

**16W 241 South Frontage Rd Suite 31**

(630) 323-5083

Inudstrail Real Estate Management Company

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**ARX Perimeters**

**421 Heathrow Ct**

(708) 352-2373

[www.arxperimeters.com](http://www.arxperimeters.com)

Perimeter Security Fence Sales and Rentals.

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**ASI Accurate Partitions**

**160 Tower Dr**

(708) 442-6800

[www.asi-accuratepartitions.com](http://www.asi-accuratepartitions.com)

Manufacturing of metal commercial restroom partitions

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**ASI Construction**

**88 Burr Ridge Pkwy**

(800) 509-4274

[www.ConstructionByASI.com](http://www.ConstructionByASI.com)

Roofing, Siding, Windows & Door Retail Sales

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**Aspen Commercial Painting, Inc**

**7734 S Grant St**

(708) 261-0357

[www.aspenpci.com](http://www.aspenpci.com)

Commercial Painting and Wallcovering

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**Auntie Amy's Home Cooking, LLC**

**112 Burr Ridge Pkwy**

(630) 468-2049

[www.auntieamyshomecooking.com](http://www.auntieamyshomecooking.com)

Glutenfree carry out kitchen

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**Axsun Corp**

**150 Harvester Dr Suite 120**

(888) 992-9786

[www.axsungroup.com](http://www.axsungroup.com)

Trucking Company

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**Axsun Transport Corp**

**150 Harvester Dr Suite 120**

(888) 992-9796

Logistics company (dispatchers only)

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**Baird's Drapery Services**

**16W 251 South Frontage Rd Suite 30**

(630) 323-9350

Make draperies for wholesale

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**Ballinprior LLC**

**16W 361 South Frontage Rd Suite 103**

(630) 325-4810

Family Office - Investment (no customers)

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**Bannerville USA, Inc.**

**8164 S Madison St**

(630) 455-0304

[www.bannerville.com](http://www.bannerville.com)

Digital printing - large format

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**Barcelona Creative Group**

**16W 289 83rd St Suite B**

(630) 320-6424

<https://www.barcelonacreative.com/>

Barcelona Creative Group is a Branding and Marketing agency. We build brands and grow businesses with digital marketing, social media management, video production, advertising solutions, and more. Established in 1990, Barcelona Creative Group is a branding and Marketing agency dedicated to building brands and growing businesses.

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**Beechen & Dill Homes**

**565 Village Center Dr**

(630) 920-9430

[www.beechendill.com](http://www.beechendill.com)

Residential New Home Sales and Design

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**Bel Canto Music Academy LTD**

**92 Burr Ridge Pkwy**

(630) 581-5106

Music School

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**Benztek Inc**

**16W 231 South Frontage Rd Suite 1**

(708) 579-3200

<http://www.benztekusa.com/>

Mercedes Benz Service and Maintenance (no auto body)

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**BIG Gymnastics, Inc.**

**16W 110 83rd St**

(630) 323-6244

<https://www.biggymnastics.com/>

Gymnastics facility

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**Bronson & Bratton, Inc.**

**220 Shore Dr**

(630) 986-1815

Manufacturer of precision machined parts

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**Brookhaven Market Place III**

**100 Burr Ridge Pkwy**

(630) 908-3180

<https://www.brookhavenmarket.com/>

Supermarket

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**Brookside Clinical Services**

**100 Tower Dr Suite 236**

(630) 923-5558

[www.brooksideclinical.com](http://www.brooksideclinical.com)

Mental Health Counseling

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**Budde Marketing Systems, Inc.**

**570 Village Center Dr Suite 204**

(708) 301-2111

POS Data Management and Analysis for Electronic Manufacturers

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**Bullseye Cleaning Service**

**16w 115 83rd St**

(630) 887-7550

[www.bullseyecleaning.com](http://www.bullseyecleaning.com)

Commercial cleaning, post construction cleaning, carpet and hard fallor, mold remediation.

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**Burr Ridge Birth Center LLC**

**7000 S County Line Rd**

(630) 793-2676

[BurrRidgeBirthCenter.com](http://BurrRidgeBirthCenter.com)

Medical Practice - Birth Center

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**Burr Ridge Shell Food Mart**

**16W 601 South Frontage Rd**

(630) 325-4066

Gas Station with convenience store and deli

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**C.R. Panico & Associates, LLC**

**60 North Frontage Rd**

(630) 408-9718

Property Management Company

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**Canon Solutions America, Inc.**

**1333 Burr Ridge Pkwy Suite 175**

(630) 239-2254

Sales and Services of Office Machinery

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**Capri Express**

**114 Burr Ridge Pkwy**

(630) 323-1200

<http://capriexpress.com/>

Pizzeria

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**Capri Ristorante**

**324 Burr Ridge Pkwy**

(630) 455-4003

[www.capribygigi.com/](http://www.capribygigi.com/)

Italian restaraunt

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**Caresoft Global, Inc.**

**7025 Veterans Blvd Suite A**

(630) 929-6659

Professional Engineering Services

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**Cervantes Chatt and Prince P.C.**

**100 Tower Dr Suite 120**

(630) 326-4930

<https://www.ccpchicago.com/>

Law firm

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**Chestnut Homes**

**16W 485 South Frontage Rd Suite 100**

(630) 230-0800

Residential Home Construction

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**Chicago Canine Club**

**16W 129 83rd St**

(630) 654-0004

<http://chicagocanineclub.com/>

Dog Daycare, Boarding, Grooming and rdog related retail items

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**Chimney Bear Co.**

**16W 231 South Frontage Rd Suite 9**

(630) 601-6993

Chimney Inspection, Sweep and Repair

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**China King Restaurant**

**96 Burr Ridge Pkwy**

(630) 455-9750

[chinakingburrridge.com](http://chinakingburrridge.com)

Chinese Fast Food

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**Christian Brothers of the Midwest**

**7650 S County Line Rd Suite B**

(630) 323-3725

[www.cbmidwest.org](http://www.cbmidwest.org)

Headquarters for the Midwest Province of the Christian Brothers, a Roman Catholic Religious order involved in the ministry of education.

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**Coda Motors, LLC**

**60 Shore Dr Unit A-B**

(630) 789-2277

Luxury Used Car dealer

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**Compass Real Estate Holding, LLC**

**15W 580 North Frontage Rd**

(630) 560-4890

Real Estate Management

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**Compass Truck Rental and Leasing, LLC**

**15W 580 North Frontage Rd**

(630) 560-4890

Semi truck rental and leasing

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**Compass Truck Sales, LLC**

**15W 580 North Frontage Rd**

(630) 560-4890

Used Semi Truck Sales

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**Construction & General Laborers' District**

**999 McClintock Dr Suite 300**

(630) 655-8289

Labor Organization

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**Cooper's Hawk Winery & Restaurant**

**510 Village Center Dr**

(630) 887-0123

[www.chwinery.com](http://www.chwinery.com)

Full service restaurant and bar with a retail area and wine tasting bar as wells as outdoor dining.

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**County Wine Merchant**

**208 Burr Ridge Pkwy**

(630) 590-5733

Wine Bar and Retail

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**Crowne Plaza Burr Ridge**

**15W 300 South Frontage Rd**

(630) 325-2900

Hotel and Restaraunt

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**CSC Consulting Group**

**16W 241 South Frontage Rd Suite 40**

(855) 482-2267

Network Consulting

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**Cullinan Properties, LTD**

**760 Village Center Dr 200B**

(630) 286-0100

Commercial Real Estate, leasing, and management and development

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**Dao-Sushi, Thai, and Hibachi**

**200 Burr Ridge Pkwy**

(630) 789-5888

[www.daosushiandthai.com](http://www.daosushiandthai.com)

Full service restaraunt.

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**Daubert Chemical Company**

**150 Harvester Dr Suite 150**

(630) 203-6800

[www.daubertchemical.com](http://www.daubertchemical.com)

Manufacturing

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**Dear Prudence, LLC**

**563 Village Center Dr**

(336) 416-0514

[www.dearprudence.com](http://www.dearprudence.com)

Womens Retail Clothing and Gifts

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**Dearborn Tool and Manufacturing**

**7749 S Grant St**

(630) 655-1260

Manufacturing

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**Decorators Supply Corp.**

**15W 700 79th St Unit 4**

(800) 792-2093

[decoratorssupply.com](http://decoratorssupply.com)

Production and sales of architectural ornaments

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**Derick Dermatology, PLLC**

**805 Village Center Dr**

(847) 381-8899

Medical, Surgical, and Cosmetic Dermatology Services

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**Digital Market POS Corp**

**16W 241 South Frontage Rd Suite 41**

(888) 441-4116

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**16w 285 83rd St Suite D-1**

(281) 517-0550

<https://dmclinicalresearch.com/>

Clinical Research Management

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**Duly**

**701 Village Center Dr Suite 860**

(630) 469-9200

DuPageMedicalGroup.com

Medical office

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**DVD Now**

**7055 Veterans Blvd Ste A**

(630) 986-4422

www.dvdnowfreemovies.com

Amenity Provider - provide DVD kiosks in hotels and resorts (Corporate Office)

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**Eddie Merlot's**

**201 Bridewell Dr**

(720) 699-0275

<https://www.eddiemerlots.com/>

Provide guests with prime steak and seafood with exceptional service

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**Edgewood Valley Country Club**

**7500 S Willow Spring Rd**

(708) 246-2800

edgewoodvalleycc.com

Country Club (private) with restaurant, pool, tennis, golf, and paddle.

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**Edward Jones**

**15W 200 South Frontage Rd Suite 110**

(630) 568-5060

Financial Services and Stockbroker/dealer

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**Edward Jones**

**100 Tower Dr Suite 111**

(630) 323-3748

Financial Services and Stockbroker/dealer

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**Edward Jones**

**60 North Frontage Rd Suite 140**

(708) 579-9089

Financial Services and Stockbroker/dealer

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**Edward Jones**

**150 Harvester Dr Suite 110**

(708) 784-3126

Stockbroker/dealer

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**Epoch Media Midwest**

**145 Tower Dr Unit 4**

(773) 377-5369

Mailing and customer service

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**Esrock Partners, Inc.**

**60 North Frontage Rd Suite 100**

(708) 349-8400

[www.esrock.com](http://www.esrock.com)

Advertising and Marketing Agency

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**ETS Equipment Co Inc**

**7714 S Grant St**

(630) 655-1487

Wholesale Distributor of electric heating equipment

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**Extended Stay America #532**

**15W 122 South Frontage Rd**

(630) 323-6630

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**Factor75 LLC**

**340 Shore Dr**

(630) 432-0304

[www.factor75.com](http://www.factor75.com)

Online Prepared Meal Delivery Service

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**Falco's Pizza**

**16W 561 South Frontage Rd**

(630) 654-4644

Pizzeria & Bar- Carry Out- Dine In & Delivery

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**Farmers Insurance**

**7420 S County Line Rd**

(630) 759-3344

[/agents.farmers.com/il/burr-ridge/sandra](http://agents.farmers.com/il/burr-ridge/sandra)

Insurance Brokerage

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**Fauske & Associates, a Division of Stone & Webster, LLC**

**16W0 70 83rd St**

(630) 323-8750

[www.fauske.com](http://www.fauske.com)

Professional Engineering

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**Finkbiner Equipment Co.**

**15W 400 North Frontage Rd**

(630) 654-3700

Finkbiner sells and rents heavy equipment. We also sell parts and provide service for the equipment.

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**Fitness Express Inc**

**16W 251 South Frontage Rd Suite 26**

(630) 504-7854

Fitness equipment repairs at customer location. Rented space is only for office work and warehouse.

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**Fitzgerald Marketing & Communications LLC**

**161 Tower Dr Suite J**

(773) 565-1519

[www.fitzmc.com](http://www.fitzmc.com)

Print and Promotional products distributor and service provider of design, corporate publishing, warehousing, and delivery.

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**Five Seasons Country Club of Burr Ridge**

**6901 S Madison St**

(630) 570-5200

[tps://fiveseasonssportsclub.com/burr-rid](https://fiveseasonssportsclub.com/burr-rid)

Sports Club

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**Fluid Process Control Corporation**

**15W 700 79th St Suite 3**

(630) 986-1600

[www.fluidprocess.com](http://www.fluidprocess.com)

Distributor of industrial products, valves, fittings, pumps, tubing, etc.

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**GMA Surgical**

**16W 241 South Frontage Rd Unit 33**

(630) 568-3061

<http://www.gmasurgical.com/>

Medical Sales

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**Goebel Forming LLC**

**16W 241 South Frontage Rd Suite 32**

(630) 323-7901

Accounting office for concrete formwork company that builds highrises in downtown Chicago.

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**Grand Avenue Preschool and Day Care**

**6880 North Frontage Rd Suite 200**

(630) 934-2983

<https://grandavenuepreschool.com/>

Pre-school and childcare

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**Great American Bagel**

**104 Burr Ridge Pkwy**

(630) 568-3067

<https://www.greatamericanbagel.com/>

Coffee and Bagel Store

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**Guidepost Montessori at Burr Ridge**

**7508 S County Line Rd**

(708) 467-9005

[www.tohigherground.com](http://www.tohigherground.com)

Daycare Facility

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**Hampton Inn & Suites Chicago-Burr Ridge**

**100 Harvester Dr**

(630) 655-1000

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**Harvester Veterinary Hospital of Burr Ridge**

**807 Village Center Dr**

(630) 819-5831

<https://harvestervet.com>

Veterinary Hospital for small animals

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**In Home Therapy**

**150 Harvester Dr. Suite 190**

(630) 246-5100

[www.inhometherapy.com](http://www.inhometherapy.com)

Corporate Office - Therapy Staffing - Physical, Occupational, Speech

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**Industrial Electric Supply**

**16W 291 South Frontage Rd**

(630) 920-9160

[www.industrialelectricsupply.com](http://www.industrialelectricsupply.com)

Wholesale electrical distributor

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**Industrial Valve & Automation Co.**

**16W 231 South Frontage Rd Suite 5**

(630) 323-1230

Wholesale Valve Distributor

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**InSite Real Estate, L.L.C**

**1333 Burr Ridge Pkwy Suite 100**

(630) 617-9100

Real Estate

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**Insurance Services Office, Inc**

**101 Burr Ridge Pkwy Suite 300**

(630) 288-2025

[www.verisk.com](http://www.verisk.com)

Regional Office - general office duties

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**Isidore Cloud Hosting**

**116 Shore Dr**

(630) 884-8840

Cloud Hosting Services

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**Jonny Cab's**

**212 Burr Ridge Pkwy**

(630) 468-2125

[jonnycabs.com](http://jonnycabs.com)

Bar and Grill

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**Kaizen System Inc.**

**760 Village Center Dr Suite 220**

(630) 655-3131

Medical Billing and IT Services

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**Kerkstra's Cleaners, Inc.**

**102 Burr Ridge Pkwy**

(630) 323-4887

Dry Cleaners

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**Kirsten's Danish Bakery**

**94 Burr Ridge Pkwy**

(630) 655-2066

[kirstensbakery.com](http://kirstensbakery.com)

Retail Bakery

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**Kohler Waters Spa**

**775 Village Center Dr**

(630) 323-7674

Day spa and spa cafe

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**L.A. Fasteners Inc.**

**15W 650 South Frontage Rd Suite A**

(708) 447-4500

Distributors of Fastners and MRO items

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**La Cabanita Villasenor**

**118 Burr Ridge Pkwy**

(630) 321-8000

<http://www.lacabanita.com/>

Full service Mexican Restaraunt

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**LA Developers Inc.**

**1333 Burr Ridge Pkwy Suite 200**

(630) 581-0949

[www.ladevelopersinc.com](http://www.ladevelopersinc.com)

Cell Tower Technician

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**Laboratory Builders Inc**

**166 Shore Dr**

(630) 598-0216

Laboratory Design and Finishing

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**Layland, Steinhilber & Associates, LLC**

**100 Shore Dr Suite 2**

(630) 654-3710

Public Accounting

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**Leads Construction Company, LLC**

**16W 277 83rd St Suite A**

(630) 685-5300

<https://leadsec.com/>

General Contractor

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**Legacy Healthcare Services**

**16w 301 91st St**

(919) 861-2410

Rehabilitative therapy Services

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**Legacy Healthcare Services, Inc.**

**15W 150 South Frontage Rd**

(919) 861-2410

Rehabilitative Therapy Services

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**Lenscrafters**

**460 Village Center Dr**

(630) 325-4324

<https://www.lenscrafters.com/>

RETAIL OPTICAL GOODS

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**Life Time Fitness****601 Burr Ridge Pkwy**

(630) 230-0011

<https://www.lifetime.life>

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**Linde****7000 High Grove Blvd**

(630) 320-4410

<https://www.linde.com>

Linde is a leading global industrial gases and engineering company with 2022 sales of \$33 billion. We live our mission of making our world more productive every day by providing high-quality solutions, technologies and services which are making our customers more successful and helping to sustain, decarbonize and protect our planet.

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**Lyons Truck Sales, LLC****16W0 20 79th St**

(708) 526-2150

<http://www.lyonstrucksales.com/>Truck and Trailer sales

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**Madina Traders, Inc.****181 Shore Ct**(773) 940-1730

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**Magic Nails Burr Ridge****106 Burr Ridge Pkwy**

(630) 455-5574

Nail Salon

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**Marriott Burr Ridge****1200 Burr Ridge Pkwy**

(972) 952-0200

[om/hotels/travel/chisw-chicago-marriott-](https://www.marriott.com/hotels/travel/chisw-chicago-marriott-hotel)Hotel

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**Mars 2, LLC**

**150 Harvester Dr Suite 100**

(630) 230-2000

Real Estate / Management Company

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**Medical Health Centers, LLC**

**7650 S County Line Rd**

(708) 567-2099

Medical Education and Consulting

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**Medlin Communications, Inc.**

**16W 235 83rd St Unit C**

(630) 734-7300

<https://medlininc.com/>

Private alarm contractor and business technology intergrator

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**Meredith Jaye**

**545 Village Center Dr**

(630) 363-8245

[www.meredithjaye.com](http://www.meredithjaye.com)

WOMENS APPAREL,GIFTS, ACCESORIES AND HOME DECOR

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**Merit Management Group LLC**

**760 Village Center Dr Suite 200A**

(630) 455-4600

Hospitality Consulting

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**Midwest Promotional Group, Inc**

**16W 211 South Frontage Rd**

(708) 563-0600

<https://www.midwestgrp.com/>

PROMOTIONAL MERCHANDISE

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**Mistras Group**

**161 Tower Dr Suite E**

(630) 230-3400

[www.mistrasgroup.com](http://www.mistrasgroup.com)

Non-destructive Testing: X-ray, Ultrasonics, etc.

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**Monarch Accounting Group, Inc.**

**145 Tower Dr Suite 10**

(630) 320-3720

Accounting Firm

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**MPS Loria Financial Partners, LLC.**

**7500 S County Line Rd**

(630) 887-4404

[www.mpsloria.com](http://www.mpsloria.com)

Financial Planners

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**Nanophase Technologies Corporation**

**453 Commerce St**

(630) 771-6700

[nanophase.com](http://nanophase.com)

Nanophase provides engineered nanomaterial solutions across a broad range of markets. With proprietary and patent protected technologies, Nanophase empowers their customers to succeed.

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**National Office Works, Inc.**

**7930 S Madison St**

(312) 455-9343

Office and Facilities Supplies

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**Nectar Coffee & Eatery**

**306 Burr Ridge Pkwy**

(608) 432-2889

[www.nectar-eatery.com](http://www.nectar-eatery.com)

Coffee shop, serving juices smoothies

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**Next Door and Window**

**16W 240 83rd St**

(630) 323-6398

<https://www.nextdoorandwindow.com/>

Residential Window and door replacement with showroom

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**North American Spine Society**

**7075 Veterans Blvd**

(630) 230-3600

<https://www.spine.org/>

Medical Society - nonprofit

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**NRG Trucking Company**

**16W 277 83rd St Suite C**

(630) 635-5816

<https://nrg-trucking-company.business.site>

Transporting general freight

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**Oak Lawn Marketing International Inc.**

**15W 200 South Frontage Rd Suite 300**

(708) 229-2424

Marketing and Consulting

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**Odyssey Group LLC**

**16W 361 South Frontage Suite 106**

(630) 590-9188

Rental

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**OM Group**

**15W 200 South Frontage Rd Suite 310**

(630) 568-3240

Accounting Department for Multi-brand franchising corporation

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**Oremus Material**

**16W 361 South Frontage Rd Suite 130**

(630) 296-5006

[www.oremusmaterial.com](http://www.oremusmaterial.com)

Ready mix concrete supplier (office)

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**Packaging Design Corporation**

**101 Shore Dr**

(630) 323-1354

Corrugated Packaging

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**Panatrol Automation & Controls Co. Inc**

**161 Tower Dr Suite D**

(630) 655-4700

[www.panatrol.com](http://www.panatrol.com)

Automation and Controls Systems

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**Paragon Freight Inc**

**16w 285 83rd St**

(872) 903-4333

<http://www.paragonfreight.net>

Trucking Company

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**Patti's Sunrise Café**

**78 Burr Ridge Pkwy**

(630) 455-5504

[pattisunrisecafe.com](http://pattisunrisecafe.com)

Breakfast/lunch Restaurant

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**Peak Running With A Twist**

**555 Village Center Dr**

(630) 601-6121

[www.peakrunningco.com](http://www.peakrunningco.com)

Running Specialty Store - shoes and apparel

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**Pella Signature LLC**

**720 Village Center Drive**  
Restaurant - Mediterranean

[pellasignature.com](http://pellasignature.com)

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**PermaSeal**

**412 Rockwell Ct**

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**PersonalizationMall.Com**

**51 Shore Dr**  
Internet Retail

(630) 910-6000

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**Power Solutions International**

**7850 S Grant St**  
Test Facility

(630) 350-9400

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**Precision Gage Company**

**100 Shore Dr**  
Manufacturing & Distribution

(630) 655-2121

[www.precisiongageco.com](http://www.precisiongageco.com)

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**Prestige Threaded Products Co.**

**127 Tower Dr**  
Fastener Distributor

(630) 887-7447

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**Primary Staffing Inc**

**1333 Burr Ridge Pkwy Suite 200**

(773) 376-0486

Employment office for direct hire, temp to hire or contingent workforce.

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**ProCom Sound Systems**

**7738 S Grant St**

(630) 323-2699

[www.procomsound.com](http://www.procomsound.com)

Audio/Visual Contractor

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**Production Plus**

**124 Tower Dr**

(630) 325-9666

[www.productionplus.com](http://www.productionplus.com)

Corporate Event Production Company

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**Professional Practice Consultants, Inc.**

**760 Village Center Dr Suite 240**

(630) 472-1600

ACCOUNTING FIRM

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**Public Storage, Inc.**

**16W 341 South Frontage Rd**

(630) 413-9291

Mini Warehouse/Self Storage

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**Pure Wine Company**

**16W 285 83rd St Suite A**

(630) 655-9190

<https://www.purewine.com/>

Wine Distributor

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**Quality Sleep Shop, Inc**

**60 Shore Dr**

(708) 246-2224

QualitySleepShop.com

Mattress Manufacturer

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**Quincy Lab, Inc.**

**109 Shore Dr**

(773) 622-2601

www.quincylab.com

Incubator and Lab oven manufacturer

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**Railhead Corporation**

**224 Shore Ct**

(708) 844-5500

www.railheadcorp.com

Railhead Corporation provides safety and security products to the Railroad and Industrial market throughout North America

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**RCM Technology Group**

**16W 115 83rd St Suite 1**

(630) 887-1120

https://www.rcmtech.net

Digital Printing Solutions for businesses - printer sales and services

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**Roofivent LLC**

**8330 S Madison St Unit 70**

(708) 618-9525

roofivent.com

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**Sales Activity Management, Inc.**

**15W 256 North Frontage Rd**

(630) 645-1726

Planner and electronic software sales

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**Salons of Burr Ridge**

**50 Burr Ridge Pkwy 102-103**

(630) 915-9633

[www.skysalonsuites.com](http://www.skysalonsuites.com)

Salon Suites

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**Seasons Hospice & Palliative Care**

**745 McClintock Dr Suite 230**

(800) 570-8809

[www.seasons.org](http://www.seasons.org)

Administrative office for hospice

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**Securitas Technology Corporation**

**221 Shore Ct**

(330) 899-5100

Security Alarm Contractor

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**Sherwin-Williams Automotive Training Center**

**7019 High Grove Blvd**

(630) 887-7516

[www.sherwin-automotive.com](http://www.sherwin-automotive.com)

SW Training Center for automotive centers

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**Skender Construction LLC**

**161 Tower Dr Suite I**

(312) 781-0265

General Contractor Supplier

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**SkinCure Oncology**

**15W 200 South Frontage Rd Suite 200**

(630) 601-4060

Provide management services to dermatologists to administer treatment for skin cancer

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**SourceSync Consulting LLC**

**281 Shore Dr Unit A**

(224) 650-7962

www.srcsync.com

Distribution

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**South Suburban Hearing, Inc**

**1333 Burr Ridge Pkwy Suite 200**

(708) 966-4724

Hearing Healthcare

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**SpringHill Suites Burr Ridge**

**15W0 90 North Frontage Rd**

(630) 323-7530

Full service hotel providing lodging

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**STARBUCKS COFFEE #13442**

**515 Village Center Dr**

(206) 594-7273

Retail cafe

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**Stingray Mechanical Inc**

**145 Tower Dr Suite 11**

(630) 323-5010

HVAC Service

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**Sunbelt Rentals, Inc**

**281 Shore Dr Unit B**

(803) 578-5462

Rental of flooring related construction equipment (i.e. carpet extractors, floor burnishers, outdoor sweepers, etc.)

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**Sushi Kabar LLC**

**100 Burr Ridge Pkwy**

(586) 651-0039

[www.sushikabar.com](http://www.sushikabar.com)

Grab and Go Sushi

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**T2 Financial LLC**

**1333 Burr Ridge Pkwy Suite 200**

(614) 470-5667

<http://www.revolutionmortgage.com>

Residential Mortgage Company

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**Tartan Group**

**200 South Frontage Rd Suite 101**

(630) 908-5000

[tartangroup.com](http://tartangroup.com)

We supply physical therapy products to PTs, OTs, DCs and medical product dealers

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**The Dates Group**

**1333 Burr Ridge Pkwy Suite 200**

(800) 550-4951

[www.thedatesgroup.com](http://www.thedatesgroup.com)

Helping business owners grow their business

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**The Design Image Group, Inc.**

**100 Tower Dr Suite 240**

(630) 789-8991

Graphic design and production art services

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**The Hampton Social**

**705 Village Center Dr**

(630) 219-0009

[thehamptonsocial.com](http://thehamptonsocial.com)

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**The Isidore Group**

**116 Shore Dr**

(630) 884-8840

<https://www.isidoregroup.com/>

Provide managed IT support to small and mid size companies.

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**The Mx Group**

**7020 High Grove Blvd**

(630) 654-0170

[www.themxgroup.com](http://www.themxgroup.com)

Business to Business Marketing Agency

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**Topaz Café**

**780 Village Center Dr**

(630) 654-1616

<https://www.topazcafe.com/>

Fine dining offering upscale contemporary American cuisine serving beer, wine, spirits, and cocktails.

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**Topwet Inc**

**16W 251 South Frontage Rd #25**

(708) 935-0177

[topwet.com](http://topwet.com)

Roofing Parts Supply

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**Tower Communications Expert, LLC**

**114 Shore Dr**

(773) 744-7550

Telecommunications

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**Transcend Orthotics & Prosthetics**

**7025 Veterans Blvd Suite B**

(877) 320-6588

Orthotics & Prosthetics provider

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**Transient Specialists, Inc**

**7704 S Grant St**

(630) 887-0329

Rental and Sale of Electronic test equipment

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**Tria Architecture Inc**

**901 McClintock Dr Suite 100**

(630) 455-4500

[www.triaarchitecture.com](http://www.triaarchitecture.com)

Architectural Services

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**Trinity Brand Industries, Inc**

**280 Shore Dr**

(708) 482-4980

<https://www.trinitybrand.com>

Manufacturing/Distribution of thin gauge metals

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**Triumph Real Estate**

**7035 Veterans Blvd Suite A**

(630) 533-3337

Real Estate Brokerage

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**Tru-Seal Elastomers LLC**

**281 Shore Dr Unit A**

(224) 650-7962

[www.tru-seals.com](http://www.tru-seals.com)

O-Ring distributor

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**Tuschall Engineering Co**

**15W 700 79th St Unit 1**

(630) 655-9100

<http://tuschalleng.com/>

Metal Panel Contractor

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**Two Bostons**

**535 Village Center Dr**

(630) 581-5726

Retail Sales of Pet Supplies

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**Two Brothers Freight, Inc.**

**145 Tower Dr Suite 8**

(202) 631-7046

Trucking Company

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**U.S.A. Drives, Inc.**

**7900 Madison St**

(630) 323-1282

<https://www.usadrivesinc.com/>

Manufacturers of polyurethane products

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**United Caregivers HHA**

**7416 S County Line Rd Suite A**

(630) 655-3204

[www.unitedcaregivers.com](http://www.unitedcaregivers.com)

Home Healthcare Agency

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**United Food Ingredients, Inc**

**15W 700 South Frontage Rd**

(630) 655-9494

[unitedfoodingredients.com](http://unitedfoodingredients.com)

Food manufacturing

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**US Med-Equip, LLC**

**8080 Madison St**

(877) 677-7767

Medical equipment rental

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**US Railings Inc**

**7936 S Madison St**

(630) 890-9431

[www.khitati.com](http://www.khitati.com)

a. Primarily Storage of Stock of goods from overseas. b. Pack and ship domestic & international shipments. c. Repair of damaged goods. d. Design/Develop & prototype new models

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**USW Local 17 Decorators Union**

**16W 361 South Frontage Rd Suite 118**

(630) 828-2295

Union Hall

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**Vine Academy**

**6880 North Frontage Rd Suite 400**

(630) 423-5916

[vineacademy.com](http://vineacademy.com)

Vine Academy is a private K-12 school. We are a full day school focused on individualized education.

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**Vinkler Law Offices, Ltd.**

**7045 Veterans Blvd Suite A2**

(630) 655-9545

Personal injury law firm concentrating in the areas of catastrophic injury and wrongful death.

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**Wagner Office Machines**

**16W 251 South Frontage Rd Suite 28**

(773) 581-4111

[www.wagnerofficemachines.com](http://www.wagnerofficemachines.com)

Sales and Service of office equipment including copiers, multifunction printers, scanners, typewriters, etc.

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**Weiler Rubber Technologies**

**281 Shore Dr Unit A**

(773) 826-8900

[www.weilertechnologies.com](http://www.weilertechnologies.com)

Distribution

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**Wholesale Point Inc.**

**260 Shore Ct**

(630) 986-1700

Distributor of Health, Medical, and Fitness Equipment

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**Wok n Fire**

**590 Village Center Dr**

(630) 323-5100

[www.woknfire.com](http://www.woknfire.com)

Sushi/Asian Restaurant

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**Yolk Burr Ridge**

**595 Village Center Dr**

(833) 289-6551

[www.eatyolk.com](http://www.eatyolk.com)

Brunch Restaurant

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**Zeman Holdings**

**7591 Brush Hill Rd**

(630) 321-1500

Machine Distribution

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# Outstanding Invoice List

## ITEM C

Invoice #	Lic Number	Business Name	Address	Post Date	Invoice Date	Amt Due
00000978	23-00499	Automotive Security Group	16w 251 South Frontage Rd Suite 20	03/29/2023	03/29/2023	\$100.00
00000984	23-00506	Burr Ridge Senior Living	16W 301 91st St	03/29/2023	03/29/2023	\$100.00
00000925	23-00341	Color Me Mine	470 Village Center Dr	03/29/2023	03/29/2023	\$100.00
00000971	23-00488	Green Climber on North America Inc	411 Rockwell Ct	03/29/2023	03/29/2023	\$100.00
00000909	23-00322	Scribes, Inc.	7725 S Grant St	03/29/2023	03/29/2023	\$100.00
00000795	23-00280	Sepire, LLC	7600 S Grant St	03/29/2023	03/29/2023	\$100.00
00000850	23-00254	Solar Micronics, Inc	100 Tower Dr Suite 238	03/29/2023	03/29/2023	\$100.00
00000938	23-00420	Stix & Stones Wood Fired Pizza	505 Village Center Dr	03/29/2023	03/29/2023	\$100.00
00000976	23-00497	Winfield Group	16w 475 South Frontage Rd Unit 10	03/29/2023	03/29/2023	\$100.00

**Total Invoices:** 9

**Total Due:** \$900.00



# Village of Burr Ridge

Mayor Gary Grasso

September 26, 2023

Dear Valued Burr Ridge Business,

I am writing to express our deep appreciation for your contribution to our vibrant community as a Burr Ridge business.

As the Chair of the Economic Development Committee (EDC) in Burr Ridge, I want to emphasize how much we value the role that businesses like yours play in making our village a special place to live and work. Your commitment to excellence, dedication to serving our residents, and your overall impact on our local economy are truly commendable.

At our recent EDC meeting, we launched an exciting initiative aimed at showing our appreciation for the businesses that make Burr Ridge exceptional. I am thrilled to invite you to the 3rd Annual Taste of Burr Ridge and Car Show, taking place on Saturday, October 7th.

The Taste of Burr Ridge and Car Show is a culinary extravaganza that celebrates our local restaurants and showcases a diverse array of cars for aficionados. It promises to be a day filled with entertainment, live music, face painting, lawn games, and so much more.

Here are the event details:

Car Show:	10:00 a.m. - 2:30 p.m.
Taste of Burr Ridge:	12:00 p.m. - 8:30 p.m.
Kids' Entertainment:	12:00 p.m. - 5:00 p.m.
Location:	Burr Ridge Village Center

Each Burr Ridge business is eligible to receive one free bundle of tickets, which includes five tasting tickets. These tickets, valued at \$25, will allow you to experience the culinary delights offered by our participating restaurants. It's a fantastic opportunity to treat your team or connect with fellow business owners in our community.

To redeem your free bundle of tickets, simply visit the ticket booths at the event on October 7th and provide the redemption code: **EDC4U**. This code will grant you access to the Taste of Burr Ridge and Car Show with our compliments.

The participating restaurants and musical acts promise to make this year's Taste of Burr Ridge and Car Show truly unforgettable. It's a chance to savor the flavors of our local culinary scene while enjoying the vibrant atmosphere of our community.

Please join us for this fantastic event and let us express our gratitude for your role in making Burr Ridge a unique and thriving village. We look forward to sharing this special day with you.

Should you have any questions or require further information, please do not hesitate to contact Hannah Weyant at [hweyant@burr-ridge.gov](mailto:hweyant@burr-ridge.gov).

Thank you once again for being an essential part of Burr Ridge. We look forward to seeing you at the Taste of Burr Ridge and Car Show.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Schiappa', with a stylized flourish at the end.

Tony Schiappa  
Chair, Economic Development Committee

CC:  
Mayor Gary Grasso  
Hannah Weyant, EDC Staff Liaison



## **INTRODUCTION**

The Village of Burr Ridge is well-known for a mix of lovely, low density, upscale single family homes on large lots, as well as high quality empty-nester developments. In 2011, the Business Journals magazine ranked Burr Ridge second on a list of 955 Midwest communities for quality of life and favorable living conditions. As recently as March 2015, Burr Ridge was ranked in a tie for 1<sup>st</sup> place on a list of the best Chicago suburbs by Movoto website.

In addition, but lesser known, the Village of Burr Ridge is home to over 500 businesses located in a carefully planned mix of office/industrial parks and a lovely downtown setting. The Village is proud of the quality business environment that has been developed in our community and is committed to maintain and promote a healthy business environment for both new and existing businesses. As testament to this commitment, in June of 2015, the Village was ranked 8<sup>th</sup> out of 285 communities in Illinois by the Consumer Finance website [nerdwallet.com](http://nerdwallet.com) in their ranking of the best places to start a business.

In order to continue this ongoing commitment to our business community, the Village has adopted a formal Economic Development Plan. This document identifies current challenges to our local businesses and offers recommended strategies to meet these challenges.

There are four main components to this document:

1. To highlight the factors that make Burr Ridge a special place for business.
2. To identify various economic development strategies that the Village will pursue to further improve the business climate of the four major business sectors, as well as 11 business sub-areas throughout the Village.
3. To establish formal economic development policies related to retaining and attracting business to Burr Ridge.
4. To provide helpful information on the various business sub-areas throughout the Village.

The Mayor and Board of Trustees of the Village of Burr Ridge, along with the assistance of the Village's Economic Development Committee, will endeavor to update this document on an annual basis to continually monitor success in implementing recommended strategies and to identify and address new challenges that may come along in the future.

We hope that you will find this document useful. Questions and comments in regard to this document should be directed to Village Administrator Doug Pollock at:

(630) 654-8181, extension 2000  
Village of Burr Ridge  
7660 S. County Line Road  
Burr Ridge, IL 60527  
[dpollock@burr-ridge.gov](mailto:dpollock@burr-ridge.gov)



Movoto website, March 2015



**BURR RIDGE ECONOMIC DEVELOPMENT COMMITTEE**

**MISSION STATEMENT**

**EFFECTIVE FEBRUARY 23, 1995**

*The mission of the Burr Ridge Economic Development Committee (BREDC) will be to act as a recommending body to advise the Village Board and Staff on ways to develop a positive business climate, consistent with the existing residential character of the community, which will help preserve our quality of life and preserve our financial future by encouraging the retention of existing businesses and promoting and assisting in the growth and development of new businesses. The BREDC will seek to build relationships among the Village Board, Staff, commercial developers, various associations of commerce and industry and Burr Ridge businesses that encourages an exchange of information, the promotion of the Village as a viable location for new investment and the development of policies which will provide the impetus for the retention/expansion of the local tax base and employment opportunities.*





# **SECTION I ECONOMIC PROFILE**



## ECONOMIC PROFILE

### WHAT MAKES BURR RIDGE A SPECIAL PLACE FOR BUSINESS?

What makes Burr Ridge such a special place for business? Here are a few reasons:

#### LOCATION

The primary advantage to locating a business to Burr Ridge is its location. Burr Ridge is conveniently located at the intersection of the Tri-State Highway (I-294) and the Stevenson Expressway (I-55), and only 19 miles southwest of downtown Chicago. Encompassing 7 square miles, Burr Ridge is generally bounded on the east by Wolf Road, on the north by 55<sup>th</sup> Street, on the west by Madison Street and on the south by 97<sup>th</sup> Street. Burr Ridge is located within minutes of other major expressways, including I-355, I-88 and I-290, as well as both O'Hare and Midway Airports.

Burr Ridge is virtually cut in half by the Stevenson Expressway running east and west through the Village, providing visual access by 149,000 cars per day to many businesses along I-55 adjacent to four separate Frontage Roads.

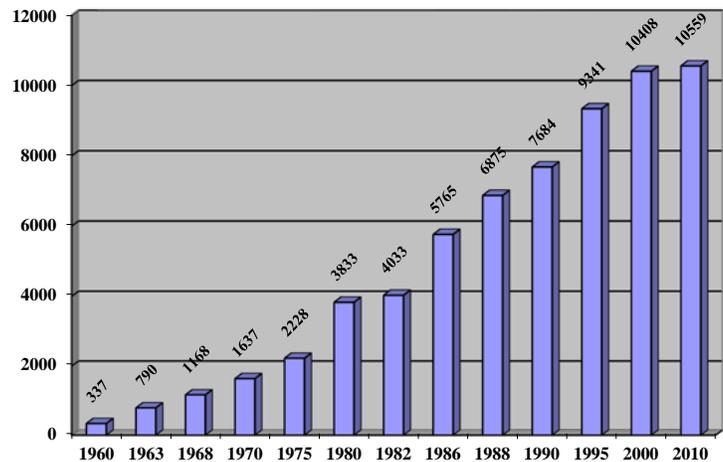




## DEMOGRAPHICS

The 2010 Census showed that the Village of Burr Ridge has grown 37% since 1990, from a population of 7,684 to a population of 10,559 and a population growth of 151, or 1.5% since the 2000 census figure of 10,408. The 2010 census counted 4,289 housing units, with 349 of these vacant. The Village of Burr Ridge continues to grow and a population of more than 12,500 is possible by 2020 if the vacant lands in the Village and in the unincorporated areas within the Village's projected ultimate boundaries are developed.

**VILLAGE OF BURR RIDGE  
POPULATION HISTORY**



Data from the 2010 Census reveals that:

Average household size decreased slightly since 2000 from 2.96 to 2.72.

The number of persons per family decreased from 3.27 to 3.07.

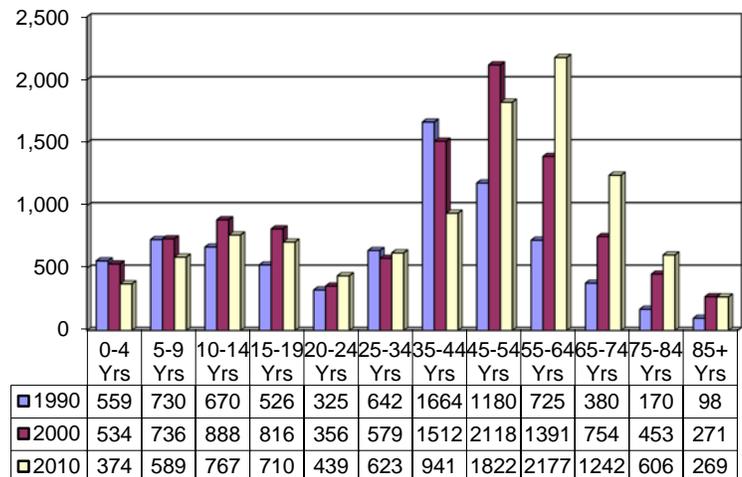
The community remains well balanced, with women outnumbering men only slightly.

The largest age group is 55 to 59 and 58% of the Burr Ridge population is 45 or older.

The second largest age group is 60 to 64.

The median age is now 50 (in 2000 the median age was 44.)

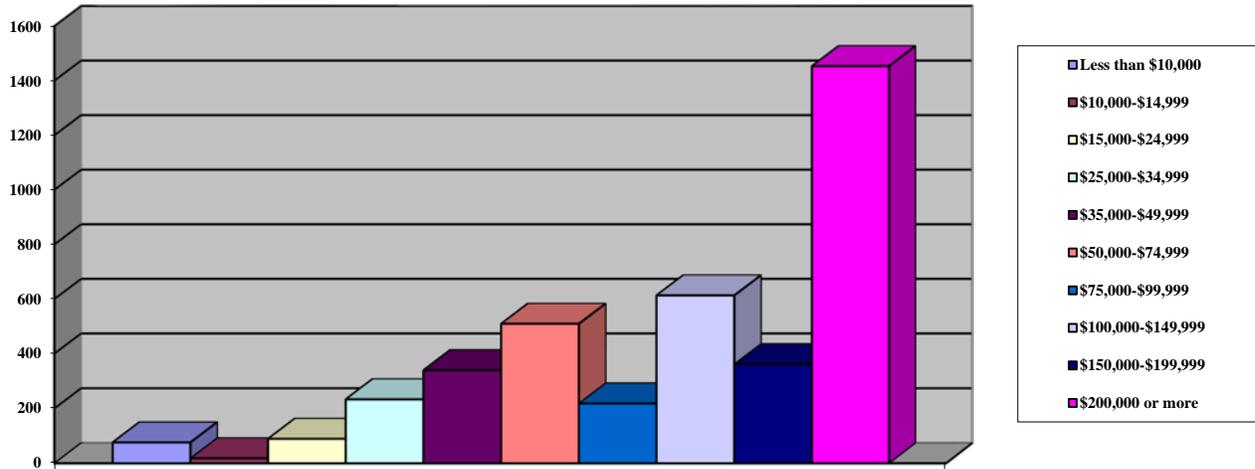
**VILLAGE OF BURR RIDGE  
2010 POPULATION BY AGE  
COMPARED TO 2000, 1990**



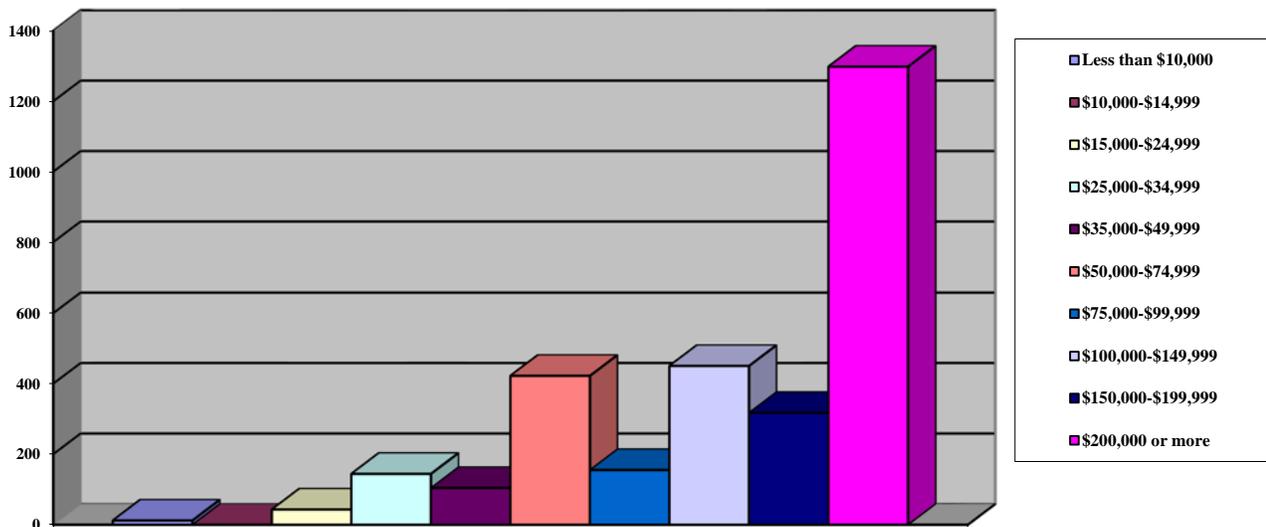
Data from the 2010 Census reveals that the per capita income in 2010 was \$88,530, the median household income was \$143,669 and the median family income was \$174,044. More than 46% of the households had an income of \$150,000 or more; more than 55% of the families had an income of \$150,000 or more.



### Village of Burr Ridge Household Income in 2010



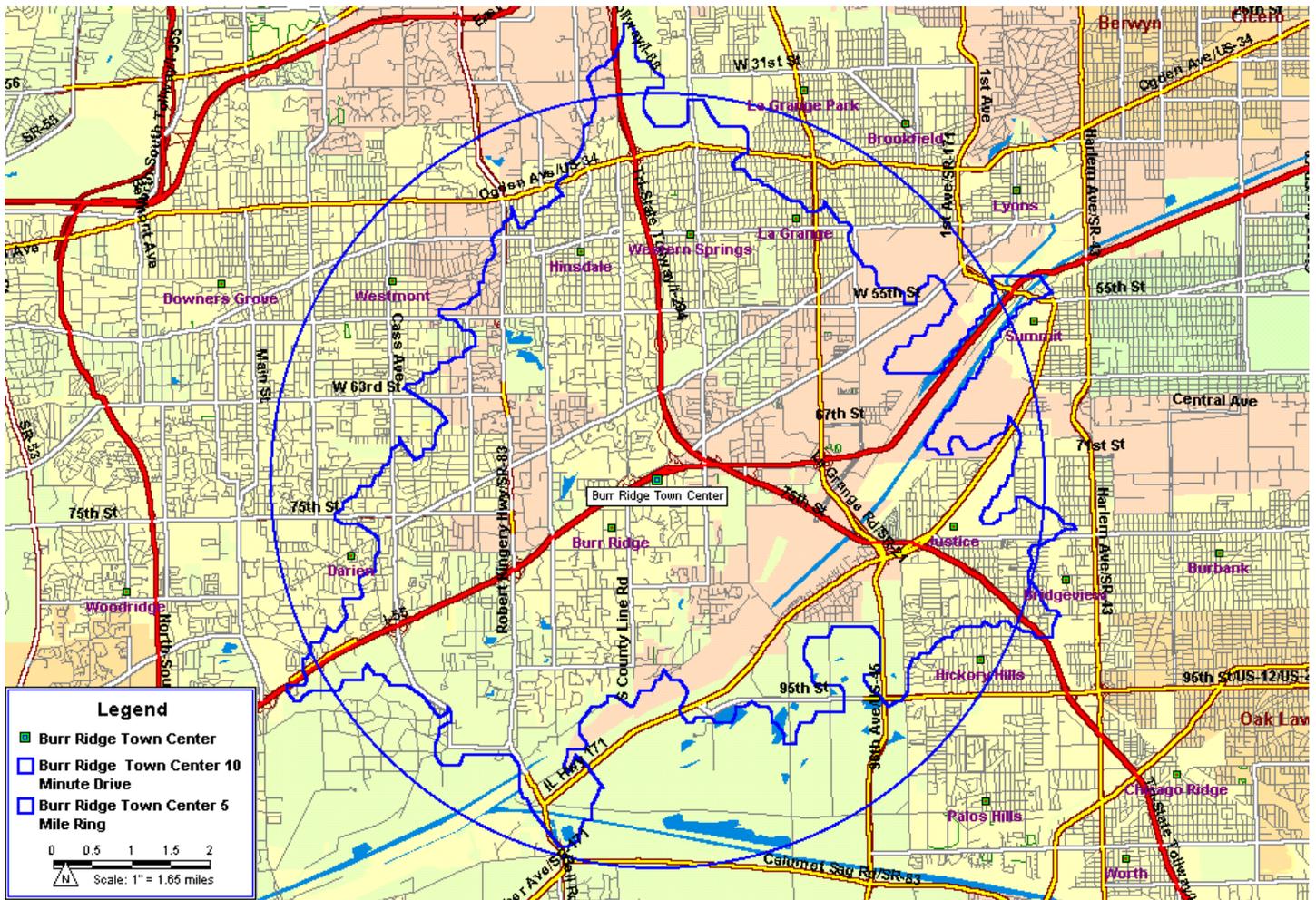
### Village of Burr Ridge Family Income in 2010





## SURROUNDING COMMUNITY DEMOGRAPHICS

The Village of Burr Ridge is blessed with an above average household income located within both a 10-minute equivalent drive time contour, as well as a 5-mile radius from our downtown.



	<u>POPULATION</u>	<u>AVERAGE HOUSEHOLD INCOME</u>
5 Mile Radius	197,974	\$100,505
10 minute drive time	118,889	\$106,739



## **FITNESS/RECREATION**

The Village of Burr Ridge is home to two fine recreational facilities, Five Seasons Sports Club and Life Time Fitness. Five Seasons, located at the southeast corner of Plainfield Road and Madison Street, offers an exclusive private country club atmosphere, including fine dining, tennis, indoor and outdoor swimming and fitness facilities.



Life Time Fitness, a 109,000 sq. ft. family-oriented health club located in the Burr Ridge Corporate Park at the southeast corner of County Line Road and I-55, is part of the fastest growing health and fitness chain in the country and features both indoor and outdoor swimming, handball and racquetball, climbing wall, basketball courts, exercise classes and a full line of fitness equipment.



## **AVAILABILITY OF LAKE MICHIGAN WATER**

Burr Ridge was the first community in DuPage County to receive Lake Michigan water and its water rates are among the lowest in the Chicagoland area. The commercial water rate for 2016 is \$9.16/1,000 gallons. The Village receives an ample supply of Lake Michigan water via the Village of Bedford Park water system. The Village's Water Department system includes a pumping station, a 3,000,000-gallon underground reservoir, 2,000,000 and 300,000-gallon elevated storage tanks and a standby system of three wells. The 2015 Average daily consumption was 1,632,161 gallons, with the 2015 Peak consumption at 3,564,032 gallons per day. The Village's water system has been designed to accommodate potential growth that may occur within the Village.



## **WASTEWATER COLLECTION AND TREATMENT**

The Village of Burr Ridge is serviced by three wastewater lift stations. Those properties within Cook County are served by wastewater treatment facilities under the jurisdiction of the Metropolitan Water Reclamation District (MWRD).

Costs for maintenance/operations of the MWRD treatment plant and the major collection sewers are paid through property taxes. Costs to maintain all local sewers are paid through user charges paid to the Village of Burr Ridge.

Properties generally located north of I-55 and in DuPage County are served by the Flagg Creek Water Reclamation District. The sanitary sewer collection system is also under the jurisdiction of the Flagg Creek Water Reclamation District.

Those properties located south of I-55 are served by a wastewater treatment facility under the jurisdiction of DuPage County. The sanitary sewer collection system is also under the jurisdiction of DuPage County.



## **SOLID WASTE DISPOSAL/RECYCLING**

Solid waste disposal, including the collection of recyclables, is handled by private arrangement of each business with one of the scavenger services licensed to operate commercially in Burr Ridge.



Recyclable materials include newsprint, aluminum cans, green glass, brown glass, white glass, plastics (such as milk, water and juice bottles, bleach and detergent bottles, margarine tubs, peanut butter jars and six-pack rings), tin cans, magazines, corrugated cardboard, brown paper bags, aluminum foil and baking pans, empty aerosol cans.

Licensed Commercial Scavengers (\* also Residential):

- \*Advance Disposal Services (708) 409-9700
- Flood Brothers Disposal (630) 261-0400
- \*Groot Industries (708) 485-0900
- \*Republic Services/Allied Waste (708) 345-7050
- \*Waste Management (800) 796-9696

## **MUNICIPAL SERVICES**

- High standard for Village road maintenance, with 100% of the costs paid for by the Village. Businesses are not assessed for road maintenance.
- Highly trained CALEA accredited Police Department, maintaining a relative low crime rate.
- Highly responsive Village Board, along with a professional and dedicated Village Staff.
- Two highly-trained and well-equipped Fire Districts – Pleasantview Fire Protection District on the east side of the Village in Cook County and Tri-State Fire Protection District on the west side of the Village in DuPage County.
- While the Village of Burr Ridge requires a Certificate of Occupancy for each new business to ensure proper zoning and planning, the Village in general does not impose a business license requirement.
- The Village of Burr Ridge is unique in that four public grade school districts (8 schools), two high school districts (3 schools) and four parochial schools serve our area.
- Library services are available to some property owners in Burr Ridge that are located within the Indian Prairie Library District and all Burr Ridge residents may obtain a library card from either the Hinsdale or Indian Prairie Library.
- Village residents are served by one of two park districts, Burr Ridge Park District and Pleasant Dale Park District, each of which has its own elected Board of Commissioners





## **PUBLIC TRANSPORTATION**



Burlington Northern passenger railroad stations are located just a few minutes away in neighboring Clarendon Hills, Hinsdale and Western Springs. In addition, there is a Heritage Corridor Metra Rail Line Stop at 87<sup>th</sup> Street and Archer Avenue, Willow Springs, IL.

PACE bus facilities, located in the County Line Square Shopping Center, allow commuters the option to travel to downtown Hinsdale to catch the Burlington Northern commuter train to downtown Chicago or to travel to downtown Chicago directly via the Stevenson Expressway (I-55).



Santa Fe railroad facilities are located in nearby Willow Springs, offering both passenger and freight services, with the freight service portion of the railroad being associated with one of the largest UPS distribution facilities in the Midwest.



O'Hare Airport, one of the nation's busiest airports, is located only 21 miles directly north along I-294. Midway Airport is conveniently located only 12 miles away to the northeast.



## **MAJOR EMPLOYERS OF THE VILLAGE OF BURR RIDGE**

The Village of Burr Ridge is home to over 500 businesses. The following is a list of major employers located in Burr Ridge:

<b><u>EMPLOYER</u></b>	<b><u>TYPE OF BUSINESS</u></b>	<b><u>EMPLOYEES</u></b>
CNH America LLC (Case)	Agricultural equipment research	580
TCF National Bank	Banking Corporate Office	335
Codilis & Associates (2 locations)	Law firm	305
McGraw Hill Global Education	College Textbook Publishing Office	250
PEI Prof. Education Institute	Direct Mktg. Education & Training	220
PermaSeal	Home Waterproofing	200
Mars Chocolate North America	Manufacturer of snack foods	200
Life Time Fitness	Health & Fitness Club	200
General Services Admin.	Federal Agencies management and support for basic functions	200
Praxair	Gasses/Cryogenics for food industry	180
Brookfield Global Relocation Services, LLC	Consulting Services worldwide	165
Loyola Center for Health	Medical treatment facility	150
King Bruwaert House	Assisted Living Facility	150
Personalization Mall	Warehouse/Distribution	140
BankFinancial, F.S.B.	Financial services administration	140
Bronson & Bratton, Inc.	Mfr. of tungsten & ceramic dies & tools	130
Goldstine, Skrodzki, Russian, Nemec & Hoff, Ltd.	Law firm	106
SAIA Motor Freight	Motor Freight Carrier	100
Seasons Hospice, Inc.	Administrative Offices	100
Chicago Marriott Southwest	Hotel/Conference Center	100



**TAX CODE RATES FOR PRINCIPAL CITIES AND VILLAGES**

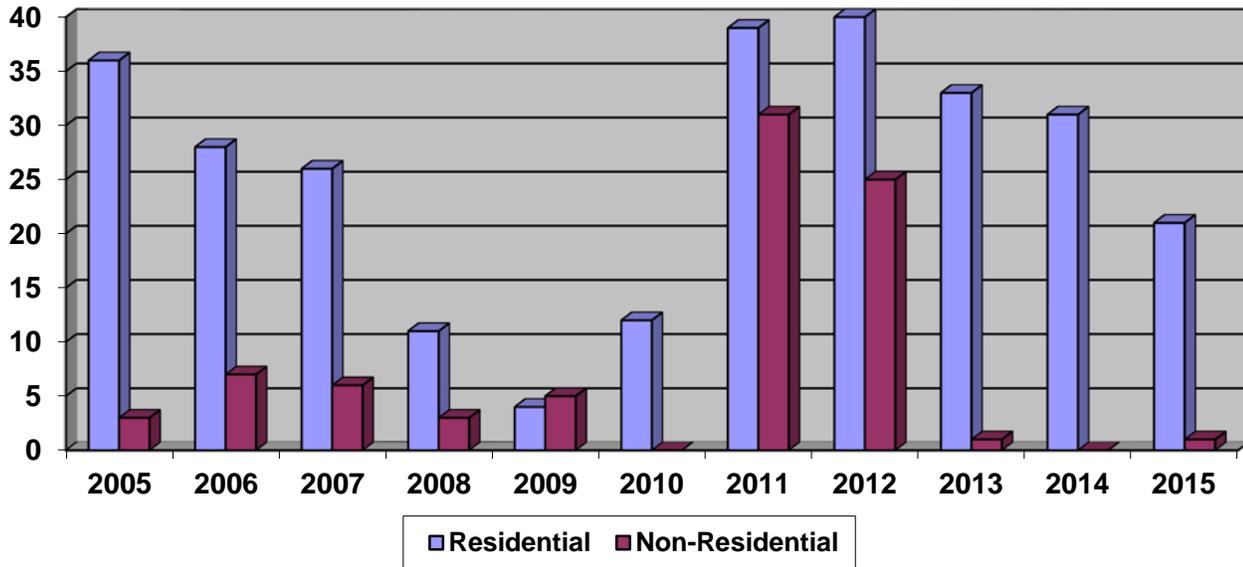
<u>RANK</u>	<u>DUPAGE COUNTY</u> <u>NAME OF CITY OR VILLAGE</u>	<u>2015</u> <u>TAX RATE</u> <u>PER \$100 OF</u> <u>ASSESSED</u> <u>VALUATION</u>	
1	Oak Brook	3.7945	<p>The Village of Burr Ridge strives to maintain one of the lowest overall tax rates in both DuPage and Cook Counties. In Cook County, the 2015 Property Tax Rate was \$7.6220 per \$100 of equalized assessed valuation – below the average Cook County tax bill.</p> <p>In addition, the Municipal portion of the total tax rate for 2015 is only \$0.1640/\$100 of assessed valuation, which is approximately 2.15% of the overall amount.</p>
2	Willowbrook	5.1916	
3	<b>Burr Ridge</b>	<b>5.3599</b>	
4	Hinsdale (Downers Grove Township)	5.6053	
5	Hinsdale (York Township)	5.6137	
6	Downers Grove ( Downers Grove Township)	6.2544	
7	Downers Grove (York Township)	6.2628	
8	Downers Grove (Lisle Township)	6.2886	
9	Clarendon Hills	6.3013	
10	Oakbrook Terrace	6.6229	
11	Elmhurst (York Township)	7.0776	
12	Naperville (Naperville Township)	7.1563	
13	Elmhurst (Addison Township)	7.1566	
14	Naperville (Lisle Township)	7.2085	
15	Darien	7.3056	
16	Westmont	7.3847	
17	Winfield (Milton Township)	7.8653	
18	Warrenville (Naperville Township)	7.8670	
19	Wheaton	7.9701	
20	Warrenville (Winfield Township)	8.0946	
21	Villa Park (Addison Township)	8.2090	
22	Itasca	8.2259	
23	Wood Dale	8.2826	
24	Glen Ellyn	8.4061	
25	Lisle	8.4155	
26	Roselle	8.4476	
27	Bloomingtondale	8.6967	
28	Lombard	8.9837	
29	Wayne	9.0838	
30	Villa Park (York Township)	9.1095	
31	Addison (Addison Township)	9.3480	
32	Addison (Bloomingtondale Township)	9.3779	
33	Winfield (Winfield Township)	9.6352	
34	Elk Grove Village	9.6641	
35	Aurora (Naperville Township)	9.6730	
36	Woodridge	9.7946	
37	Aurora (Winfield Township)	9.9163	
38	Bolingbrook	9.9532	
39	Carol Stream (Wayne Township)	10.3102	
40	Bensenville	10.3287	
41	Carol Stream (Bloomingtondale Township)	10.3346	
42	Bartlett	10.5787	
43	West Chicago (Wayne Township)	11.5042	
44	West Chicago (Winfield Township)	11.6366	
45	Hanover Park	11.9672	
46	Glendale Heights	13.1794	

Source: DuPage County Clerk's Office

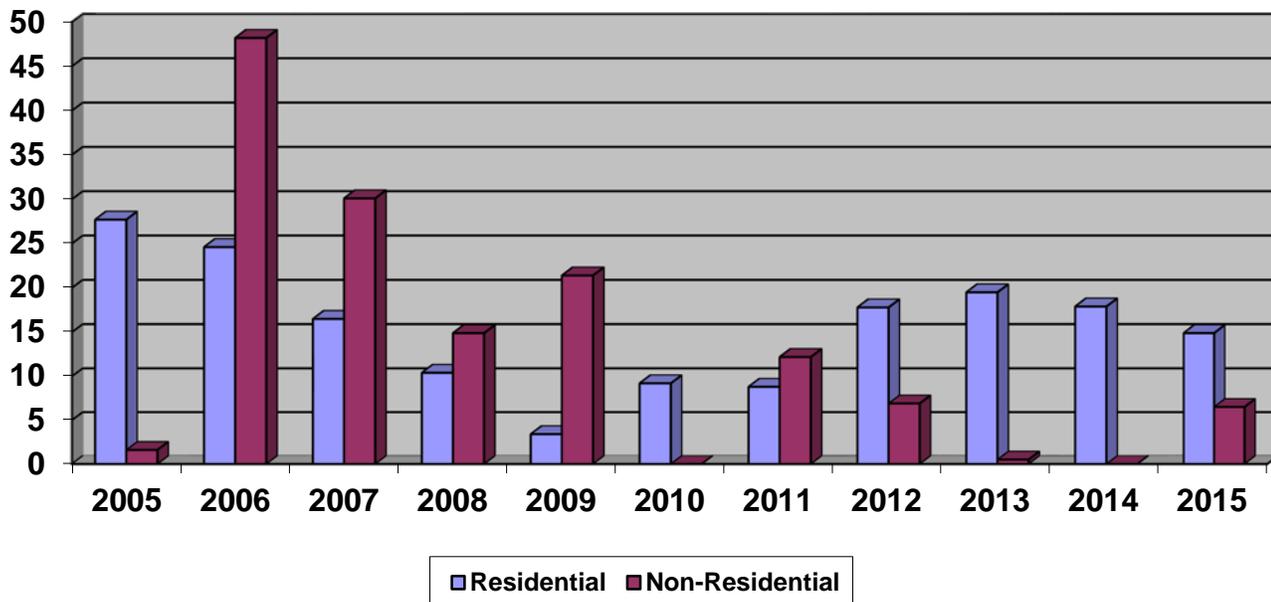


## VILLAGE OF BURR RIDGE 10 YEARS OF NEW CONSTRUCTION

### PERMITS ISSUED (# of permits)



### CONSTRUCTION VALUE (In million dollars)





## VILLAGE BANKS

The Village has six banks that can assist Burr Ridge businesses, including:



Harris Bank  
101 Burr Ridge Parkway  
(630) 323-4000

MB Financial Bank, N.A.  
7000 County Line Road  
(630) 993-8372



MB Financial Bank, N.A.  
8300 S. Madison Street  
(630) 323-4280



Chase Bank, H.A.  
150 Burr Ridge Parkway  
(630) 288-9051



TCF Bank  
800 Burr Ridge Parkway  
(630) 986-4900

Busey Bank  
7020 S. County Line Road  
(630) 366-2000





## **INTERNET AVAILABILITY**

There are three types of broadband Internet choices for Burr Ridge businesses. The providers are Comcast Cable, Business Only Broadband, and SBC. The services listed below are considered commercial grade, not residential. No DSL is available in the area due to the distance from the SBC central office.

### **Comcast Cable**

The regular Comcast Cable high speed Internet service is only available in residential areas. However, Comcast now offers a commercial grade product. Comcast Workplace Standard and Comcast Workplace Enhanced Internet services are available to all businesses in Burr Ridge.



For details, features, and pricing contact Comcast at:

800-316-1619 or [www.comcast.net](http://www.comcast.net).

### **Business Only Broadband (BOB)**

Business Only Broadband (BOB) provides wireless high speed Internet access to Village businesses. This commercial grade business service delivers Internet access via high frequency radios located on the Village water towers. The wireless network is completely separate and independent of the phone or cable company. This technology eliminates the complications and limitations associated with using a wired infrastructure, equipment and services.



For more details, features, and pricing contact BOB at:

Business Only Broadband  
77 Oakmont, Suite 2000  
Westmont, IL 60559  
Customer Support: 877-BOB-4553 or  
Email [sales@bobroadband.com](mailto:sales@bobroadband.com)

### **AT&T**

Broadband internet is currently being deployed in the Village via AT&T Project Lightspeed. You can contact AT&T at [www.att.com](http://www.att.com) for availability in your area. For AT&T U-Verse information, visit their website at [www.att.com/u-verse](http://www.att.com/u-verse).





# **SECTION II**

# **ECONOMIC DEVELOPMENT POLICIES**



## **BUSINESS RETENTION POLICY**

While there is a major emphasis in the Economic Development Plan to attract new business to the community to generate both increased sales tax and increased property tax revenue, as well as to expand employment opportunities and provide services to residents, significant attention must also be given to retain and expand existing businesses. The following strategies concentrate on actions that encourage current businesses to stay and grow within the community. Strategies are grouped into four general areas of focus:

- Improve business visibility
- Improve communications
- Ease the tax burdens on existing businesses
- Encourage expansion of existing businesses

### **Improve Business Visibility**

- Conduct a comprehensive review of the Village's Development Regulations, including the Sign Ordinance to determine areas for increased visibility, especially for businesses located along the expressway
- Work with downtown businesses, Village Center residents, Plan Commission and Trustees concerning the possible construction of a high-quality sign that can be seen from the expressway, highlight downtown businesses and other key businesses in the Village
- Continue to maintain the Village's gateway landscape program
- Continue to fund the Village's hotel marketing and restaurant marketing efforts with an emphasis on creating awareness and promoting the Village as a whole
- Expand the Village's partnership with the DuPage Convention and Visitor's Bureau (DCVB) to promote the local tourism industry.

### **Improve Communications**

- Conduct a biennial Business Breakfast Meeting to update businesses on Village-related issues
- Encourage businesses to sign up for the Village's eBriefs newsletter
- Conduct a biennial Business Survey to gauge service levels and generate input
- Reconstitute the Business Ambassador Program whereby Village officials stop by area businesses periodically to introduce themselves, drop off informational materials and answer questions that businesses may have related to the Village
- Continue the practice of inviting business leaders to attend the Economic Development Committee meetings to open lines of communication and to allow owners an opportunity to highlight their businesses and discuss concerns
- Consider the possibility of creating a new Burr Ridge Business Association
- Meet periodically with area Realtors

### **Ease the Tax Burdens on Existing Businesses**

- Maintain current policy not to impose a business license requirement
- Maintain current practice not to assess businesses for street improvements
- Maintain low municipal property tax

### **Encourage Expansion of Existing Businesses**

- Consider endorsement of Cook County Class 6B Tax Incentive for qualified businesses that expand in Cook County



- Provide incentives to existing businesses in the Village that meet established parameters for businesses expansion (see Economic Incentive Policy)

### **ECONOMIC INCENTIVE POLICY**

The Village of Burr Ridge takes a conservative approach in considering economic incentives. Incentives should be used sparingly, judiciously and only under circumstances where there is an overwhelming justification for its use. To consider the possibility of providing an incentive, a project must not only demonstrate that it will provide an important economic benefit to the community which increases sales tax and/or EAV, but it must achieve specific public goals, including:

- Attracting a “targeted” or “highly desired” business that accomplishes one or more of the following:
  - 1) acts as an anchor tenant that will in turn attract other business to the community,
  - 2) provide a significant amenity for the residents of the community,
  - 3) enhances the community’s image,
  - 4) attracts new consumers without significantly impacting existing businesses within the Village
- Attracting a business that would result in a regional or national corporate headquarters locating to Burr Ridge
- Retaining of a long-standing, major business in the community where its loss would severely impact the economy of the Village
- Developing a blighted and/or under-used existing building or vacant property
- Enhancing public infrastructure, i.e., roads, utilities, etc.

In addition, the case must be made clear that, but for the incentive, the project could not be expected to occur.

#### **Types of Incentives to be Considered**

The following types of incentives may be considered by the Village:

- Sales Tax sharing agreements; the term of the sales tax agreement may not exceed 5 years and 50% of the sales tax generated over that 5-year period
- Rebate of Village property tax
- Waiver of building permit fees
- Waiver of annexation fees
- Payment of fees associated with an expedited building permit review process
- Rebate of Place-of-Eating Tax proceeds for a term not exceeding 5 years and 50% of the Place of Eating Tax
- Assistance in obtaining Cook County Tax Incentives
- Waiver of water connection fees
- Special Assessment or Special Service Area financing

The Village WILL NOT consider other various means of financing a project using:

- Tax Increment Financing
- Installment Contract Financing
- Revenue Bonds
- General Obligation Bonds
- Pollution Control Revenue Bonds

As a general rule, a potential incentive will only be considered if a project demonstrates a beneficial financial impact to the community, including at least one of the following:



- Sales tax – project generates annual sales tax of at least \$10,000,000 resulting in guaranteed Village Sales Tax revenue of \$100,000 per year or more
- Investment – project will include a capital investment increasing the EAV of the property by at least \$10,000,000

### State and County Economic Development Programs

The Village encourages businesses that are looking to expand, relocate or start a new business in Burr Ridge to seek the assistance of the Illinois Department of Commerce and Community Affairs, the Illinois Small Business Office, the DuPage County Office of Economic Development and/or the Cook County Planning and Development Department. The State of Illinois, through its Department of Commerce and Community Affairs, offers a number of innovative business development and retention programs that include grants, loans and training and educational assistance. In addition, the economic development staff of these agencies can provide information about Federal, State and local business development programs and current demographic data.



Illinois Department of Commerce and Community Affairs  
100 W. Randolph Street, Suite 3-400  
Chicago, IL 60601  
(217) 782-3891 or (312) 814-2308 or visit their website at [www.illinoisbiz.biz](http://www.illinoisbiz.biz)



Cook County Planning and Development Department  
69 W. Washington Street, Suite 2940  
Chicago, IL 60602-3007  
(312) 603-1000 or visit their website at [www.chicago-cook.org](http://www.chicago-cook.org)

DuPage County Office of Economic Development  
421 N. County Farm Road  
Wheaton, IL 60187  
(630) 681-2240 or visit their website at  
[www.dupageco.org/economicdevelopment/](http://www.dupageco.org/economicdevelopment/)



Small Business Development Center  
Business and Professional Institute  
College of DuPage  
425 22<sup>nd</sup> Street  
Glen Ellyn, IL 60137-6599  
(630) 942-2771  
or visit their website at [www.cod.edu/BPI/sbdc.htm](http://www.cod.edu/BPI/sbdc.htm)



Questions concerning tax incentives should be directed to the Village Administrator.

### **BUSINESS ATTRACTION/RECRUITMENT POLICY**

- Provide a more robust vacant property list with detailed information regarding sale prices, owner/broker contact information, etc.
- Establish periodic lunch meetings with area commercial/industrial brokers.
- Become proactive in directly contacting and seeking out “targeted” and “highly desired” businesses.
- Hire a consultant to prepare a market assessment report to focus in on specific sectors and sub-areas of the Village. A study of this type would help the Village determine which specific types of businesses and industries to target and solicit.
- Become members of trade associations, such as the International Council of Shopping Centers (ICSC) and the Association of Industrial Real Estate Brokers (AIRE). Participate in area, regional and national meetings and conferences to promote the Village and to develop contacts and possible referrals. Several communities in the Chicagoland area participate in these associations and attend their conference events to promote their communities.





# **SECTION III**

# **ECONOMIC DEVELOPMENT STRATEGIES**



## **ECONOMIC DEVELOPMENT STRATEGIES**

For the purpose of this plan, Burr Ridge businesses are separated into four Sectors:

- Office/Manufacturing
- Retail
- Restaurants
- Hotels

Each sector is summarized and includes a list of challenges facing each sector and strategies on how to address them.





## **OFFICE/MANUFACTURING**

The Village has 10 separate major office/manufacturing districts. What sets these business areas apart first and foremost is their proximity to downtown Chicago and the I-55/I-294 expressway network, which also provides easy access to both Chicago airports. Visibility from I-55 also attracts many businesses to our community. The Village prides itself on the quality of the buildings that have been built in the office and manufacturing areas of Burr Ridge, as well as the roads, utilities and infrastructure that has been constructed. These districts include:

- SUB-AREA 2: Burr Ridge Corporate Park
- SUB-AREA 3: Tower Drive/Northeast Frontage Road
- SUB-AREA 4: Oak Grove Business Area
- SUB-AREA 5: CNH Property
- SUB-AREA 6: High Grove of Burr Ridge
- SUB-AREA 7: Northwest Frontage Road
- SUB-AREA 8: Southwest Frontage Road/Transitional District
- SUB-AREA 9: Burr Ridge Industrial Commons
- SUB-AREA 10: Hinsdale Industrial Park
- SUB-AREA 11: Route 83/Central/Meadowbrook Drive

### **Challenges:**

- While Burr Ridge maintains one of the lowest municipal tax rates in the Chicagoland area and has one of the lowest overall tax rates in DuPage County, office/manufacturing districts located in Cook County are subject to a higher assessed value and, therefore, a higher tax bill.
- Commercial traffic is a major concern along the Northeast Frontage Road. The Village has repeatedly requested that Cook County find a solution to this problem.
- While the Planning, Zoning and Subdivision Codes of the Village have created an upscale quality office/manufacturing environment, it is also seen by some as being too stringent, resulting in the perception that the Plan Commission and the Village Board are anti-business.
- Although several businesses in Burr Ridge are members of the Willowbrook/ Burr Ridge Chamber of Commerce and Industry, the majority of businesses, especially in the office/manufacturing sector, are not. Burr Ridge businesses lack their own business association that can address concerns unique to the community, to promote business, to communicate information and be an advocate for positive change.
- The Village's Sign Code is perceived by many businesses as being too restrictive, especially businesses located along the I-55 corridor, for which there are no readily identifiable solutions.
- Lack of room for expansion.
- Lack of access to rail lines.

### **Strategies:**

- O/M 1: Offer tax abatements provided by the Cook County Assessor's Office to mitigate the tax disparity and encourage renovation of existing office/manufacturing buildings in Cook County



## **OFFICE/MANUFACTURING (CONT'D)**

- O/M 2: Continue to encourage Cook County to reconstruct the intersection of Carriage Way Drive and the Northeast Frontage Road and offer to take over jurisdiction of the road once it has been reconstructed. (Same as Sub-Area 3.4)
- O/M 3: Encourage creation of a Business Association to address business-related concerns unique to the community to promote business, communicate information and be an advocate for positive change
- O/M 4: Review the Village's Sign Code, especially businesses located along the I-55 corridor, to provide additional signage opportunities for office/manufacturing businesses
- O/M 5: Work with commercial brokers to develop ways to promote the Village as a recognized area for office/manufacturing
- O/M 6: Encourage appropriate Office/Manufacturing businesses that generate sales tax to locate in the Village's various corporate parks
- O/M 7: Participate in trade shows to promote the Village and its Office/Manufacturing sector
  
- SUB-AREA 3.1: same as O/M 1
- SUB-AREA 3.2: Encourage development of former Callaghan Paving property located along the Northeast Frontage Road consistent with existing G-I zoning
- SUB-AREA 3.3: Encourage appropriate Office/Manufacturing businesses that generate sales tax to locate in the Village's various corporate parks
- SUB-AREA 4.1: Encourage development of remaining vacant parcel in the Estancia Office Park for either office or hotel use
- SUB-AREA 5.1: Encourage continued use of this sub-area for CNH
- SUB-AREA 6.1: Encourage maintenance of existing office/manufacturing businesses
- SUB-AREA 6.2: Same as O/M 6
- SUB-AREA 7.1: Encourage redevelopment of existing properties along the Northwest Frontage Road for office and light industrial uses that are compatible with the adjacent residential area
- SUB-AREA 7.2: Consider closing off residential streets to North Frontage Road and tying them to Harvester Drive, thereby providing more land for office/light industrial development
- SUB-AREA 7.3: Pursue the annexation of the remaining property in the Madison/Brush Hill triangle
- SUB-AREA 9.1: Same as O/M 4
- SUB-AREA 9.2: Same as O/M 6
- SUB-AREA 10.1: Same as O/M 4
- SUB-AREA 10.2: Same as O/M 6





## **RETAIL**

For the most part, the Village’s retail sector is concentrated within Sub-Area 1 “downtown Burr Ridge,” which entrance is located at the intersection of County Line Road and Burr Ridge Parkway. There is also limited retail located in Sub-Area 11 “Route 83/Central/Meadowbrook Drive.”

There are six main areas within downtown Burr Ridge:

1. Burr Ridge Village Center
2. County Line Square Shopping Center
3. Harris Bank/Eddie Merlot’s corner
4. Life Time Fitness
5. Pace Park-N-Ride
6. TCF Bank property



### **DOWNTOWN BURR RIDGE**

#### **Burr Ridge Village Center**

The Burr Ridge Village Center opened in 2007 and is the centerpiece of Downtown Burr Ridge. The Village Center is located next to Life Time Fitness and County Line Square and includes seven separate buildings along a main street corridor, consisting of 198,000 sq. ft. of retail; 25,000 sq. ft. of restaurants; 36,500 sq. ft. of office space; and 196 residential units. The retail stores front on a downtown street with wide sidewalks, on-street parking, and two-way local traffic. A Village Green provides a civic space for community events and passive recreation. The Village Green hosts a summer-long concert series on Friday evenings, a weekly farmers’ market, an annual car show, Jingle Mingle and other events.



The Retail spaces of the Village Center are home to over 25 businesses, including Banana Republic, Barbara’s Bookstore, Bath & Body Works, Chico’s, Clarks Shoes, Jos. A. Bank, Kohler Waters Spa & Store, Lenscrafters, New York & Company and Two Boston’s Pet Boutique, to name a few. This area of the center also boasts six restaurants – Hampton Social, Coopers Hawk, Topaz, Starbucks, Wok ‘N Fire, and Stix & Stones – with more restaurants to come.

The Village Center condominium section includes four buildings, with a total of 196 condos. 450 Village Center Drive houses 50 units, 801 Village Center Drive consists of 24 units, 850 Village Center Drive boasts 63 units and 1000 Village Center Drive has 59 units.



## **RETAIL (CONT'D)**

### **County Line Square Shopping Center**

County Line Square was the Village's first retail center, opening in 1989. This center contains over 20 tenants, including several restaurants and the service-related stores for residents, including Brookhaven Marketplace, Post Net, Vince's Floral, Beach for Dogs, Amore Yoga, The Henn House, Capri Ristorante Italiano, Capri Express, LaCabanita, Patti's Sunrise Café, County Wine Merchants, Subway Sandwich Shop, Great American Bagel and Kirsten's Danish Bakery.



### **Harris Bank/Eddie Merlot's**

Located on a strip of land along the west side of Bridewell Drive, just east of County Line Square, is the Harris Bank building and Eddie Merlot's Restaurant. This area was one of the first areas to be developed within the Burr Ridge Corporate Park and is located directly west of the Village Center entrance.

### **Life Time Fitness**

The Life Time Fitness facility opened in 2001. This 109,000 square foot facility acts as an important anchor for our downtown, as it attracts over 1,000 patrons per day. Life Time Fitness is a family-oriented health club and is part of the fastest growing health and fitness chain in the country, featuring both indoor and outdoor swimming, handball and racquetball, climbing wall, basketball courts, exercise classes and a full line of fitness equipment.

### **Pace Parking Lot**

Pace owns a 4.3-acre property directly to the east of the County Line Square Shopping Center along Burr Ridge Parkway. Approximately 1.5 acres of land has been developed as a Pace Park-N-Ride facility. Pace bus routes take riders to the train in Hinsdale, as well as to downtown Chicago. Pace also operates a shuttle service to and from various sports venues throughout the City of Chicago.



### **TCF Bank**

The TCF Bank property includes a signature 82,000-square foot office building, housing its regional headquarters, along with an 8-acre undeveloped parcel that is a viable option for a future retail/entertainment use to complement the existing downtown retail areas.

### **ROUTE 83/CENTRAL/MEADOWBROOK DRIVE**

This area includes retail uses such as the Shell Gas Station, Falco's Pizza Restaurant and Burr Ridge Car Care, along with a handful of small office buildings.



## **RETAIL (CONT'D)**

### **Challenges:**

- Size and scope of downtown retail is limited as compared to major shopping malls such as Oak Brook Center, Bolingbrook Promenade and Orland Square Mall.
- The Downtown is located on the Cook County side of the Village, where taxes for businesses are higher than those on the DuPage County side of the Village
- Although the I-55 expressway cuts through the heart of the community, the downtown is hidden from the view from the expressway. In addition, there is a lack of an adjacent major arterial street that generates significant amounts of traffic (i.e., Route 83)
- While sales tax has grown steadily each year since the opening of the Village Center in 2007, it is roughly ½ of what was anticipated when the Center was planned
- Competition from surrounding communities
- Online shopping impacts brick and mortar businesses in the community
- As a low-density community, Burr Ridge lacks the numbers of residents needed to support the downtown by itself and must rely on residents from neighboring communities to support its downtown businesses
- Access to downtown from the east is limited
- Parking is becoming a challenge on the east side of the County Line Square Shopping Center during peak lunch and dinner time periods

### **Strategies:**

- RETAIL 1: Find a unique destination type business to act as an anchor tenant to attract new customers and increase foot traffic and, thereby, increase per-square-foot sales
- RETAIL 2: Focus on attracting regional type retail businesses to provide more variety of stores in the Village Center and downtown area
- RETAIL 3: Improve way finding signage at entrances of the Center along Burr Ridge Parkway
- RETAIL 4: Improve signage to direct traffic to Village Center parking garage and remote parking lots
- RETAIL 5: Work with Village Center and the downtown businesses, Village Center residents, Plan Commission and Trustees to construct a tastefully designed high-quality sign to be strategically placed along I-55 to inform drivers of various businesses located in the downtown area (Same as Sub-Area 2.1)
- RETAIL 6: Encourage County Line Square Shopping Center to improve Shopping Center sign located near Burr Ridge Parkway and County Line Road
- RETAIL 7: Work with the owner of County Line Square to develop a revised parking plan to increase the amount of parking space in the County Line Square shopping center
- RETAIL 8: Participate in trade shows to promote the Village and its Retail Sector
- RETAIL 9: Increase use of social media to market the Burr Ridge Retail Sector
- SUB-AREA 1.1: Encourage the development of the 8-acre vacant parcel owned by TCF Bank for additional retail and/or entertainment uses to complement existing retail/restaurant businesses in the downtown area
- SUB-AREA 1.2: Continue to monitor traffic circulation to improve access in the downtown area
- SUB-AREA 1.3: Encourage the possible relocation of the Pace parking lot to allow for the re-development of this property to complement existing retail/restaurant businesses in the downtown area



**RETAIL (CONT'D)**  
**Strategies (cont'd)**

- SUB-AREA 2.1: Same as Retail 5
- SUB-AREA 11.1: Encourage continued development of previously approved commercial area located at the southeast corner of Route 83 and 91<sup>st</sup> Street after McDonald's
- SUB-AREA 11.2: Pursue possible annexation of the gas station located at the northeast corner of 91<sup>st</sup> Street and Route 83



## **RESTAURANTS**

With the exception of two restaurants, one located in Sub-Area 11 (Route 83/Central/ Meadowbrook Drive area), and one just west of Sub-Area 7 (Northwest Frontage Road), the Village’s 18 restaurants are located in Sub-Area 1 “downtown Burr Ridge.” With the opening of Cooper’s Hawk, Eddie Merlot’s and Topaz Restaurant in the Village Center, joining Capri Ristorante Italiano and others in the County Line Square Shopping Center, the Village in the past few years has become known as a destination spot for restaurants in the Western suburbs. Tax revenue generated from restaurants, from both the sales tax and the Place of Eating tax, is an important component of our General Fund Budget. In order to promote its existing restaurants and to encourage new restaurants to open in our community, the Village has earmarked \$50,000 per year for restaurant marketing and developed a separate website [www.burridgerestaurants.com](http://www.burridgerestaurants.com) to help promote this important sector of the Village’s economy.



### **Challenges:**

- Burr Ridge was never thought of until very recently as a destination spot for restaurant activity
- As a low-density community, Burr Ridge lacks the numbers of residents needed to support its restaurants by itself and must rely on residents from neighboring communities to support its restaurant businesses
- Financing restaurants is difficult in the current economic climate
- The Village lacks a family-friendly restaurants to complement many of its upscale, white-tablecloth restaurants
- Competition from neighboring communities
- Parking availability on the east side of the County Line Square Shopping Center, where the majority of the restaurants are located, is limited during peak times

### **Strategies:**

- RESTAURANTS 1: Seek an entertainment type use to complement restaurants
- RESTAURANTS 2: Encourage additional family-friendly restaurants in the Village Center to complement existing “white tablecloth” restaurants
- RESTAURANTS 3: Encourage additional outdoor dining opportunities for existing and future restaurants
- RESTAURANTS 4: Continue restaurant marketing efforts and encourage all restaurants to participate in order to further the proposition that Burr Ridge is a destination place for restaurants
- RESTAURANTS 5: Where necessary, require improved drop-off lanes for valet parking adjacent to restaurants
- RESTAURANTS 6: Maintain and enhance existing program of concerts and special events in the downtown area to attract diners
- RESTAURANTS 7: Increase use of social media to promote the Burr Ridge Restaurant Sector
- RESTAURANTS 8: Work with the owners of the Village Center to market the Village Center outlot for restaurant use



**RESTAURANTS (CONT'D)**

- SUB-AREA 1.1: Encourage the development of the 8-acre vacant parcel owned by TCF Bank for additional retail and/or entertainment uses to complement existing retail/restaurant businesses in the downtown area
- SUB-AREA 1.2: Continue to monitor traffic circulation to improve access in the downtown area
- SUB-AREA 1.3: Encourage the possible relocation of the Pace parking lot to allow for the re-development of this property to complement existing retail/restaurant businesses in the downtown area
- SUB-AREA 1.4: Consider the possibility of dividing the TCF property to create an outlot at the corner of Lincolnshire Drive and Burr Ridge Parkway for a restaurant use
- SUB-AREA 2.1: Consider the possibility of rezoning the 15-acre office-zones parcel at the northeast corner of the corporate park for residential use, catering to both empty-nesters and early-nesters, thereby increasing the amount of potential shoppers/diners in the downtown area





## HOTELS

The Village currently has a total of five hotels, including:

- Chicago Marriott Southwest at Burr Ridge (Sub-Area 2 – Burr Ridge Corporate Park)
- Spring Hill Suites (Sub-Area 4 – Oak Grove Business Area)
- Extended Stay America (Sub-Area 8 – Southwest Frontage Road/ County Line Road Transitional District)
- Crowne Plaza Burr Ridge (Sub-Area 8 – Southwest Frontage Road/ County Line Road Transitional District)
- Hampton Inn Burr Ridge (Sub-Area 4 – Oak Grove Business Area)



The Village’s hotels are in competition with neighboring communities of Willowbrook and Oak Brook, as well as hotels located adjacent to the Midway Airport in Bedford Park. In 2005 the Village formed a Hotel Marketing Subcommittee to make recommendations to the Economic Development Committee and Village Board concerning development and administration of a Hotel Marketing Plan and to discuss ways in which to increase room stays for the four hotels in the Village. The Village provides \$325,000 per year to market its hotels. Marketing efforts include local magazine ads, hotel website [www.burridgehotels.com](http://www.burridgehotels.com), newspaper ads, wedding magazine ads, online ads, radio ads and promotions to attract meeting planners and group tour markets.

### Challenges:

- Burr Ridge as a community is not known to out-of-town travelers
- Burr Ridge lacks the amount of convention space and hotel rooms needed to attract trade shows
- Cook County taxes for hotels are higher than those on the DuPage County side of the Village
- Increased competition with neighboring communities/Midway Airport area/Oak Brook/downtown Chicago

### Strategies:

- HOTEL 1: Attract a full-service boutique hotel with conference facilities to complement existing hotels
- HOTEL 2: Continue hotel marketing efforts to promote awareness and increase overnight stays
- HOTEL 3: Continue to work with DCVB and Choose Chicago’s Convention and Visitors Bureau to attract more trade show visitors
- HOTEL 4: Increase use of social media to market Burr Ridge hotels
- SUB-AREA 4.1: Encourage development of remaining vacant parcel in the Estancia Office Park for either office or hotel use
- SUB-AREA 8.1: Same as Hotel 2



# **APPENDIX 1**

# **DESCRIPTION OF BUSINESS SUB-AREAS**



## EDP Area #1 – Downtown Burr Ridge

Attached and below is information related to Downtown Burr Ridge which is also referred to as EDP Area #1. Downtown Burr Ridge includes the Burr Ridge Village Center, County Line Square, the TCF Bank property, and the Harris Bank and Eddie Merlot's block.

**Existing Conditions:** There are 17 different parcels of land within Downtown Burr Ridge. 15 of those parcels are developed. The only undeveloped parcels are the Village Center outlot located at Village Center Drive and Bridewell Drive and the north half of the TCF Bank property at McClintock and Burr Ridge Parkway. The Village Center outlot is planned for a 6,000 square foot restaurant and retail building. The TCF block consists of approximately 7.5 acres.

There are 83 different businesses in Downtown Burr Ridge occupying a total of 489,799 square feet of floor area. There are 20 vacant tenant spaces consisting of 70,319 square feet of floor area.

**Comprehensive Plan:** The Burr Ridge Comprehensive Plan was amended in 2005 in response to the proposed development of the Burr Ridge Village Center. The four blocks listed above were identified as Downtown Burr Ridge. The vision for this area, as described in the 2005 Plan amendment, was as follows: *Downtown Burr Ridge is a unique district separate and distinct from the Village's residential and business districts and which may be described as: **A mixed use district that serves as the primary place of economic and social interaction within the community; where people shop, live, socialize, and work, and which is easily identified as unique within the community. The wide array of land uses and activities in Downtown Burr Ridge contributes to the creation of a unique place characterized by diverse and high quality physical, social, and economic interactions.***

**Existing Zoning:** The Village Center is a Planned Unit Development with its own set of regulations and allowable land uses. Permitted and special uses in the Village Center are very similar but not identical to the B-1 and B-2 Business Districts and are generally limited to retail and restaurant uses on the first floor with offices limited to the second floor. Restaurants are not permitted in the mixed use buildings commonly known as 450 and 1000 Village Center Drive (a.k.a. buildings 1 and 6) but were added as special uses in the building at 805 Village Center Drive (a.k.a. building 5b) as an amendment to the original PUD.

County Line Square is within the B-1 District which also allows retail and restaurant uses and requires special uses for specified office uses. The Harris Bank / Eddie Merlot's block is also zoned B-1 with the office and bank use for the Harris Bank building being legally non-conforming due to more recent changes in the B-1 District.

The TCF Bank property is within an LI Light Industrial District. Most of this area within the Burr Ridge Corporate Park was originally zoned LI Light Industrial as it was intended as an office park and the Village did not have Office District zoning at that time. Most of the LI District zoning in the Corporate Park has since been replaced with the O-2 Office and Hotel District.

**Strategies:** The following is a summary of the strategies from Section III that apply to Downtown Burr Ridge:

Sub-Area 1.1: Encourage the development of the 8-acre parcel owned by TCF Bank for additional retail and/or entertainment uses to complement existing retail/restaurant businesses in the downtown area.

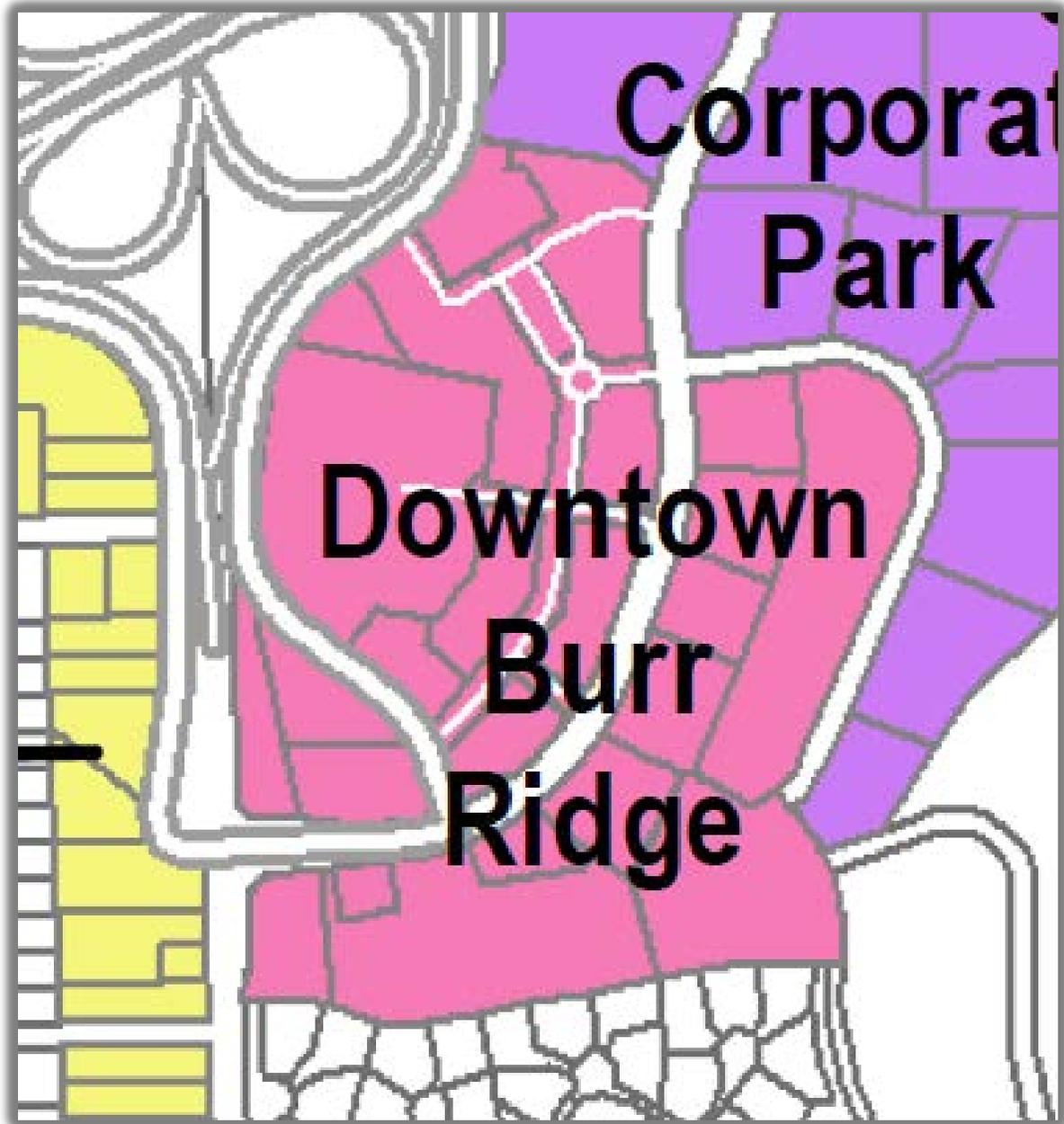
Sub-Area 1.2: Continue to monitor traffic circulation to improve access in the downtown area.



Sub-Area 1.3: Encourage the possible relocation of the Pace parking lot to allow for the redevelopment of this property to complement existing retail/restaurant businesses in the downtown area.

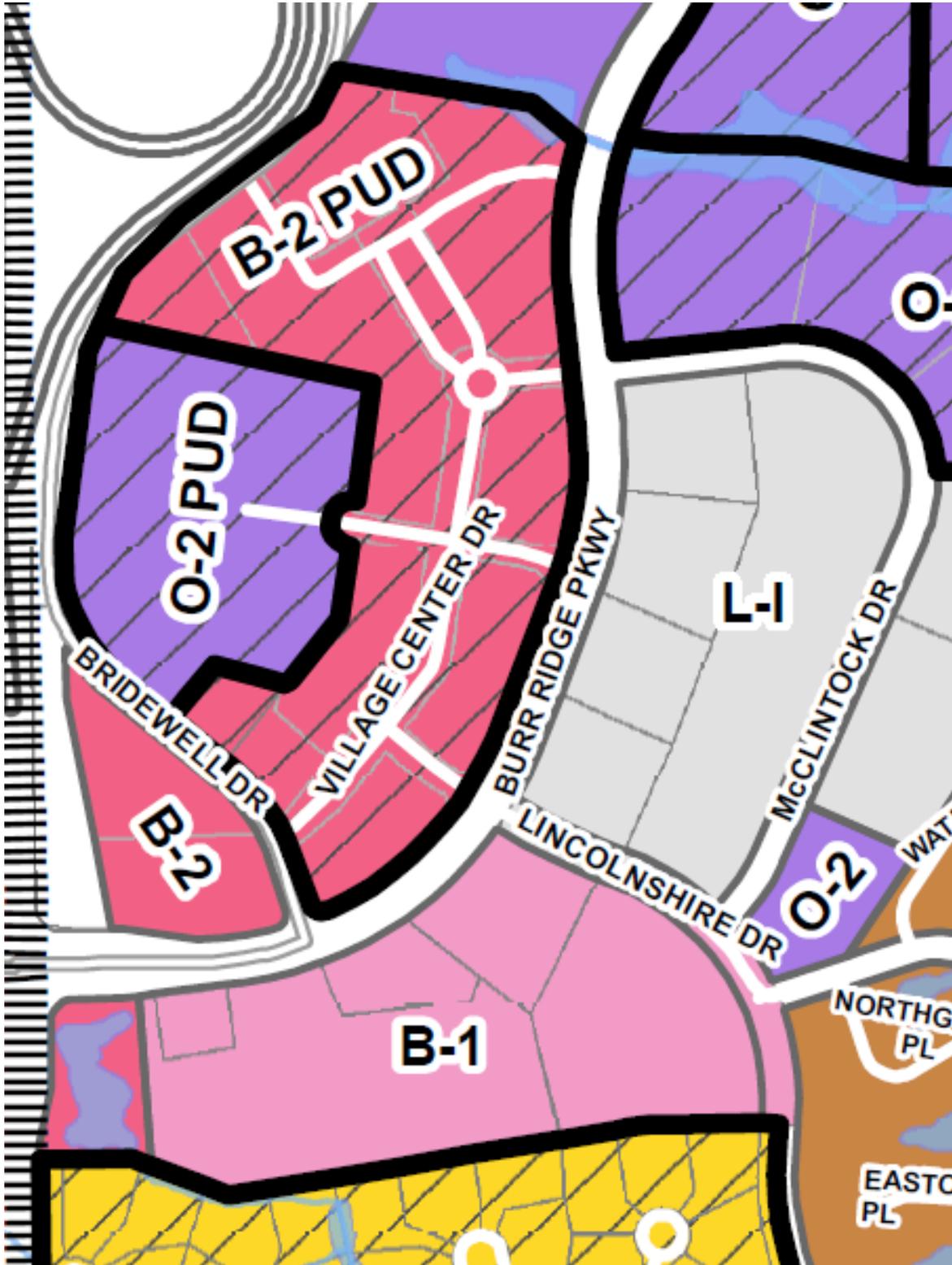


## EDP Area #1 – Downtown Burr Ridge: Area Map





## EDP Area #1 - Downtown Burr Ridge: Zoning Map





## EDP Area 1 - Downtown Burr Ridge: Current Occupancies

Business Name	Address			Floor Area (square feet)	
				Vacant	Occupied
Eddie Merlot's	201	Bridewell Dr			9,435
Andrew J. Moormann DDS	50	Burr Ridge Pkwy	101		1,600
Morack, Inc. dba Hidden Spa	50	Burr Ridge Pkwy	104		1,600
Provencal Construction	50	Burr Ridge Pkwy	102		1,200
Patti's Sunrise Café	78	Burr Ridge Pkwy			3,037
Post Net d/b/a Ava Mina	80	Burr Ridge Pkwy			1,320
State Farm Insurance	82	Burr Ridge Pkwy			1,200
Kumon Math and Reading	84	Burr Ridge Pkwy			1,220
Re Max County	90	Burr Ridge Pkwy			3,720
Country Home Design	92	Burr Ridge Pkwy			1,200
Kirsten's Danish Bakery	94	Burr Ridge Pkwy			1,980
China King	96	Burr Ridge Pkwy			670
Imperial Jewelers	98	Burr Ridge Pkwy			700
Brookhaven Marketplace	100	Burr Ridge Pkwy			26,000
Angelo Gordon Real Estate LLC	101	Burr Ridge Pkwy	204		1,160
Harris Bank Burr Ridge	101	Burr Ridge Pkwy			10,000
Insurance Services Office, Inc.	101	Burr Ridge Pkwy	300		4,171
James Lombardi Insurance Agency	101	Burr Ridge Pkwy	200		2,865
Vacant Tenant Space	101	Burr Ridge Pkwy	302	4,600	
Wilcox Communities LLC	101	Burr Ridge Pkwy	306		3,152
Kerkstra's Cleaners, Inc.	102	Burr Ridge Pkwy			1,875
The Great American Bagel	104	Burr Ridge Pkwy			1,860
Magic Nails Burr Ridge LTD	106	Burr Ridge Pkwy			1,600
Vince's Floral Fantasia	108	Burr Ridge Pkwy			1,340



Business Name	Address			Floor Area (square feet)	
				Vacant	Occupied
Salon Hype, LLC	110	Burr Ridge Pkwy			1,320
Subway	112	Burr Ridge Pkwy			1,200
Capri Express, Inc.	114	Burr Ridge Pkwy			1,200
La Cabanita Villasenor (Ralphy's, Inc.)	118	Burr Ridge Pkwy			2,718
Accelerated Health Systems	120	Burr Ridge Pkwy			2,450
Brandy & Bourg Inc.	124	Burr Ridge Pkwy			2,800
Chase - Retail Banking Center	150	Burr Ridge Pkwy			3,479
Dao Inc. Sushi and Thai	200	Burr Ridge Pkwy			4,000
County Wine Merchant	208	Burr Ridge Pkwy			1,200
Fred Astaire Dance Studio	212	Burr Ridge Pkwy			4,021
Chiro One Wellness Center of Burr Ridge	316	Burr Ridge Pkwy			1,320
Dental Fitness Center	318	Burr Ridge Pkwy			1,270
Contemporary Medicine	320	Burr Ridge Pkwy			2,540
Bella Mia Restorante, Inc. d/b/a/ Capri	324	Burr Ridge Pkwy			2,700
Life Time Fitness	601	Burr Ridge Pkwy			108,890
TCF National Bank Illinois	800	Burr Ridge Pkwy			82,720
Tuesday Morning, Inc.	302	Burr Ridge Pkwy			5,068
Pace Burr Ridge Park-N-Ride	765 0	Lincolnshire Dr			0
Vacant Tenant Space	410	Village Center Dr		4,237	
Vacant Tenant Space	420	Village Center Dr		1,266	
LensCrafters	430	Village Center Dr			2,862
Just Ducky	440	Village Center Dr			4,052
National Voice & Data d/b/a Verizon Wireless	446	Village Center Dr			1,482
Jos A. Bank Clothiers, Inc.	460	Village Center Dr			3,710
Color Me Mine	470	Village Center Dr			1,500



Business Name	Address			Floor Are (square feet)	
				Vacant	Occupied
Claire's Boutiques	480	Village Center Dr			1,157
Evereve	490	Village Center Dr	100		2,618
Red Mango	503	Village Center Dr			1,658
Stix & Stones Woodfired Pizza	505	Village Center Dr			2,270
Coopers Hawk Winery and Restaurant	510	Village Center Dr			9,335
Starbucks Coffee Company	515	Village Center Dr			1,900
Sunglass Hut	520	Village Center Dr			1,161
Vacant Tenant Space	530	Village Center Dr		1,600	
Two Bostons	535	Village Center Dr			3,046
Victoria Secret	540	Village Center Dr			8,533
Vacant Tenant Space	545	Village Center Dr		4,016	
Bath and Body Works	550	Village Center Dr			3,500
Lucy	555	Village Center Dr			2,285
New York and Company	565	Village Center Dr			5,703
Denemark Periodontal	570	Village Center Dr	202B		2,934
Renuka H. Bhatt MDSC	570	Village Center Dr	201		5,632
Vacant Tenant Space	570	Village Center Dr	205	2,063	
Vacant Tenant Space	570	Village Center Dr	206	3,088	
Vacant Tenant Space	570	Village Center Dr	203	2,060	
Vacant Tenant Space	570	Village Center Dr	204	2,232	
White House Black Market	575	Village Center Dr			3,507
Francesca's Collections	580	Village Center Dr			1,200
Vacant Tenant Space	582	Village Center Dr		4,655	
J Jill	585	Village Center Dr			2,782
Wok N Fire	590	Village Center Dr			5,393
Chico's	595	Village Center Dr			5,146



Business Name	Address			Floor Are (square feet)	
				Vacant	Occupied
Burr Ridge Village Center Management Office	701	Village Center Dr			580
Valor Security Services	701	Village Center Dr			0
Vacant Tenant Space	705	Village Center Dr		6,368	
Soma Intimates #5275	715	Village Center Dr			2,555
Ann Taylor Loft	720	Village Center Dr			6,092
Vacant Tenant Space	725	Village Center Dr		2,782	
Banana Republic	730	Village Center Dr			7,008
Clarks	735	Village Center Dr			2,788
Gymboree	745	Village Center Dr			1,602
Eddie Bauer, Inc.	750	Village Center Dr			5,569
Burr Ridge Financial Planning Services, Inc.	760	Village Center Dr	200		600
CAPERS North America, LLC	760	Village Center Dr	250		2,500
Care at Home Physicians LLC	760	Village Center Dr	220		760
Isidore Cloud Hosting	760	Village Center Dr	250		500
Isidore Group, LLC	760	Village Center Dr	250		500
Merit Management Group	760	Village Center Dr	200		5,478
Professional Practice Consultants, Inc.	760	Village Center Dr	240		3,784
The Synergy Companies, Inc.	760	Village Center Dr	210		2,973
Vacant Tenant Space	770	Village Center Dr		4,570	
Kohler Waters Spa	775	Village Center Dr			13,600
Topaz Café	780	Village Center Dr			6,010
Vacant Tenant Space	800	Village Center Dr		10,375	
Vacant Tenant Space	803	Village Center Dr		2,560	
Vacant Tenant Space	805	Village Center Dr		2,116	
Barbara's Bookstore	810	Village Center Dr			5,114



Business Name	Address			Floor Area (square feet)	
				Vacant	Occupied
CNAG Inc. d/b/a Avdea Salon Efthimia	820	Village Center Dr			1,631
Community Reading Room	830	Village Center Dr			2,500
Vacant Tenant Space	860	Village Center Dr		1,545	
Vacant Tenant Space	870	Village Center Dr		5,621	
Vacant Tenant Space	880	Village Center Dr		2,296	
Vacant Tenant Space	890	Village Center Dr		4,599	
<b>96 Total Businesses</b>	<b>Total Square Footage:</b>			<b>72,649</b>	<b>467,311</b>



## EDP Area 1: Downtown Burr Ridge: Property Owners

Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
1000	Burr Ridge Pkwy	Private Scavengers and Garage Attendant Pension Fund 1000 Burr Ridge Pkwy Burr Ridge, IL 60527		39,261
11650	Bridewell Dr	Strategic Partners Value Enhance Fund Burr Ridge Office 201 9500 E. Ironwood Sq. Dr. Scottsdale, AZ 85258-4582	630,750	0
1200	Burr Ridge Pkwy	AP/AIM Burr Ridge TRS LLC 4100 Midway Road Suite 2115 Carrollton, TX 75007		150,000
1333	Burr Ridge Pkwy	Burr Ridge Parkway Limited Partnership In Site Real Estate Development, L.L.C. 1400 16th Street, Suite 300 Oak Brook, IL 60523		149,312
743	McClintock Dr	Thomas C. Marlas 2215 York Road, Suite 204 Oak Brook, IL 60523		13,000
745	McClintock Dr	TRP 745 McClintock, LLC 745 McClintock Dr Burr Ridge, IL 60527		61,945
835	McClintock Dr	Robert Goldstine; L-G Building Services 835 McClintock Drive Burr Ridge, IL 60527		20,355
901	McClintock Dr	Innovative Real Estate Acquisition & Development 901 McClintock Drive Burr Ridge, IL 60527		40,038
951	McClintock Dr	Innovative Real Estate Acquisition & Development 901 McClintock Drive Burr Ridge, IL 60527	212,395	0
999	McClintock Dr	Laborers District Council Property Management LLC 999 McClintock Dr, Suite 300 Burr Ridge, IL 60527		38,926
10 Total Properties		Total Square Footage:	843,145	512,837



## EDP Area #2 – Burr Ridge Corporate Park

Attached and below is information related to the Burr Ridge Corporate Park which is also referred to as EDP Sub-Area #2. Sub-Area #2 includes all of the Burr Ridge Corporate Park excluding Downtown Burr Ridge (i.e. the Burr Ridge Village Center, County Line Square, the TCF Bank property, and the Harris Bank and Eddie Merlot's block).

**Existing Conditions:** There are 10 different parcels of land within Sub-Area #2. 8 of those parcels are developed. The undeveloped parcel located at 951 McClintock is relatively small and is part of a PUD with shared access and parking. It is planned for a twin office building matching the existing three story office building on the property.

The second vacant parcel consists of 15 acres of buildable land located on the north side of a detention pond at the northeast corner of the Corporate Park. This land has been the subject of several PUD approvals including two for senior housing and the more recent one for a multi-building office development. The property remains vacant and has been the subject of recent interest for residential development. The developed parcels are all office buildings with the exception of the Marriott hotel.

**Comprehensive Plan:** The Burr Ridge Comprehensive Plan was amended in 2005 in response to the proposed development of the Burr Ridge Village Center. All of the properties within the Corporate Park but outside of the four block Downtown Burr Ridge are described in the Plan as a "complementary area". The plan suggests that *"The development of the areas within the Burr Ridge Park but outside the four-block (downtown) should remain used or planned for office development. Additional small office buildings that are three stories in height, as permitted under the existing O-2 District zoning, are the preferred use for these properties."*

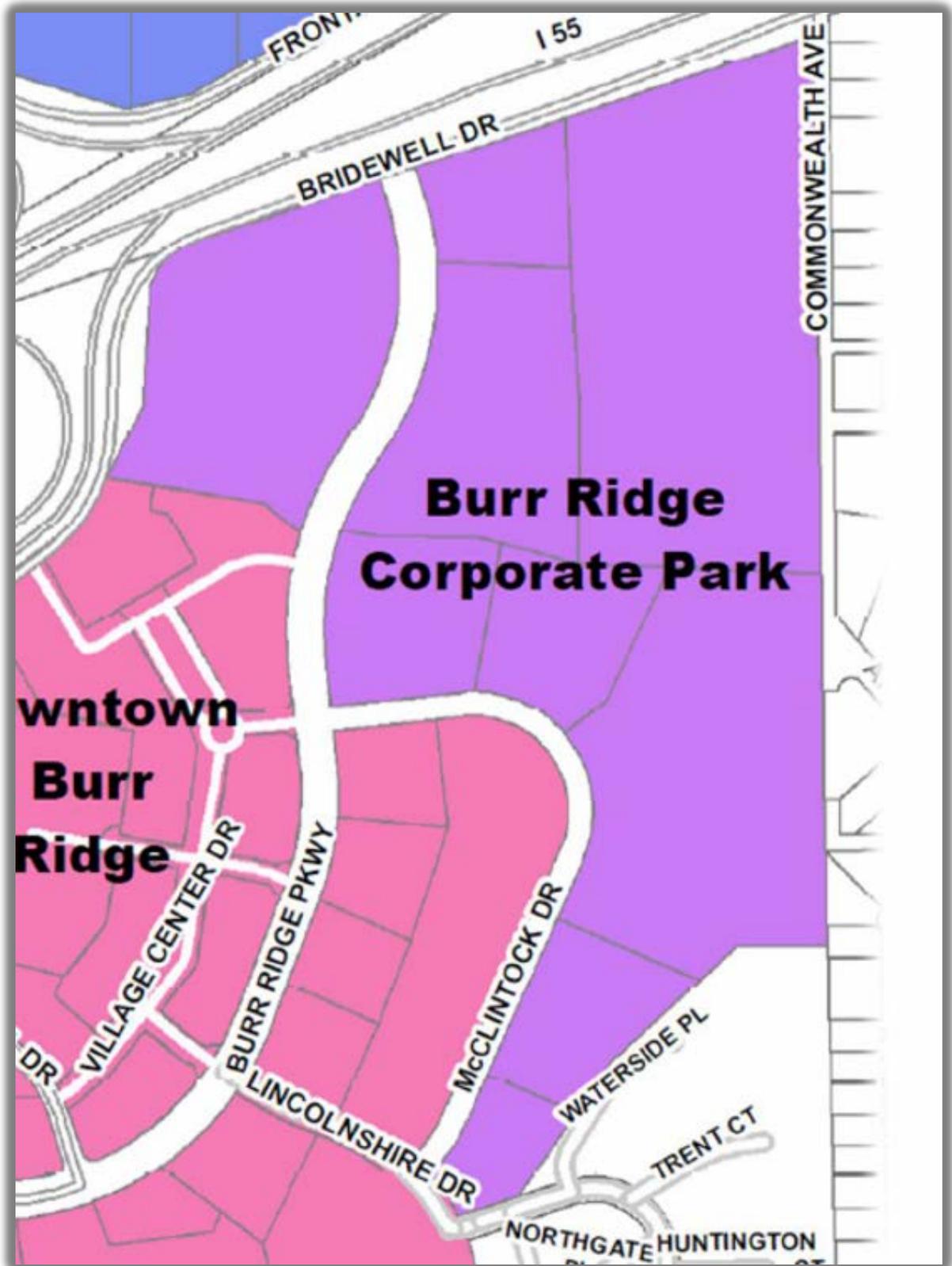
**Existing Zoning:** Although all of these properties were originally planned for office and hotel use, at the time the area was platted, they were all zoned LI Light Industrial District. This was because the Village did not have an office district at that time. After creation of an office district in the early 1990's, the Village has sought to rezone the area to the O-2 Office and Hotel District. Most of the area is within the O-2 District but two existing office buildings remain the LI District.

**Strategies:** The following is a summary of the strategies from Section III that apply to the Burr Ridge Corporate Park:

Sub-Area 2.1: Work with Village Center and the downtown businesses, Village Center residents, Plan Commission and Trustees to construct a tastefully designed high-quality sign to be strategically placed along I-55 to inform drivers of various businesses located in the downtown area. (Same as Retail 5)

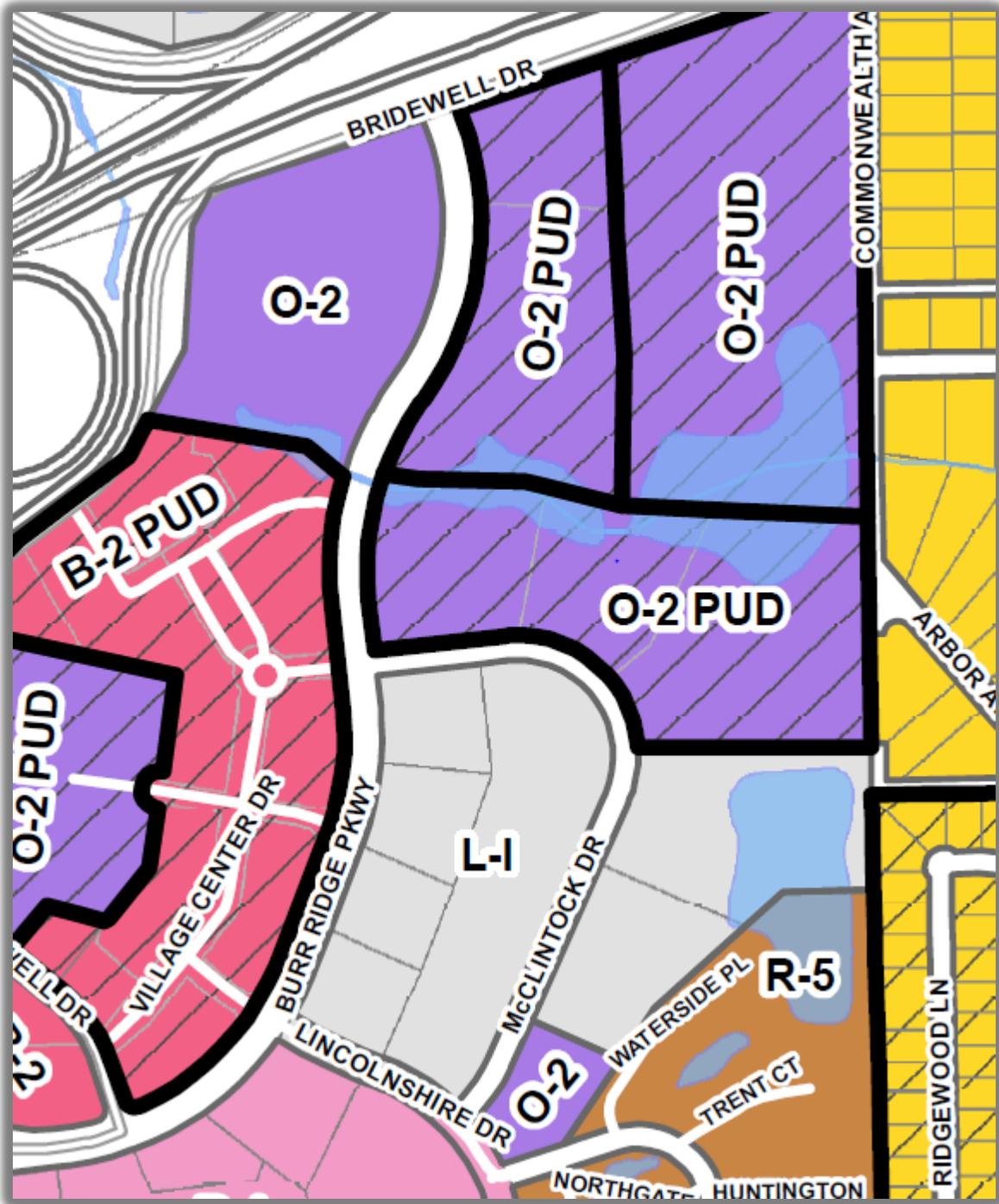


## EDP Area #2 - Burr Ridge Corporate Park: Area Map





## EDP Area #2 - Burr Ridge Corporate Park: Zoning Map





## EDP Sub-Area 2 - Burr Ridge Corporate Park: Current Occupancies

Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Vacant Tenant Space	1000	Burr Ridge Pkwy	2,875	
Stephen M. Wendt & Associates, Inc.	1000	Burr Ridge Pkwy		2,921
Premier Physical Therapy P.C.	1000	Burr Ridge Pkwy		2,827
Alion Science and Technology Corporation	1000	Burr Ridge Pkwy		11,854
Teamster's Local 731	1000	Burr Ridge Pkwy		18,784
Marriott Burr Ridge	1200	Burr Ridge Pkwy		150,000
Vacant Tenant Space	1333	Burr Ridge Pkwy	20,378	
Canon Solutions America, Inc.	1333	Burr Ridge Pkwy		5,415
Regus Management Group, LLC (the following tenants in Suite 200 share office space managed by Regus)	1333	Burr Ridge Pkwy		14,163
Midwest Bath Experts	1333	Burr Ridge Pkwy		0
V2 Flow Controls, LLC	1333	Burr Ridge Pkwy		0
Strategic Financial Group, LLC	1333	Burr Ridge Pkwy		0
Citizens Bright Ideas	1333	Burr Ridge Pkwy		0
Dubak Electrical Management LLC	1333	Burr Ridge Pkwy		0
Hampton Marshall Brokerage Group, Inc.	1333	Burr Ridge Pkwy		0
Burkhalter Rigging, Inc.	1333	Burr Ridge Pkwy		0
LabMetrics Inc.	1333	Burr Ridge Pkwy		0
Chlada & Associates, PC	1333	Burr Ridge Pkwy		0
Primo Water Corporation	1333	Burr Ridge Pkwy		0
Starlight Therapy Services Limited	1333	Burr Ridge Pkwy		0
Linda Renzi, LCPC	1333	Burr Ridge Pkwy		0
Irwin IP LLC	1333	Burr Ridge Pkwy		0
LaSota Investments, Inc.	1333	Burr Ridge Pkwy		0



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
In Site Real Estate Development, L.L.C.	1333	Burr Ridge Pkwy		1,254
McGraw Hill Global Education	1333	Burr Ridge Pkwy		108,102
Kensington School, Inc	743	McClintock Dr		13,000
Vacant Tenant Space	745	McClintock Dr	3,323	
Cullinan Properties, Ltd	745	McClintock Dr		4,047
Cotter Consulting	745	McClintock Dr		7,446
4 Wealth Financial Group, LLC	745	McClintock Dr		4,141
Reply, Inc.	745	McClintock Dr		2,967
Strauch Chemical Distributors, Inc	745	McClintock Dr		2,000
Global Infomercial Services, Inc.	745	McClintock Dr		4,698
Borthwick Associates, Inc.	745	McClintock Dr		1,835
ERJ Dinning, LLC	745	McClintock Dr		6,900
Elevator Inspection Services	745	McClintock Dr		1,826
Gibson & Sharps, PSC	745	McClintock Dr		1,172
Wireless Information Networks	745	McClintock Dr		4,907
Double Bogey, Inc.	745	McClintock Dr		1,520
Great Lakes Region Volleyball	745	McClintock Dr		1,978
Muelhausen & Stefani	745	McClintock Dr		1,376
The Timken Corporation	745	McClintock Dr		3,695
Transchem Pro Inc / Turtlewax Pro	745	McClintock Dr		2,160
Illinois Podiatric Medical Association	745	McClintock Dr		2,376
Ringler Associates	745	McClintock Dr		1,178
Eagleone Case Management Solutions, Inc	745	McClintock Dr		2,400
New Star Metals Inc.	835	McClintock Dr		5,525
Goldstine, Skrodzki, Russian, Nemeč & Hoff, Ltd.	835	McClintock Dr		14,830
Vacant Tenant Space	901	McClintock Dr	1,905	



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Tria Architecture Inc.	901	McClintock Dr		2,104
Heartland Home Infusions, Inc.	901	McClintock Dr		6,316
Burr Ridge Family Medicine Physicians	901	McClintock Dr		3,364
Dillon Transport	901	McClintock Dr		8,728
Metro Infectious Disease Consultants, LLC	901	McClintock Dr		25,583
Illinois AFL-CIO	999	McClintock Dr		3,080
The Marley Wylain Company	999	McClintock Dr		14,922
Construction General Laborers District Council of	999	McClintock Dr		14,196
LDC - Labor Management Cooperation Committee	999	McClintock Dr		4,070
Chicago Area Laborers Employers Cooperation & Ed.	999	McClintock Dr		2,658
<b>54 Total Businesses and 4 Vacancies</b>	<b>Total Floor Area:</b>		<b>28,481</b>	<b>492,318</b>



## EDP Area 2: Burr Ridge Corporate Park: Property Owners

Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
11650	Bridewell Dr	Strategic Partners Value Enhancement Fund, LLP	630,750	0
1000	Burr Ridge Pkwy	Private Scavengers and Garage Attendant Pension Fund 1000 Burr Ridge Pkwy Burr Ridge, IL 60527		39,261
1200	Burr Ridge Pkwy	AP/AIM Burr Ridge TRS LLC 4100 Midway Road Suite 2115 Carrollton, TX 75007		150,000
1333	Burr Ridge Pkwy	Burr Ridge Parkway Limited Partnership In Site Real Estate Development, L.L.C. 1400 16th Street, Suite 300 Oak Brook, IL 60523		149,312
743	McClintock Dr	Thomas C. Marlas 2215 York Road, Suite 204 Oak Brook, IL 60523		13,000
745	McClintock Dr	TRP 745 McClintock, LLC 745 McClintock Dr Burr Ridge, IL 60527		61,945
835	McClintock Dr	Robert Goldstine; L-G Building Services 835 McClintock Drive Burr Ridge, IL 60527		20,355
901	McClintock Dr	Innovative Real Estate Acquisition & Development 901 McClintock Drive Burr Ridge, IL 60527		40,038
951	McClintock Dr	Innovative Real Estate Acquisition & Development 901 McClintock Drive Burr Ridge, IL 60527	212,395	0
999	McClintock Dr	Laborers District Council Property Management LLC 999 McClintock Dr, Suite 300 Burr Ridge, IL 60527		38,926
<b>Totals:</b>			<b>19</b>	<b>512,837</b>



## EDP Area #3 – Tower Drive / Northeast Frontage Road

Attached and below is information related to EDP Sub-Area #3 which includes properties on Tower Drive and on North Frontage Road east of County Line Road.

**Existing Conditions:** There are 16 different parcels of land within Sub-Area #3. 14 of those parcels are developed. The only large undeveloped parcel is the former Callaghan Paving property located at the corner of North Frontage Road and Commonwealth Avenue. The Tower Drive properties include one, three story office buildings with 7 one-story, office/warehouse buildings; all or most of which were constructed in the 1960's and 70's. The office/warehouse building at 145 Tower Drive was rehabilitated and divided into 11 condominium units in 2007.

**Comprehensive Plan:** The 1999 Burr Ridge Comprehensive Plan recommends light industrial uses for this area.

**Existing Zoning:** Most of the properties in Area #3 are within the LI Light Industrial District. On the north side of Tower Drive, the properties are within an RA District. However, all but the three story office building within this RA District were the subject of a 1967 variation which permitted LI District uses. The property owned and used by the Flag Creek Water Reclamation District is also in the RA District. The Callaghan Paving property and an office building on Commonwealth Avenue are within the GI General Industrial District.

**Strategies:** The following is a summary of the strategies from Section III that apply to the Tower Drive / Northeast Frontage Road Area:

Sub-Area 3.1 – Offer tax abatements provided by the Cook County Assessor's Office to mitigate the tax disparity and encourage renovation of existing office/manufacturing buildings in Cook County.

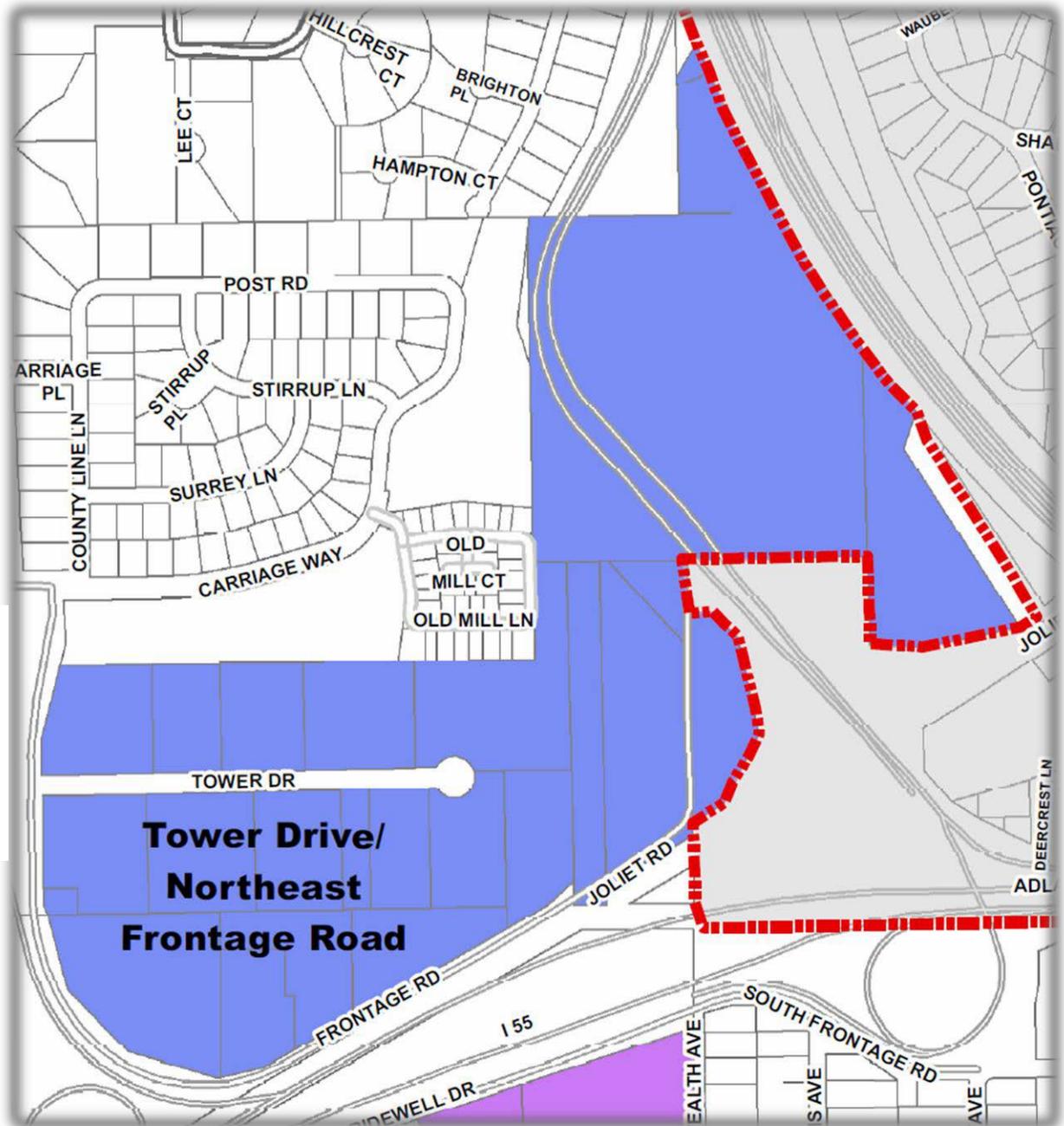
Sub-Area 3.2 – Encourage development of former Callaghan Paving property along the Frontage Road, consistent with existing GI General Industrial District zoning.

Sub-Area 3.3 – Encourage light industrial businesses to locate in the Area that also generate Village sales taxes.

Sub-Area 3.4 - Continue to encourage Cook County to reconstruct the intersection of Carriage Way Drive and the Northeast Frontage Road and offer to take over jurisdiction of the road once it has been reconstructed. (Same as O/M 2)

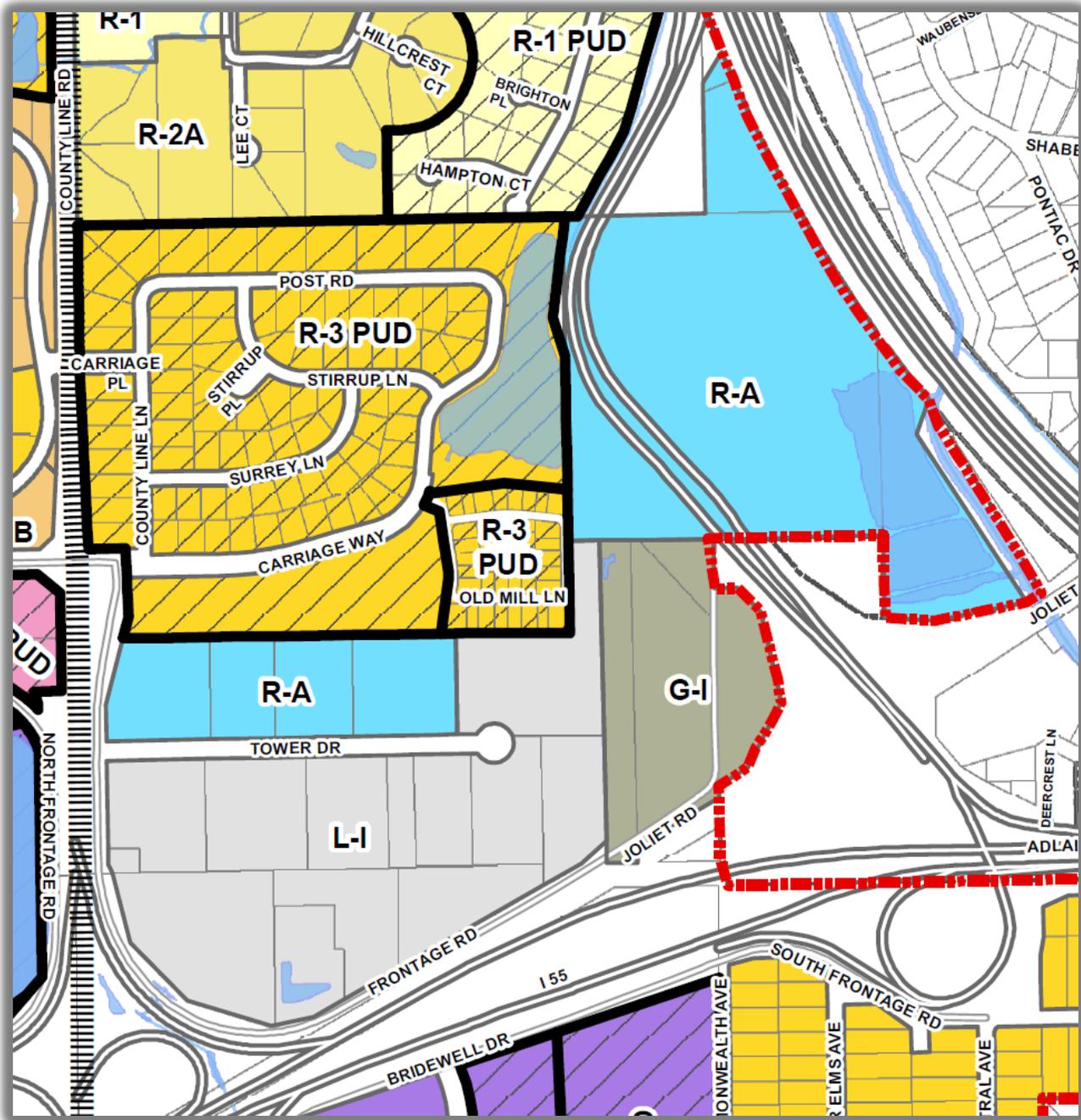


## EDP Area #3 – Tower Drive / Northeast Frontage Road: Area Map





## EDP Area #3 – Tower Drive / Northeast Frontage Road: Zoning Map





## EDP Area 3 - Tower Drive /Northeast Frontage Road: Current Occupancies

Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Loyola Center for Health at Burr Ridge	6800	North Frontage Rd		100,000
Einstein Bros Bagel (Robinson Hill EB, Inc.)	6800	North Frontage Rd		200
Enhanced Medical Revenue, LLC	6860	North Frontage Rd		8,500
Corinthian College	6860	North Frontage Rd		9,549
Vacant Tenant Space	6880	North Frontage Rd	995	
Seasons Hospice Inc.	6880	North Frontage Rd		6,393
Advanse	6880	North Frontage Rd		2,550
Everest College	6880	North Frontage Rd		24,834
Flagg Creek Reclamation District	7001	North Frontage Rd		10,000
Convergence Communications	100	Tower Dr		1,100
Hanger Clinic	100	Tower Dr		3,783
Jesse K. Park, M.D., F.A.C.P., S.C.	100	Tower Dr		1,633
Edward Jones	100	Tower Dr		1,071
Illinois Constructors Corp.	100	Tower Dr		1,218
Allegiance Insurance Services, Inc.	100	Tower Dr		5,076
Delta Carrier Group, Inc.	100	Tower Dr		465
Milestone Equipment Co. LLC	100	Tower Dr		4,241
Romo, Inc.	100	Tower Dr		2,410
Cooper & Allison Insurance Agency, LLC	100	Tower Dr		1,783
Solar Micronics, Inc.	100	Tower Dr		800
Green Tree Development, Inc.	100	Tower Dr		554
Rose International Inc.	100	Tower Dr		2,178



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
KGR Brown and Associates	100	Tower Dr		844
H & L Architects, Inc.	100	Tower Dr		318
Ambassador Steel Bridge & Paving Supply	100	Tower Dr		5,097
Harvest Investments, Ltd.	100	Tower Dr		5,080
MetroMedia Technologies	100	Tower Dr		1,477
My Pro Bookkeepers, Inc.	100	Tower Dr		739
CPC Logistics, Inc.	100	Tower Dr		1,022
Hensley & Associates, Inc.	100	Tower Dr		1,060
Medical Management Group	100	Tower Dr		874
Chicago Veterinary Medical Association	100	Tower Dr		1,062
Service Forms and Graphics, Inc.	100	Tower Dr		1,744
The Design Image Group, Inc.	100	Tower Dr		4,788
Global Luxury Imports	101	Tower Dr		40,000
Production Plus Technologies, Inc.	124	Tower Dr		56,200
RAILS - Reaching Across Illinois Library System	125	Tower Dr		22,000
McFarlane Douglass & Co.	135	Tower Dr		14,000
Preferred Metal Technologies	140	Tower Dr		40,000
AMS Mechanical Systems, Inc.	140	Tower Dr		60,000
Vacant Tenant Space	144	Tower Dr	9,802	
ADS, LLC	144	Tower Dr		32,709
Worldpac, Inc.	144	Tower Dr		39,000
Sofbang LLC	145	Tower Dr		2,000
Creative Imports, LLC	145	Tower Dr		25,981
Cooler Smart LLC	145	Tower Dr		3,609
Stingray Mechanical, Inc.	145	Tower Dr		3,427
Ketchmark & Associates, Inc.	145	Tower Dr		3,170



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Bikram Yoga Studio	145	Tower Dr		3,430
Stan Knight	145	Tower Dr		2,900
Rose Landscape Design, LLC	145	Tower Dr		2,056
Bilsky, LLC	145	Tower Dr		5,358
Rare Air	145	Tower Dr		3,252
All-Bry Construction Company	145	Tower Dr		3,794
G. Schultz Construction	145	Tower Dr		3,934
Dude Electrical Testing, LLC	145	Tower Dr		3,021
Dik Fulfillment Services	160	Tower Dr		273,465
G. E. Health Care	161	Tower Dr		10,497
L.E.G.S. Transport	161	Tower Dr		10,625
RJ Kramer Restoration LLC d/b/a Paul Davis Restoration	161	Tower Dr		7,614
Panatrol Corporation	161	Tower Dr		12,574
Mistras Group Inc. Conam Inspection & Engineering	161	Tower Dr		14,200
Alca, Inc.	161	Tower Dr		11,304
Specialties Direct Inc.	161	Tower Dr		8,714
LeafGuard Chicago	161	Tower Dr		12,325
E.J. Welch Co, dba Merle B. Smith Co.	161	Tower Dr		15,902
Vacant Tenant Space	161	Tower Dr		14,346
<b>66 Businesses and 2 Vacancies</b>	<b>Total Floor Area:</b>		<b>10,797</b>	<b>685,229</b>



### EDP Area 3: Tower Drive/Northeast Frontage Road: Property Owners

Address		Property Owner	Vacant Land Area (sq. ft.)	Floor Area (sq. ft.)
6975	Commonwealth Ave	Flagg Creek Water Reclamation District P.O. Box 179 Hinsdale, IL 60522-0179		2,000
6800	North Frontage Rd	Duke Realty, C/o Debra Strassburger 9377 West Higgins Road, Suite 600 Rosemont, IL 60018		104,912
6860	North Frontage Rd	Sheboygan Holdings 408 East Ravine Baye Rd Milwaukee, WI 53217		18,049
6880	North Frontage Rd	NAI Hiffman; Property Manager Lynda Douchet One Oakbrook Terrace, Suite 600 Oakbrook Terrace, IL 60181		34,772
6900	North Frontage Rd	M Jhaveri P O Box 1268 Morton Grove, IL 60053-7268	130,330	0
7000	North Frontage Rd	NSB Land LLC 10S660 Kingery Highway Willowbrook, IL 60527-0730	435,600	0
7001	North Frontage Rd	Flagg Creek Water Reclamation District 6975 Commonwealth Ave. Burr Ridge, IL		10,000
101	Tower Dr	Sultan Issa and Mutie Sughayar 101 Tower Dr Burr Ridge, IL 60527		40,000
124	Tower Dr	Bruce Sirius 2941 S. Buckingham Westchester, IL 60153		56,200
125	Tower Dr	Rails 125 Tower Drive Burr Ridge, IL 60527		22,000
135	Tower Dr	Edward & Douglass Giebel Edward Giebel 1112 Birch Ln Western Springs, IL 60558		18,000



Address		Property Owner	Vacant Land Area (sq. ft.)	Floor Area (sq. ft.)
140	Tower Dr	John F. Berzanskis, Jr. 13613 Ishnala Orland Park, IL 60462		60,000
144	Tower Dr	Pat Schaner, Portfolio Manager MIF 144 Tower (Burr Ridge) :LLC 9450 Bryn Mawr Ave, Suite 550 Rosemont, IL 60018		71,709
145	Tower Dr	Mark Howard 201 Walker Ave Clarendon Hills, IL 60514		3,500
145	Tower Dr	CI Tower Road, LLC 145 Tower Drive, Suite 1 Burr Ridge, IL 60527		22,482
145	Tower Dr	Gregory Schultz 145 Tower Drive Unit 8 Burr Ridge, IL 60527		3,934
145	Tower Dr	ABBS 145 LLC 8 North Trail Lemont, IL 60439		4,500
145	Tower Dr	Doug Dubsy 1806 Chandana Trail Valparaiso, IN 46383		3,100
145	Tower Dr	Midge Furlong 5110 Grand Ave Western Springs, IL 60558		4,093
145	Tower Dr	Gino Tommasone 9S720 Lorraine Drive Hinsdale, IL 60527		3,427
145	Tower Dr	Stan Knight		2,900
145	Tower Dr	Scott Dude 145 Tower Dr, Unit 9 Burr Ridge, IL 60527		3,000
145	Tower Dr	Tower 12 LLC 459 LeProvence Circle Naperville, IL 60540		6,000
145	Tower Dr	Rare Air		3,252
160	Tower Dr	Tower Drive LLC 160 Tower Drive Burr Ridge, IL 60527		273,465



Address		Property Owner	Vacant Land Area (sq. ft.)	Floor Area (sq. ft.)
161	Tower Dr	Wrightwood Capital 1 North LaSalle Street 9th Floor Chicago, IL 60602		118,101
		<b>Totals:</b>	<b>13 (Acres)</b>	<b>889,396 (sq. ft.)</b>



## EDP Area #4 – Oak Grove PUD

Attached and below is information related to EDP Sub-Area #4 which includes properties on North Frontage Road, Veterans Boulevard, and Harvester Drive west of County Line Road.

**Existing Conditions:** There are 10 different parcels of land within Sub-Area #4. 13 of those parcels are developed. The only undeveloped parcel is part of the Estancia Planned Unit Development which was an amendment to the Oak Grove PUD. Estancia was planned for three office buildings. Two office buildings were completed but the third parcel within this PUD remains partially vacant; it is partially occupied by the Hampton Inn.

**Comprehensive Plan:** The 1999 Burr Ridge Comprehensive Plan recommends office uses for this area.

**Existing Zoning:** All of the properties in Area #4 are within the O-2 Office and Hotel District. All of the properties are subject to Planned Unit Development Ordinances. The original PUD, approved in 1990, covered all of the properties within Area #4 and was known as the Oak Grove PUD. The Oak Grove PUD was one of many planned developments for the former International Harvester property. Subsequent amendments to the original PUD modified the specific development but the office and hotel district intent of the original PUD has not changed.

**Strategies:** The following is a summary of the strategies from Section III that apply to the Oak Grove PUD area:

Sub-Area 4.1 – Encourage continued development of main parcel in the Estancia Office Park for a convention center use.

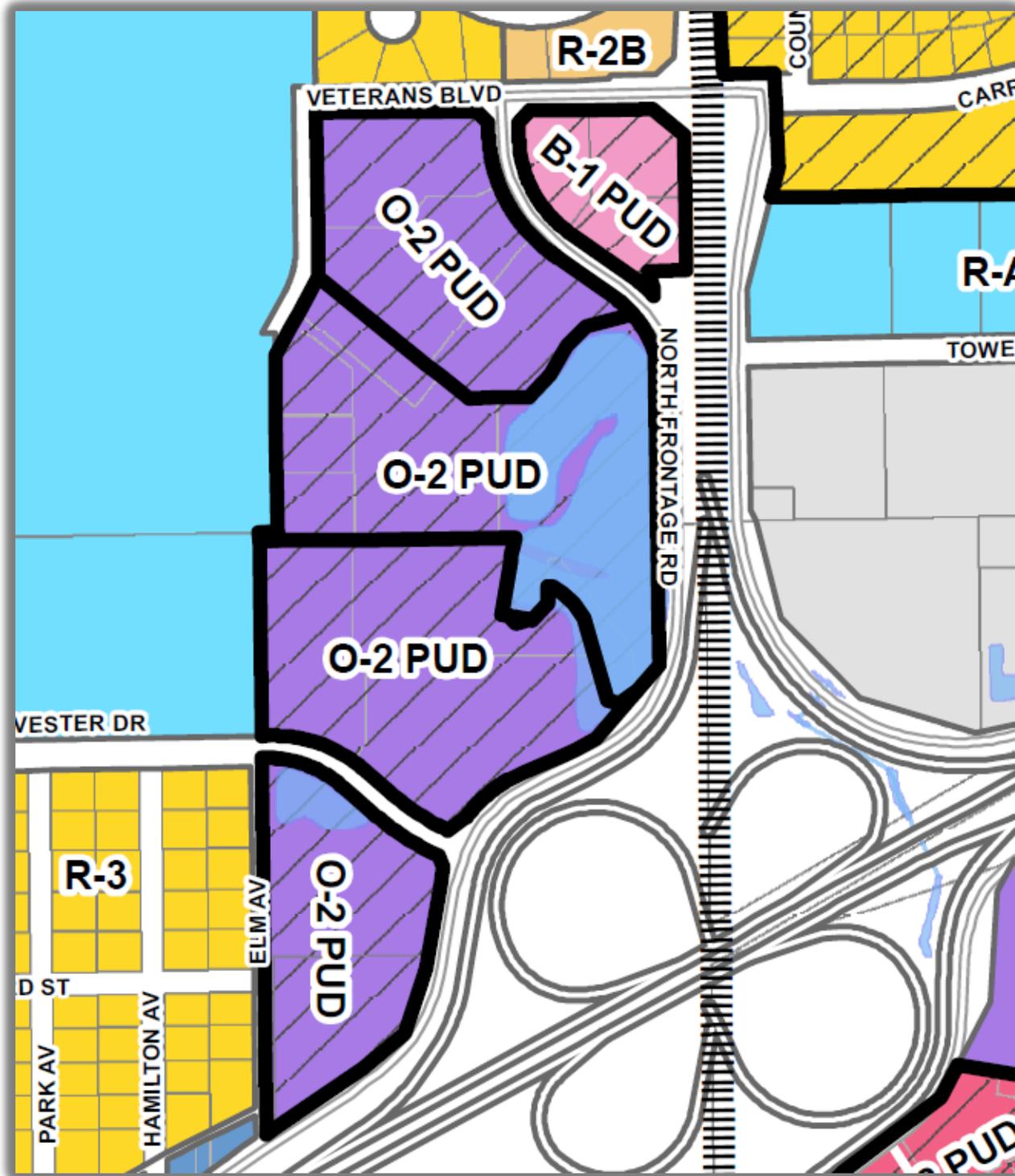


## EDP Area #4 – Oak Grove PUD: Area Map





## EDP Area #4 - Oak Grove PUD: Zoning Map





## EDP Area 4 - Oak Grove PUD: Current Businesses

Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
MB Financial Bank, N.A.	7000	County Line Rd		3,100.00
Burr Ridge Bank and Trust	7020	County Line Rd		10,985.00
Affirmative Insurance Holdings, Inc	150	Harvester Dr		7,294.00
Axsun Corp	150	Harvester Dr		2,914.00
Brookfield Global Relocation Services, LLC	150	Harvester Dr		29,861.00
Codilis & Associates, P.C.	150	Harvester Dr		38,341.00
Daubert Chemical Company, Inc	150	Harvester Dr		4,786.00
Mars 2, LLC	150	Harvester Dr		7,331.00
NBC - Live Nation Ventures LLC	150	Harvester Dr		6,367.00
Sandbox Group LLC	150	Harvester Dr		1,396.00
Rockwell Automation	180	Harvester Dr		21,898.00
University of Chicago Physician's Group	180	Harvester Dr		27,789.00
Codilis & Associates, P.C.	15W030	North Frontage Rd		33,075.00
BankFinancial, F.S.B.	15W060	North Frontage Rd		30,456.00
Springhill Suites Burr Ridge	15W090	North Frontage Rd		74,852.00
Caresoft Global, Inc.	7025	Veterans Blvd		2,425.00
SJ Mallein Company, Inc.	7025	Veterans Blvd		2,584.00
Municipal Funding Solutions	7035	Veterans Blvd		90.00
Peters & Lyons	7035	Veterans Blvd		1,950.00
Triumph Real Estate, Inc.	7035	Veterans Blvd		200.00
William J. Arendt & Associates, P.C.	7035	Veterans Blvd		3,059.00
AmmLtd. Paul Gossett, DDS	7045	Veterans Blvd		2,694.00
Davachi Consulting, Inc.	7045	Veterans Blvd		2,094.00



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Real Property Advisors, Inc.	7045	Veterans Blvd		4,600.00
Vinkler McArdle Frost, LLC	7045	Veterans Blvd		2,623.00
Cypress Professional Group, LLC	7055	Veterans Blvd		2,236.00
Esposito & Staubus	7055	Veterans Blvd		2,236.00
Northern Steel Industries	7055	Veterans Blvd		2,147.00
Redshift Capital LLC	7055	Veterans Blvd		300.00
RFH Investments LP	7055	Veterans Blvd		968.00
VTV Technologies, Inc	7055	Veterans Blvd		968.00
Mechanical Contractors Association	7065	Veterans Blvd		8,600.00
North American Spine Society	7075	Veterans Blvd		29,184.00
<b>34 Businesses and 0 Vacancies</b>	<b>Total Floor Area:</b>		<b>0</b>	<b>685,229</b>



## EDP Area 4: Oak Grove PUD: Property Owners

Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
7010	County Line Rd	Bill Stefan 201 Burr Ridge Club Burr Ridge, IL 60527		11,771
7000	County Line Rd	MB Financial Bank, N.A. 7000 County Line Rd. Burr Ridge, IL 60527		3,100
7020	County Line Rd	Burr Ridge Bank and Trust 7020 County Line Road		10,985
180	Harvester Dr	BJF Estancia, LLC 150 Harvester Drive Burr Ridge, IL		49,577
150	Harvester Dr	BJF Estancia, LLC c/o Robert Palka 150 Harvester Drive Burr Ridge, IL 60527		100,066
120	Harvester Dr	Brian Flanagan 18342 S. West Creek Drive Tinley Park, IL 60477	202,554	0
15W090	North Frontage Rd	Hotel Burr Ridge, L.P. c/o Schulte Hospitality Group, Inc. 2120 High Wickham Place Louisville, KY 40245		74,852
15W030	North Frontage Rd	Ernest Codilis, Jr. 15W030 North Frontage Rd.		33,075
15W060	North Frontage Rd	BankFinancial, F.S.B. 1200 Internationale Pkwy., Suite 101 Woodridge, IL 60517		30,456
7025	Veterans Blvd	Starmark Properties, Inc. c/o William J. Arendt 201 E. Ogden Suite 116 Hinsdale, IL 60521		15,605
7035	Veterans Blvd	William Arendt & Associates 7035 Veterans Blvd, Suite A Burr Ridge, IL		200



Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
7075	Veterans Blvd	Eric Muehlbauer - Executive Director, extension 3630 33 Brook Lane Palos Park, IL 60464		29,184
7065	Veterans Blvd	Mechanical Contractors Association 7065 Veterans Blvd Burr Ridge, IL 60527		8,600
7045	Veterans Blvd	Veterans Blvd. Investors, LLC Farshad Davachi		2,094
7045	Veterans Blvd	Veterans Blvd. Investors LLC 485 S. Frontage Road, Suite 100 Burr Ridge, IL 60527		4,600
7045	Veterans Blvd	Paul L. Gossett 346 S. Catherine Ave. LaGrange, IL 60525		0
7045	Veterans Blvd	Jerry Vinkler 907 N. Elm Hinsdale, Il 60521		0
7055	Veterans Blvd	Veterans Parkway, LLC 485 S. Frontage Road, Suite 100 Burr Ridge, IL 60527		2,236
7055	Veterans Blvd	Suite D: Scott Kumskis 7055 Veterans Blvd Burr Ridge, IL 60527		2,147
7055	Veterans Blvd	SYR Management Group, LLC 7055 Veterans Blvd, Unit C Burr Ridge, IL 60527		2,236
7055	Veterans Blvd	Suite A: Dennis Lakomy RFH Investments LP 7055 Veterans Blvd, Unit A Burr Ridge, IL 60527		2,326
		<b>Totals:</b>	<b>5 (Acres)</b>	<b>383,110 (sq. ft.)</b>



## EDP Area #5 – CNH

Attached and below is information related to EDP Sub-Area #5 which includes the property owned and occupied CNH (formerly Case New Holland and International Harvester).

**Existing Conditions:** The CNH property consists of approximately 112 acres with a 531,000 square foot building. The property also includes farm fields and a test tract for testing of equipment. CNH manufactures farm and construction equipment. This facility is used for research and testing.

**Comprehensive Plan:** The 1999 Burr Ridge Comprehensive Plan recommends light industrial uses for this area.

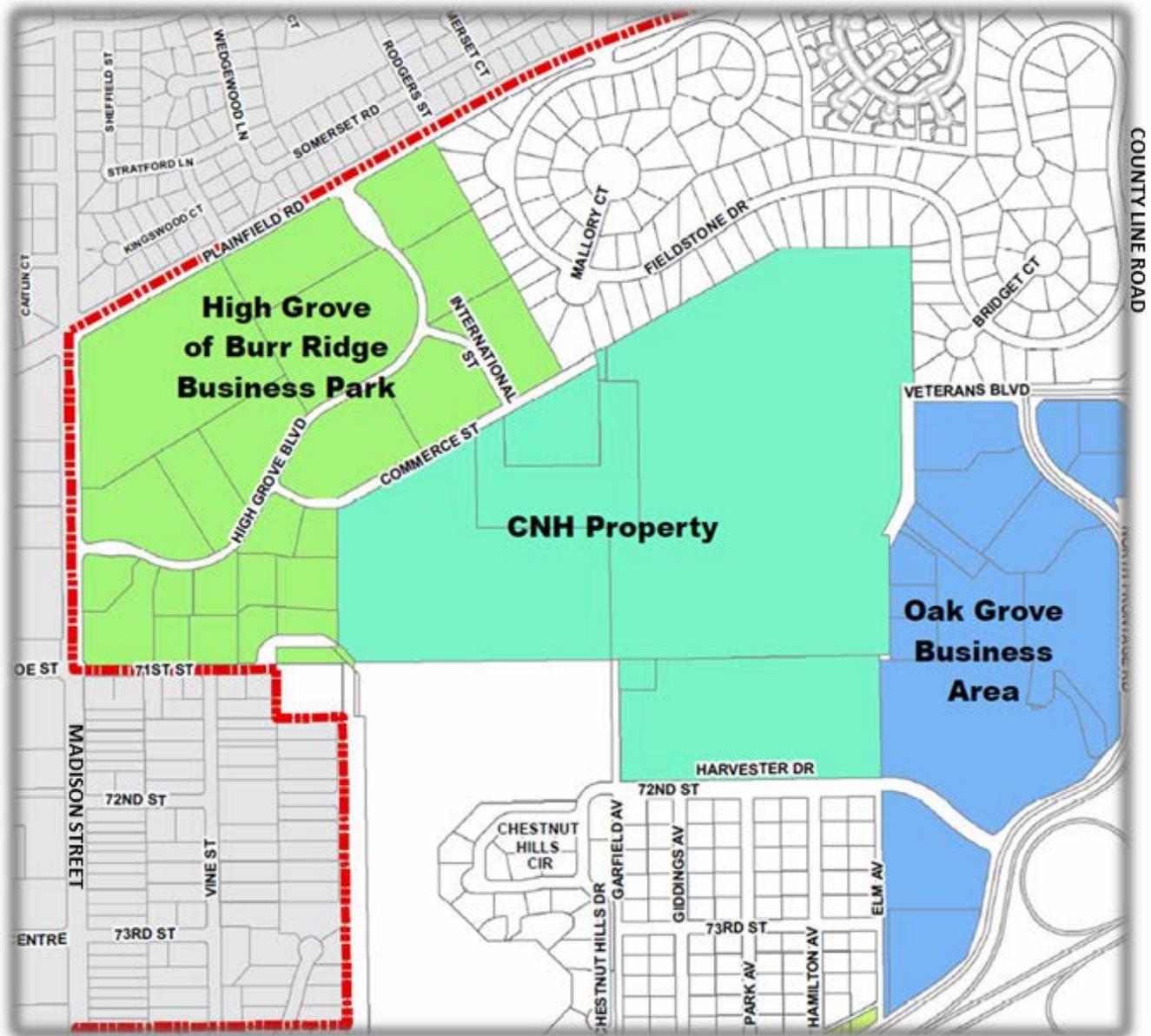
**Existing Zoning:** The CNH property is zoned RA Research and Assembly District.

**Strategies:** The following is a summary of the strategies from Section III that apply to the Oak Grove PUD area:

Sub-Area 5.1 – Encourage continued use of this area for CNH

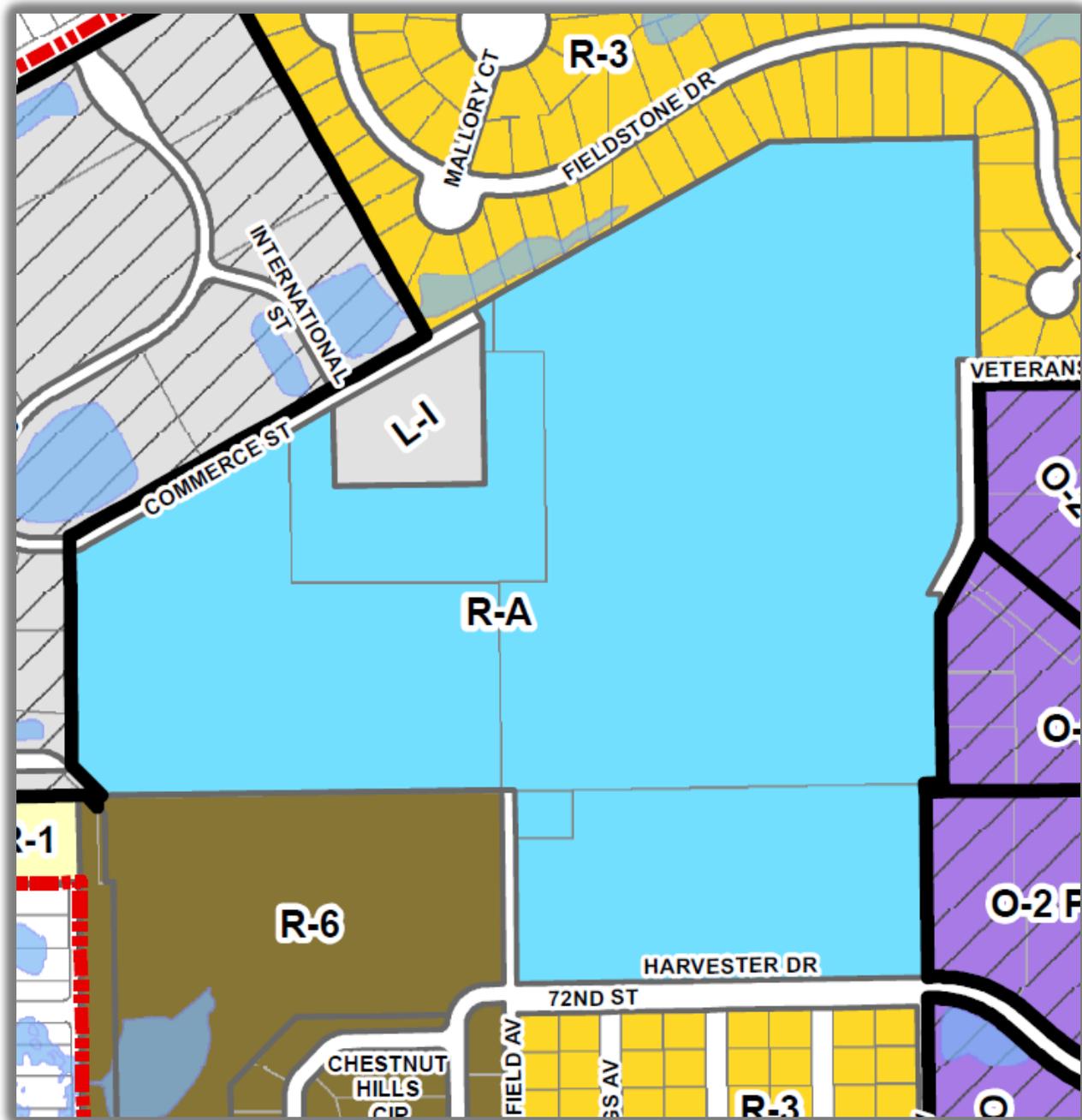


## EDP Area #5 - CNH: Area Map





### EDP Area #5 - CNH: Zoning Map





### EDP Area 5 - CNH: Current Businesses

Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Fiat Powertrain Technologies of North America, Inc	6900	Veterans Blvd		25,167
CNH America LLC	6900	Veterans Blvd		531,000
Compass Group dba Ideal Services	6900	Veterans Blvd		0
<b>3 Businesses</b>	<b>Total Floor Area:</b>		<b>0</b>	<b>556,167</b>

### EDP Area 5: CNH: Property Owner

Address		Property Owner	Total Land Area	Floor Area
6900	Veterans Blvd	CNH America 700 State Street Racine, WI 53404	112 Acres	18,793 Square Feet



## EDP Area #6 – High Grove Business Park

Attached and below is information related to EDP Sub-Area #6 which includes properties in the High Grove Business Park at the southeast corner of Madison and Plainfield Road.

**Existing Conditions:** There are 19 different parcels of land within Sub-Area #6. 18 of those parcels are developed. The only undeveloped parcel is part of the Praxair property located at the southwest corner of High Grove Boulevard and Plainfield Road. All of the area is used and developed for light industrial uses with the exception of the Five Seasons Sports Club at the corner of Plainfield Road and Madison Street.

**Comprehensive Plan:** The 1999 Burr Ridge Comprehensive Plan recommends light industrial uses for this area.

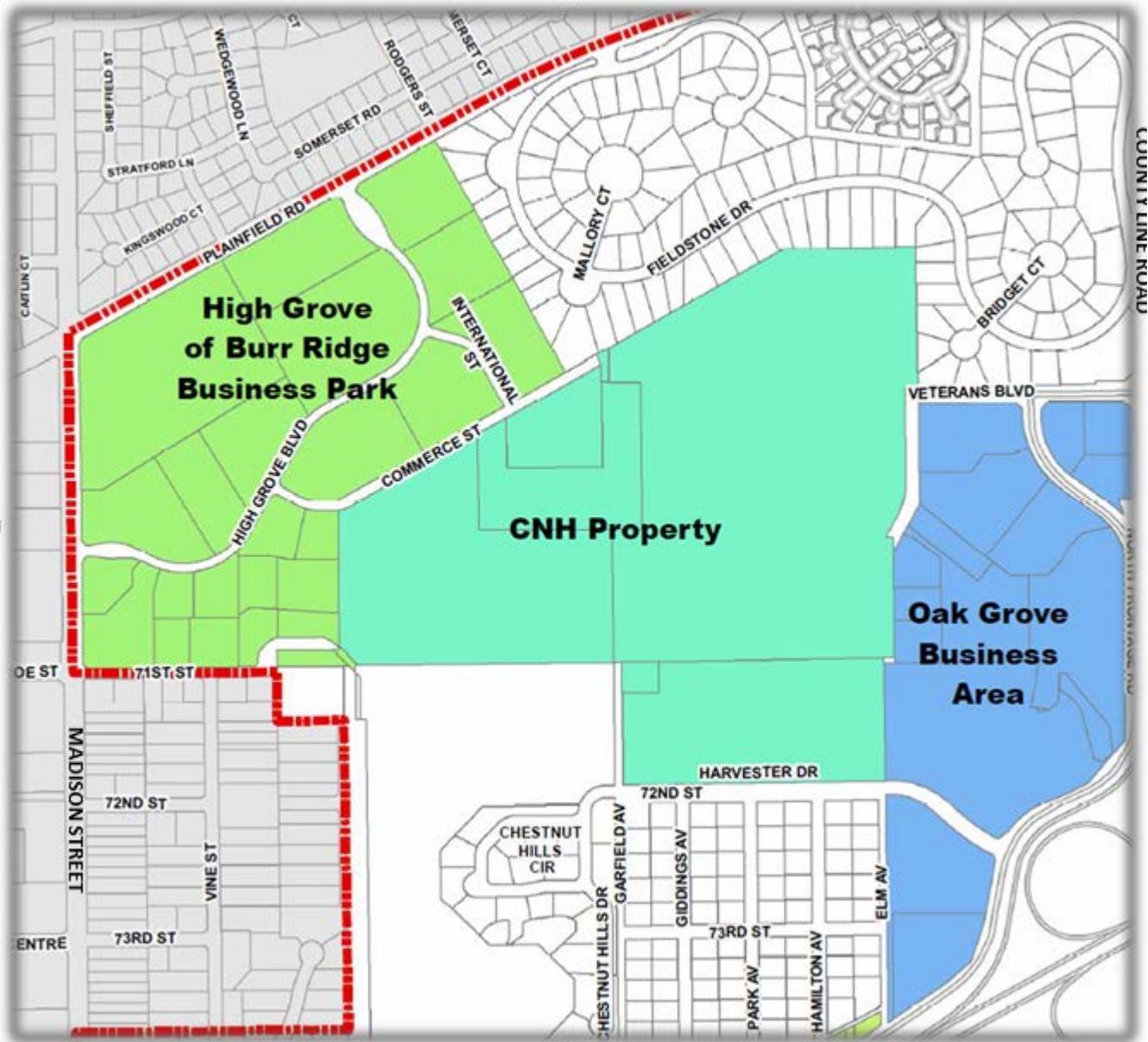
**Existing Zoning:** All of the properties in Area #6 are within the LI Light Industrial District. All are subject to the High Grove Planned Unit Development Ordinance. The High Grove PUD, approved in 1990, was one of many planned developments for the former International Harvester property.

**Strategies:** The following is a summary of the strategies from Section III that apply to the Oak Grove PUD area:

Sub-Area 6.1: Encourage maintenance of existing office/manufacturing businesses

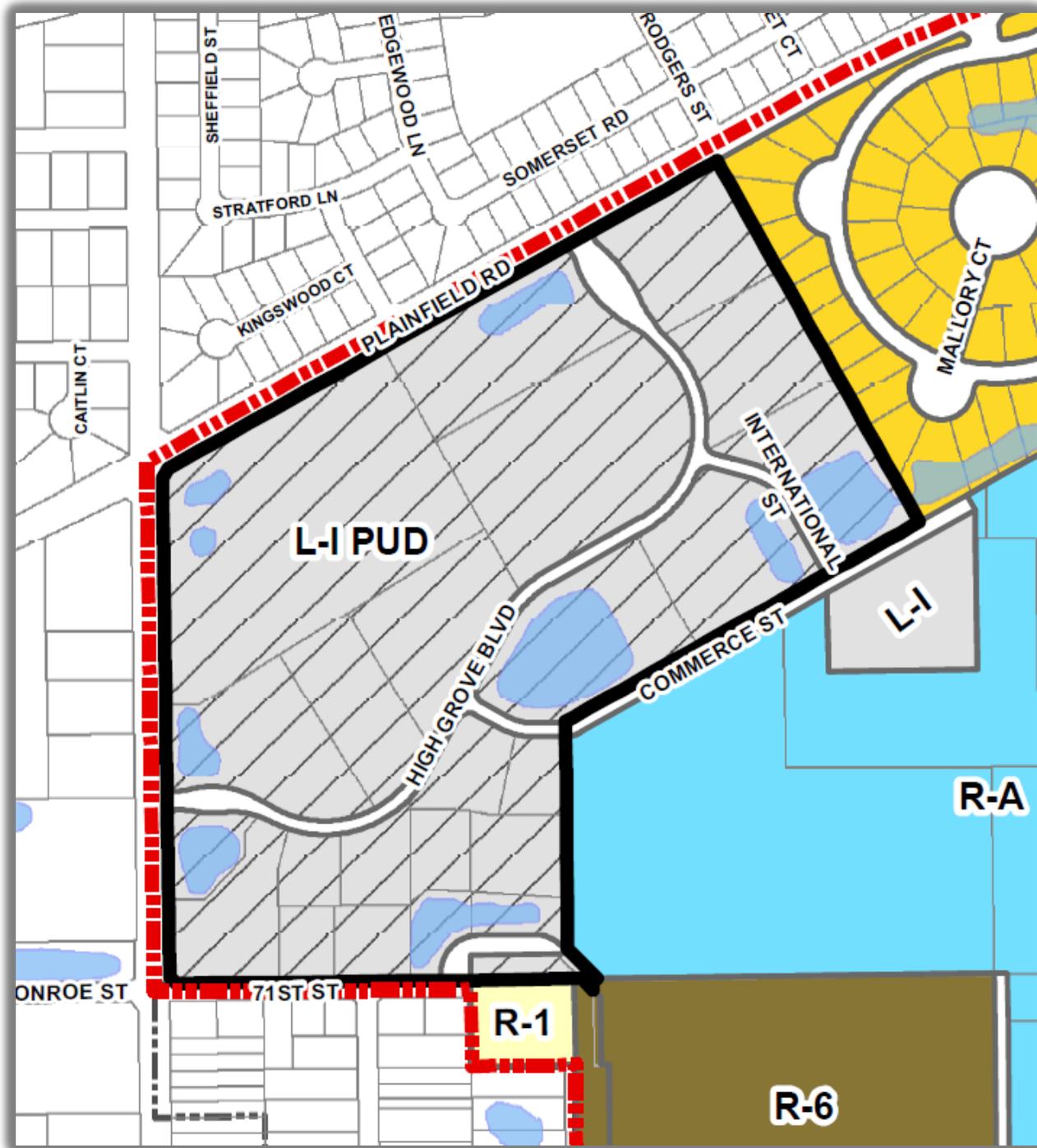


## EDP Area #6 – High Grove Business Park: Area Map





## EDP Area #6 - High Grove Business Park: Zoning Map





## EDP Area 6 - High Grove Business Park: Current Occupancies

Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Village of Burr Ridge Department of Public Works	451	Commerce St		18,793
Nanophase Technologies Corporation	453	Commerce St		20,000
Spot Coolers	661	Commerce St		16,500
Hansen Technologies	681	Commerce St		12,405
Mobile Venture Partners, LLC	681	Commerce St		6,250
Brookdale Burr Ridge	6801	High Grove Blvd		80,000
Quinlan & Fabish Music Company	6827	High Grove Blvd		54,000
Alco Sales & Service Company, Inc.	6851	High Grove Blvd		24,672
Central Decal Company, Inc.	6901	High Grove Blvd		30,000
Praxair	7000	High Grove Blvd		105,000
Conveyor Accessories, Inc.	7013	High Grove Blvd		30,000
Sherwin Williams Automotive Training Center	7019	High Grove Blvd		12,500
PEI - Professional Education Institute	7020	High Grove Blvd		9,550
Tritech Marketing DBA The Mx Group	7020	High Grove Blvd		21,235
Vacant Tenant Space	7020	High Grove Blvd	14,000	
Spyco Industries, Inc.	7029	High Grove Blvd		15,000
Fitzgerald Law Group, P.C.	7035	High Grove Blvd		10,200
General Services Administration	7040	High Grove Blvd		27,000
Kiser Controls Co.	7045	High Grove Blvd		10,000
Holland Applied Technologies Inc.	7050	High Grove Blvd		44,000
Achieve Orthopedic Rehabilitation Institute, Inc.	7055	High Grove Blvd		2,000
Pain Specialists of Greater Chicago	7055	High Grove Blvd		12,500
Three Fish, LLC d/b/a Goldfish Swim School	7055	High Grove Blvd		9,450



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Vacant Tenant Space	7055	High Grove Blvd	12,500	
TheraCORE, Inc. (sub-tenant)	6901	Madison St		0
Five Seasons Country Club of Burr Ridge, Inc.	6901	Madison St		114,174
Tracey's Hair Salon (sub-tenant)	6901	Madison St		0
<b>24 Businesses and 2 Vacancies</b>	<b>Total Floor Area:</b>		<b>26,500</b>	<b>685,229</b>



## EDP Area 6: High Grove Business Park: Property Owners

Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
451	Commerce St	Village of Burr Ridge 7660 County Line Rd Burr Ridge, IL 60527		18,793
681	Commerce St	Advantage Partner Properties 681 Commerce Street Burr Ridge, IL 60527		12,500
661	Commerce St	BR Properties L.P. 444 E. Palmetto Park Road Suite 200 Boca Raton, FL 33432-5018		16,500
7000	High Grove Blvd	Praxair, Inc. 7000 High Grove Blvd Burr Ridge, IL 60521	130,680	0
7000	High Grove Blvd	Praxair, Inc. 7000 High Grove Blvd Burr Ridge, IL 60521		105,000
7020	High Grove Blvd	AMPH, LLC, Andrew Mahler and Peter Wroblewski, Principals 7020 High Grove Blvd Burr Ridge, IL 60527		44,875
7040	High Grove Blvd	Mark Bratkiv REM Management 1041 E. Woodfield Road Schaumburg, IL 60173		27,000
7050	High Grove Blvd	Quincy Associates 7050 High Grove Blvd Burr Ridge, IL 60521		46,000
7055	High Grove Blvd	7055 High Grove Blvd, LLC; Debb/Kosich 1111 East Touhy Ave, Suite 230 DesPlaines, IL 60018		31,450
7045	High Grove Blvd	William Kiser 7045 High Grove Blvd Burr Ridge, IL 60521		10,000
7035	High Grove Blvd	John P. Fitzgerald 10452 S. Kedzie Ave Chicago, IL 60655		10,200



Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
7029	High Grove Blvd	John & Christine Spytek 320 Waterford Drive Willowbrook, IL 60521		15,000
7019	High Grove Blvd	SK II, LLC Company Kevin Jones 4600 Madison, Ste 725 Kansas City, MO 64112		12,500
7013	High Grove Blvd	Tom Richardson 7013 High Grove Blvd Burr Ridge, IL		30,000
6901	High Grove Blvd	New England Building Partners - Partnership 6901 High Grove Blvd Burr Ridge, IL 60521		30,000
6801	High Grove Blvd	HCP, Inc. 3760 Kilroy Airport Way Long Beach, CA 90806		42,224
6827	High Grove Blvd	Quinlan Properties LLC 16W241 S. Frontage Road Suite 45 BR, IL 60527		54,000
6851	High Grove Blvd	Alvin Herman, Jr. 76 Carriage House Lane Orland Park, IL 60467		24,672
6901	Madison St	Five Seasons 625 Eden Park Dr., Ste 320 Cincinnati, OH 45202		114,174
		<b>Totals:</b>	<b>3 (Acres)</b>	<b>644,888 (sq. ft.)</b>



## EDP Area #7 – Northwest Frontage Road

Attached and below is information related to EDP Sub-Area #7 which includes properties North Frontage Road between Oak Grove Park and Madison Street.

**Existing Conditions:** There are 11 different businesses and 11 parcels of within Area #7. There is only one undeveloped parcel which is slightly more than one-half acre. There is a mixture of office, commercial, and industrial uses in this area including the SAIA truck terminal which occupies 20 acres and is a 24 hour operation that includes a significant level of truck traffic.

**Comprehensive Plan:** The 1999 Burr Ridge Comprehensive Plan recommends commercial uses for the properties east of the SAIA property and light industrial uses for the SAIA property and other properties west of SAIA.

**Existing Zoning:** The zoning in this are reflects the mixture of uses. The most recent office development at the east end of the corridor is within a T1 Transitional District. The Village zoned these properties T-1 with the intent of creating a T1 District buffer between the Babson Park residential subdivision and I-55. There is retail (B-2) and light industrial zoning at the west end of the Babson Park / I55 transition area, the SAIA truck terminal remains in the R-1 District as per an Annexation Agreement, there is a block of GI General Industrial District at Brush Hill Road, and finally, the restaurant at Madison and North Frontage Road is within the B-2 District.

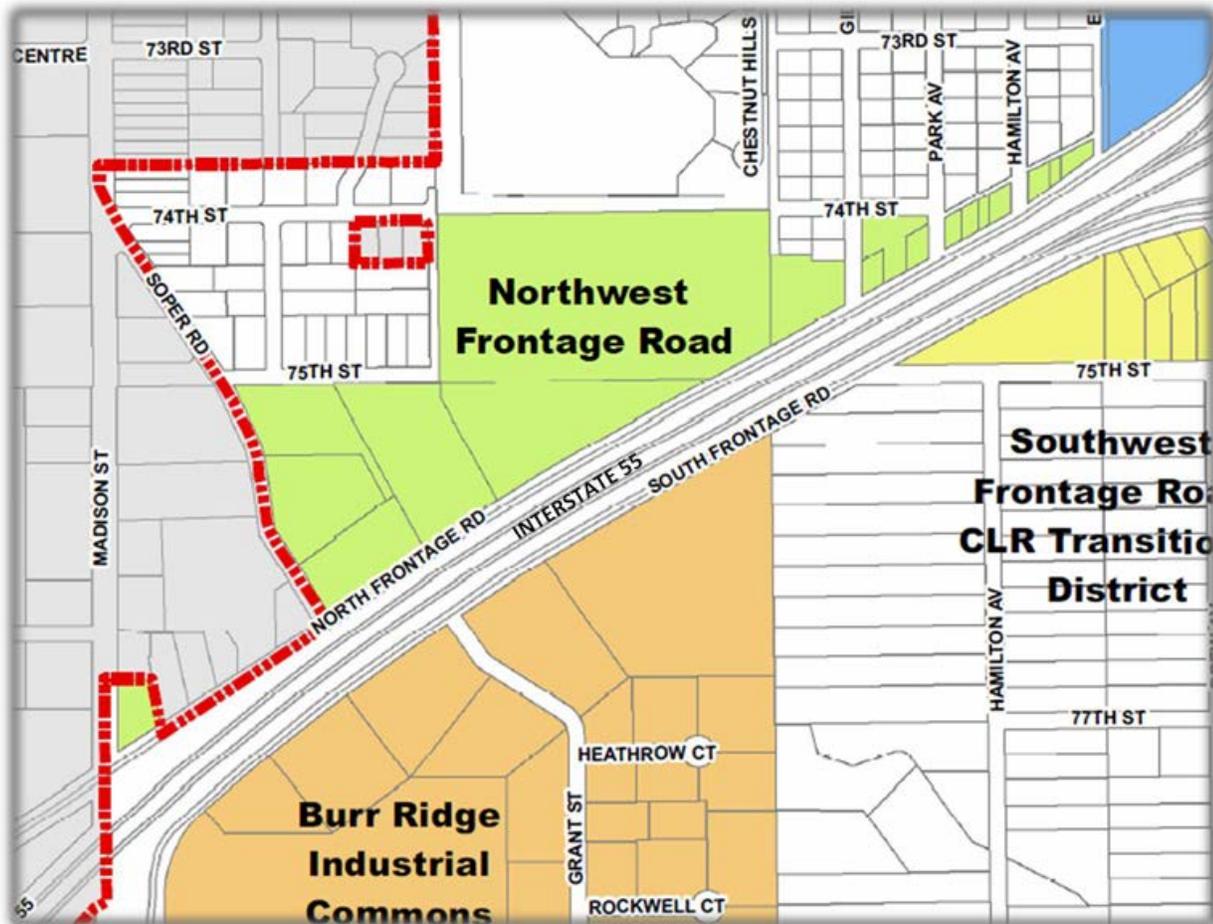
**Strategies:** The following is a summary of the strategies from Section III that apply to Area 7:

Sub-Area 7.1: Encourage redevelopment of existing properties along the Northwest Frontage Road for office and light industrial uses that are compatible with the adjacent residential area

Sub-Area 7.2: Pursue the annexation and re-development of the remaining property in the Madison/Brush Hill triangle

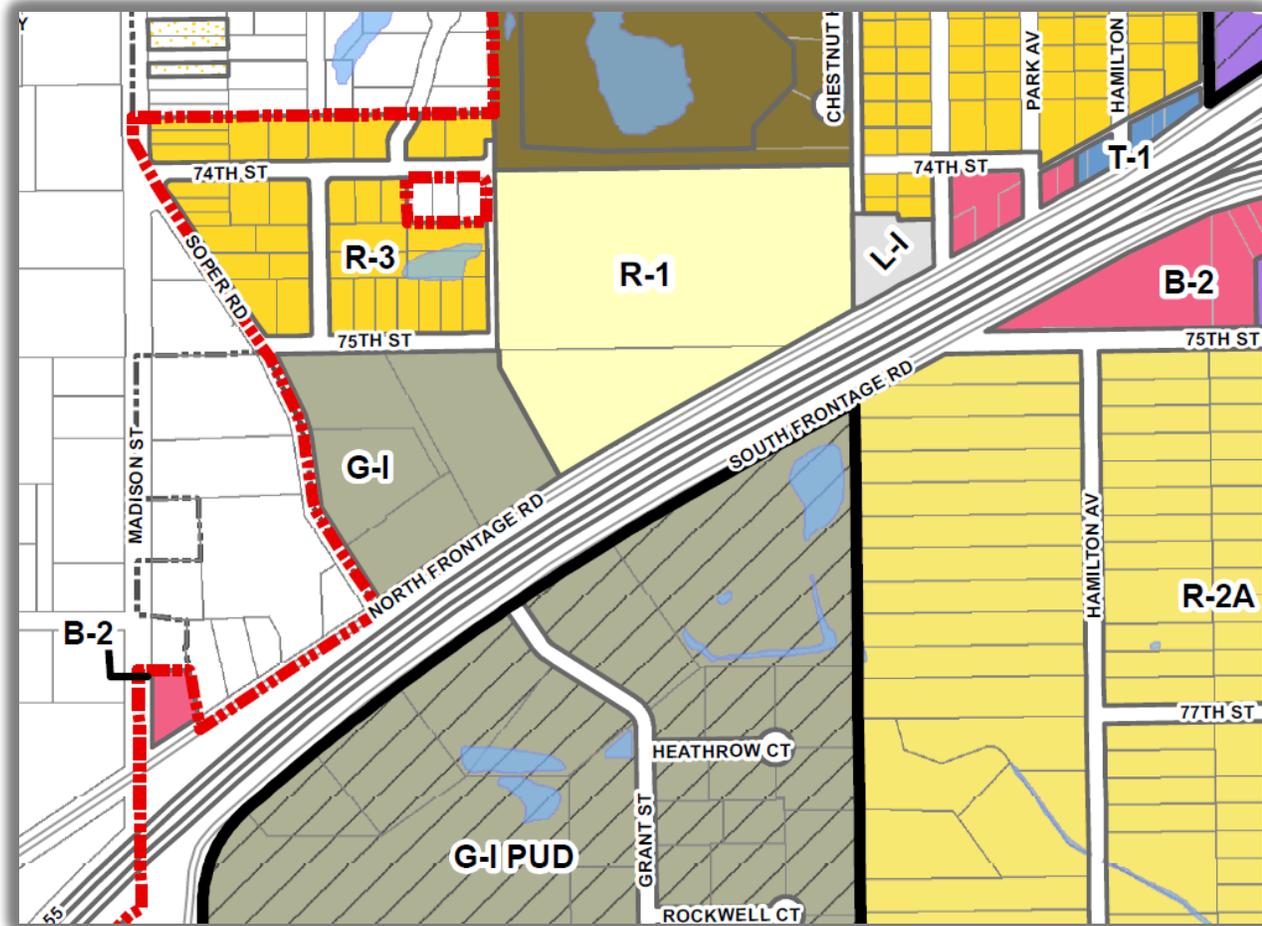


## EDP Area #7 – Northwest Frontage Road: Area Map





## EDP Area #7 - Northwest Frontage Road: Zoning Map





## EDP Area 7 - Northwest Frontage Road: Current Occupancies

Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
GE Energy - Power Generation Services	7521	Brush Hill Rd		32,000
Seps, Inc.	7531	Brush Hill Rd		25,436
W. W. Grainger, Inc.	7591	Brush Hill Rd		24,700
Sales Activity Management, Inc.	15W256	North Frontage Rd		3,338
High Rise Security Systems	15W278	North Frontage Rd		9,000
MRK Sales, Inc	15W308	North Frontage Rd		2,600
Finkbiner Equipment Co.	15W400	North Frontage Rd		7,351
Saia Motor Freight, LLC	15W460	North Frontage Rd		87,848
Compass Holding LLC	15W580	North Frontage Rd		27,000
Porterhouse Steaks and Seafood	15W776	North Frontage Rd		4,337
<b>11 Businesses and 0 Vacancies</b>	<b>Total Floor Area:</b>		<b>0</b>	<b>223,610</b>



## EDP Area 7: Northwest Frontage Road: Property Owners

Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
7501	Brush Hill Rd	Cellular One 930 N. National Parkway Schaumburg, IL 60173		14,456
7531	Brush Hill Rd	Brush Hill Properties P.O. Box 577 Hinsdale, IL 60522-0577		57,436
7591	Brush Hill Rd	W. W. Grainger, Inc. 5500 W. Howard St. Skokie, IL 60714		24,700
15W230	North Frontage Rd	Michael C. Straub 15W467 81st Street Burr Ridge, Illinois 60527	28,000	
15W256	North Frontage Rd	Michael C. Straub 15W467 81st Street Burr Ridge, Illinois 60527		3,338
15W278	North Frontage Rd	Madeleine Bibeau Living Trust 1001 White Pine Lane Western Springs, Illinois 60558		9,000
15W308	North Frontage Rd	Ted Martin 8 South 765 Single Tree Naperville, IL 60		2,600
15W400	North Frontage Rd	Bernard J. Murphy 1350 Ala Mona #2504 Honolulu, Hawaii 96814		7,351
15W460	North Frontage Rd	London Properties, LLC 33 N. Brainard Ave., 2B LaGrange, IL 60525		87,848
15W580	North Frontage Rd	Roy Dobrasinovic 11308 75th Street Burr Ridge, IL 60527		27,000
15W776	North Frontage Rd	Porterhouse Steaks and Seafood Inc. 15W776 North Frontage Road Burr Ridge, IL 60527		4,337
		<b>Totals:</b>	<b>28,000 (sq. ft.)</b>	<b>238,066 (sq. ft.)</b>



## EDP Area #8 – Southwest Frontage Road/CLR Transitional Area

Attached and below is information related to EDP Area #8 which includes properties on South Frontage Road and County Line Road at the southwest quadrant of I-55 and County Line Road.

**Existing Conditions:** There are 38 businesses/non-residential uses and 13 parcels within Area #8. Existing businesses include two hotels, a funeral home and various offices, including the former Oaks Hotel which is now Crowne Plaza. Also within this area is the Burr Ridge Village Hall and Police Station. With the redevelopment of Harvester Place at 15W150 South Frontage Road, there are no undeveloped parcels within this area that are currently zoned for non-residential use (see comment below). Most of the businesses are offices located in the multi-tenant buildings along County Line Road. The Shirley Ryan Ability Lab has since demolished two existing office buildings at 7600 County Line Road.

**Comprehensive Plan:** The 1999 Burr Ridge Comprehensive Plan recommends that this area remain a mixture of office and commercial uses with the commercial designations limited to the existing hotel properties.

**Existing Zoning:** The zoning in this area reflects the mixture of uses. The one-story office buildings and Village facilities facing County Line Road are within the T1 Transitional District. The hotels are within the B-2 District and the new Harvester Place facility is within the O-2 District.

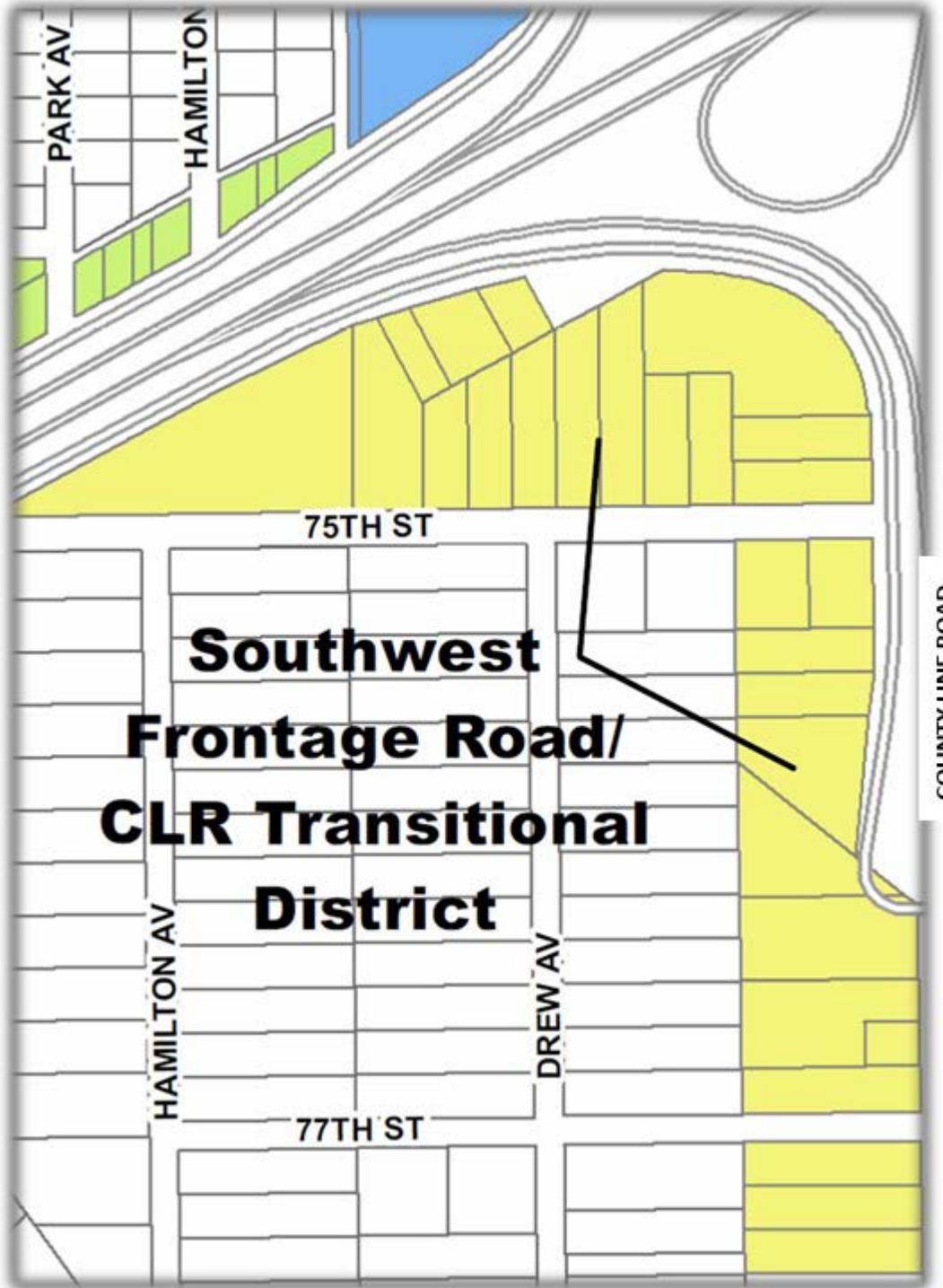
There are two properties on 75<sup>th</sup> Street that are zoned residential and as such, are not included the attached tables. These properties are approximately 30,000 square feet each. The Comprehensive Plan recommends office use for these two properties.

**Strategies:** The following is a summary of the strategies from Section III that apply to Area 8:

None established at this time.

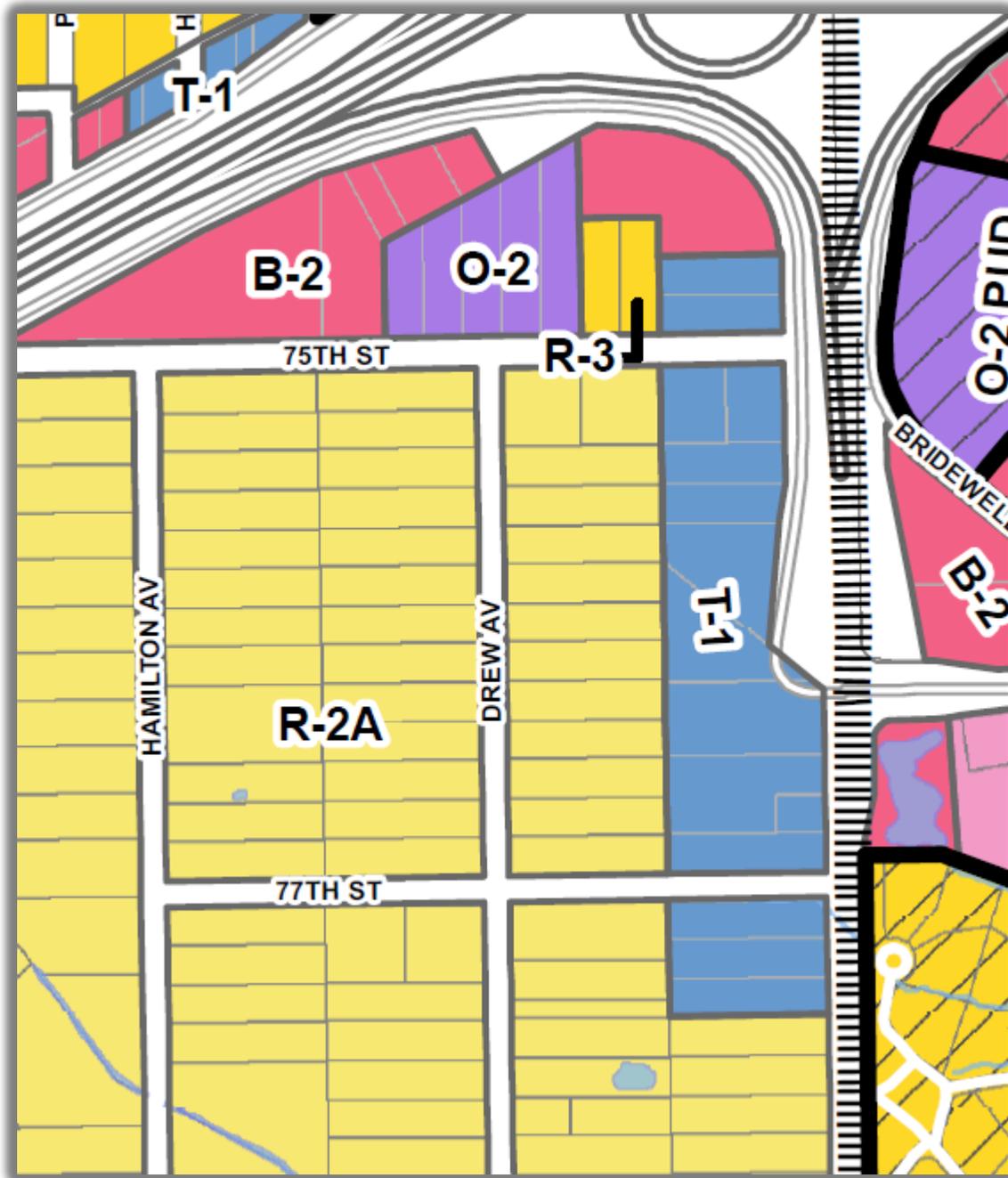


## EDP Area #8 – Southwest Frontage Road/CLR Transitional Area: Area Map





## EDP Area #8 – Southwest Frontage Road/CLR Transitional Area: Zoning Map





## EDP Area 8 - Southwest Frontage Road/CLR Transitional Area: Current Businesses

Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Grafton Medical Alliance	7416	County Line Rd		3,150
Humanity Home Health, LLC	7416	County Line Rd		2,000
United Caregivers Inc.	7416	County Line Rd		954
Law Office of Robert J. Chio	7420	County Line Rd		223
Equity Attainment, Inc.	7420	County Line Rd		450
AMC Legal, P.C.	7420	County Line Rd		100
MPS Loria Financial Planners, LLC	7500	County Line Rd		10,300
Mulcahy, Pauritsch, Salvador & Co., Ltd.	7500	County Line Rd		2,200
Coglianesse Funeral Home	7508	County Line Rd		3,600
Beechen & Dill Builders, Inc.	7512	County Line Rd		2,301
Arthur E. Nelson Co.	7512	County Line Rd		1,609
Dr. Claudette Gibson	7512	County Line Rd		1,421
D-Square Communications, Ltd	7512	County Line Rd		1,189
Vacant Tenant Space	7600	County Line Rd	864	
BLK & Co, LLP	7600	County Line Rd		2,512
Black & Veatch Corporation	7600	County Line Rd		10,259
AT Media, Inc	7630	County Line Rd		2,170
Margaret Las, P.C.	7630	County Line Rd		1,408
Valarie Varney	7630	County Line Rd		573
Barone Financial Group, Inc.	7630	County Line Rd		1,222
Evolution Home Health Care	7630	County Line Rd		1,953
Americans for Better Hearing Foundation	7630	County Line Rd		2,556
IMAC - Chicago	7630	County Line Rd		1,000



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
PMT Nuclear	7650	County Line Rd		4,621
Vacant Tenant Space	7650	County Line Rd	951	
Medical Health Centers	7650	County Line Rd		1,219
Christian Brothers of the Midwest	7650	County Line Rd		7,500
Village of Burr Ridge	7660	County Line Rd		18,297
Village of Burr Ridge Police Department	7700	County Line Rd		0
Extended Stay America #532	15W122	South Frontage Rd		55,000
Fore Reservations	15W200	South Frontage Rd		2,800
Phoenix Home Care LLC	15W200	South Frontage Rd		3,200
Richards & Marsh	15W200	South Frontage Rd		1,049
Lafayette Energy Co; Brandt Enterprises, Inc.	15W200	South Frontage Rd		4,000
Phoenix Home Care, LLC	15W200	South Frontage Rd		2,600
Integrated Project Management Company, Inc.	15W200	South Frontage Rd		12,624
Geoffrey Metals, Inc.	15W200	South Frontage Rd		1,400
Dr. Gretchen A. Boules	15W200	South Frontage Rd		1,665
The Oaks Hotel	15W300	South Frontage Rd		70,000
<b>38 Businesses and 2 Vacancies</b>	<b>Total Floor Area:</b>		<b>1815</b>	<b>154,338</b>



## EDP Area 8 - Southwest Frontage Rd/CLR Transitional Area: Property Owners

Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
7416	County Line Rd	One Equity Place LLC 7420 County Line Rd Burr Ridge, IL 60527		5,300
7420	County Line Rd	One Equity Place L.L.C. 7420 County Line Rd Burr Ridge, IL 60521		5,300
7500	County Line Rd	MPS Loria Development, LLC 7500 County Line Rd Burr Rdige, IL 60527		12,500
7508	County Line Rd	Emil J. Coglianesi 8680 Heather Burr Ridge, IL 60521		3,600
7512	County Line Rd	7512 Building C/o Beechen & Dill 7512 County Line Road Burr Rudge, IL 60527		6,520
7600	County Line Rd	Beechan & Dill 7512 S. County Line Road Burr Ridge, IL 60527		13,635
7660	County Line Rd	Village of Burr Ridge 7660 County Line Road Burr Ridge, IL 60527		18,297
7630	County Line Rd	7630 Building Partnership 7512 County Line Road Burr Ridge, IL 60527		14,313
7650	County Line Rd	Christian Brothers of the Midwest 7650 County Line Rd Burr Ridge, IL 60521		7,500
15W300	South Frontage Rd	Suresh Sukhramani 9400 E. Falling Water Drive Burr Ridge, IL 60527		70,000
15W200	South Frontage Rd	JT Burr Ridge Center P.O. Box 369 LaGrange, IL 60525		29,338



Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
15W150	South Frontage Rd	Anthem Memory Care 15W150 South Frontage Road Burr Ridge, IL 60527		48,200
15W122	South Frontage Rd	BRE/ESA Operating Lessee, Inc. 100 Dunbar Street Spartanburg, SC 29306		55,000
		<b>Totals:</b>	<b>0</b> (sq. ft.)	<b>289,503</b> (sq. ft.)



## EDP Area #9 – Burr Ridge Industrial Commons

Attached and below is information related to EDP Area #9 which includes properties within the subdivision known as the Burr Ridge Industrial Commons – located east of Madison Street between I-55 and 79<sup>th</sup> Street.

**Existing Conditions:** There are 37 businesses with only one reported vacancy within Area #9. The businesses are primarily light industrial and office-warehouse types of uses. One of the largest and best known Burr Ridge businesses, Mars Chocolate, is located within this area. Of the 25 total properties, all but one property is developed.

**Comprehensive Plan:** The 1999 Burr Ridge Comprehensive Plan recommends that this area remain light industrial

**Existing Zoning:** All of Area #9 is within the GI General Industrial District.

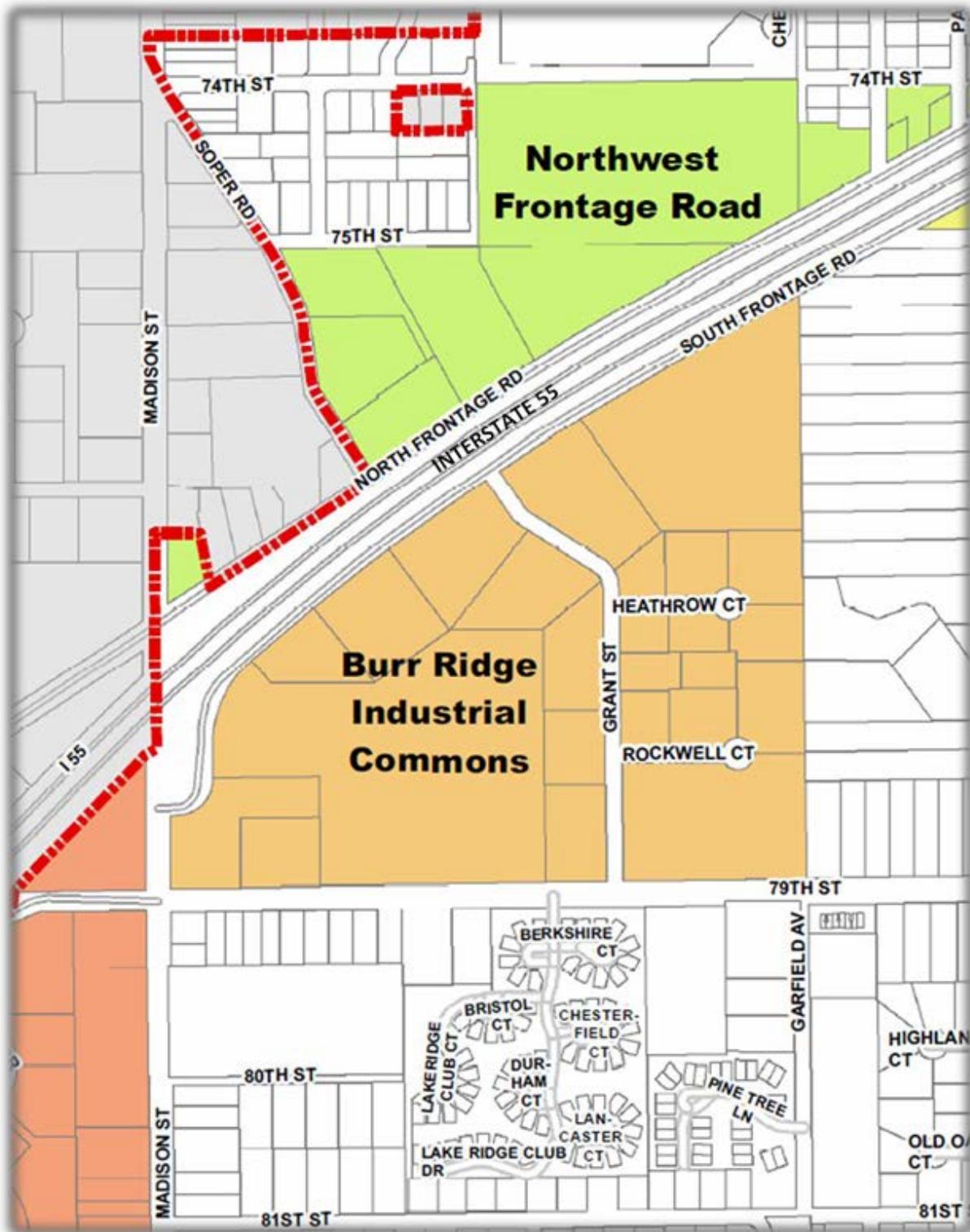
**Strategies:** The following is a summary of the strategies from Section III that apply to Area 9:

Sub-Area 9.1: Review the Village's Sign Code, especially businesses located along the I-55 corridor, to provide additional signage opportunities for office/manufacturing businesses

Sub-Area 9.2: Encourage appropriate Office/Manufacturing businesses that generate sales tax to locate in the Village's various corporate parks

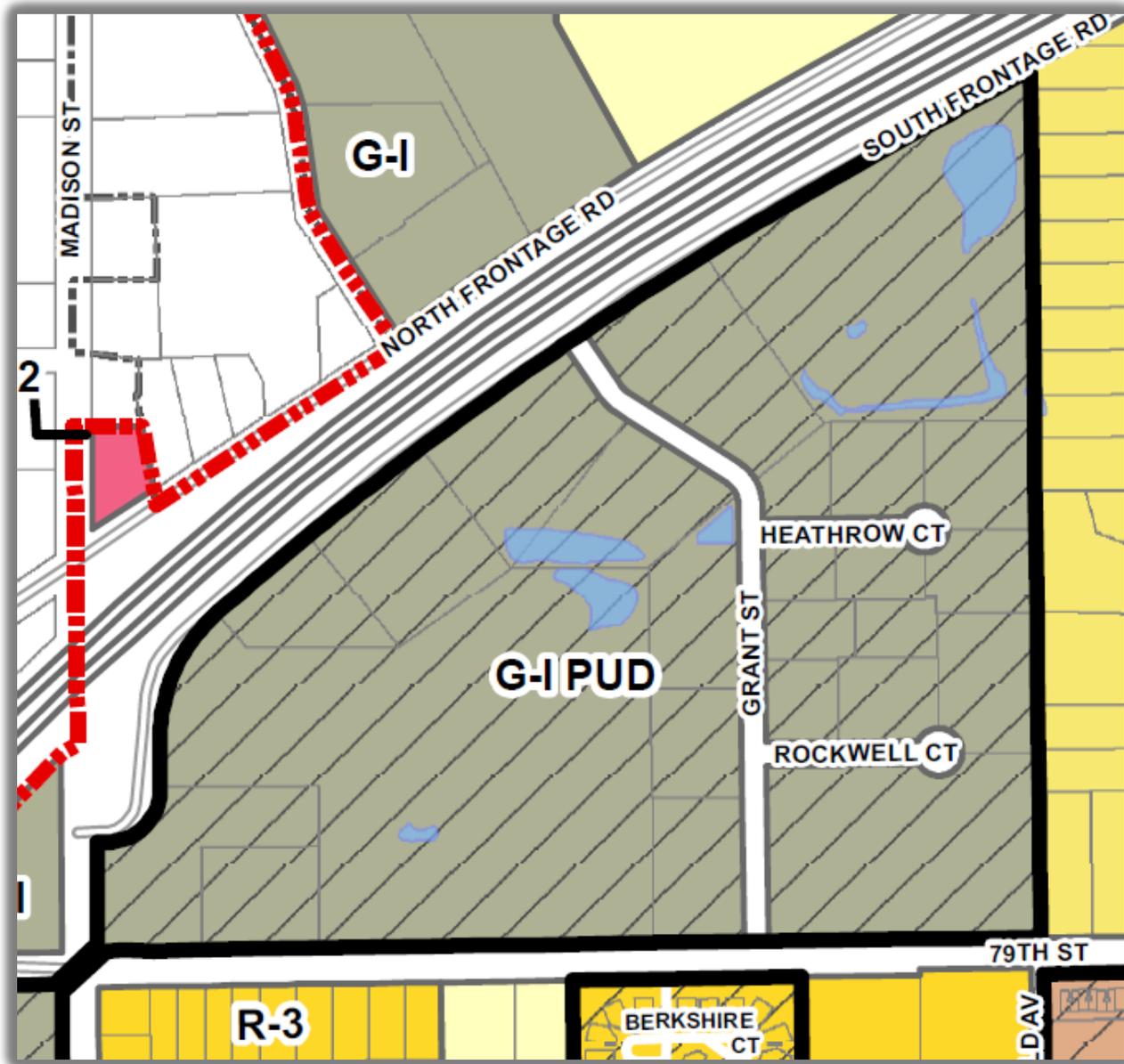


## EDP Area #9 – Burr Ridge Industrial Commons: Area Map





## EDP Area #9 - Burr Ridge Industrial Commons: Zoning Map





## EDP Area 9 - Burr Ridge Industrial Commons: Current Occupancies

Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Tuschall Engineering Inspection, Fenco Gallery	15W700	79th St		9,800
CMB Printing, Inc.	15W700	79th St		9,000
Fluid Process Control Corporation	15W700	79th St		6,600
Computershare Investor Services	7600	Grant St		43,000
Dal-tile Distribution	7600	Grant St		48,000
ARAMARK Cleanroom Services	7650	Grant St		25,616
J&M Tile, Inc.	7700	Grant St		2,000
Vacant Tenant Space	7701	Grant St	900	
Tire Source Corporation	7701	Grant St		1,500
Transient Specialist, Inc.	7704	Grant St		1,950
Lawrence Bostick Property Management	7706	Grant St		2,080
Royal Palm Aviation, Inc.	7708	Grant St		2,000
ETS Equipment CO., Inc.	7714	Grant St		2,000
JK Development	7716	Grant St		2,000
FPC	7718	Grant St		6,000
Benito's Landscaping LLC	7725	Grant St		3,000
Scribes, Inc. and Scribes Imaging, Inc.	7725	Grant St		10,200
Essy Racing, Inc.	7725	Grant St		4,200
Isokern	7728	Grant St		4,100
Burr Ridge Cielings	7736	Grant St		2,000
Dearborn Tool and Manufacturing	7749	Grant St		12,000
Dearborn Tool & Manufacturing, LTD., Inc.	7749	Grant St		18,450
Etcon Corp.	7750	Grant St		20,000



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Tangerine Blues	7750	Grant St		200
Ricardo, Inc.	7850	Grant St		22,000
ProCom Sound	7738	Grant St.		1,950
National Oak Distributors	407	Heathrow Ct		18,122
Theatrical Lighting Connection, Ltd.	411	Heathrow Ct		19,262
Flex Printing	417	Heathrow Ct		8,000
Moore Oil Company Inc.	421	Heathrow Ct		18,241
Personal office	411	Rockwell Ct		10,000
Panduit Corp - Rack System Division	412	Rockwell Ct		141,987
Edelweiss Patisserie	413	Rockwell Ct		10,000
Fieldstone Building Services	415	Rockwell Ct		10,000
L.A. Fasteners Inc	15W650	South Frontage Rd		22,000
JPD Kitchen Depot Inc.	15W650	South Frontage Rd		17,200
United Food Ingredients, Inc.	15W700	South Frontage Rd		26,941
<b>37 Total Businesses; 1 Vacancy</b>	<b>Total Square Feet:</b>		<b>900</b>	<b>762,299</b>



## EDP Area 9 - Burr Ridge Industrial Commons: Property Owners

Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
15W660	79th St	Mars Chocolate North America 15W660 79th Street Burr Ridge, IL 60527		200,000
15W700	79th St	Tuschall Family Limited, Attention: Carolyn Dalby 1415 @ Highway 54, Suite 116 Durham, NC 2770		25,400
7600	Grant St	Mars Equities Inc. 150 Harvester Drive, Suite 100 Burr Ridge, IL 60527		58,860
7650	Grant St	Frontage Burr Ridge, LLC, c/o Quadrangle Development Company 2121 Waukegan Rd., Ste 100 Bannockburn, IL 60015-1830		25,616
7700	Grant St	Sheputis, James 7700 S Grant St Burr Ridge, IL 60527		8,000
7701	Grant St	Fred Lewis 7701 Grant St Burr Ridge, IL 60527		2,400
7704	Grant St	Laura Pitrak 110 Rugeley Road Western Springs, IL 60558		1,950
7706	Grant St	Lawrence Bostick 7706 S. Grant Bur Ridge, IL 60527		2,080
7714	Grant St	William R. Owen 3724 N. Washington Oak Brook, IL 60561		2,000
7725	Grant St	Burr Ridge Real Estate Holdings - James & Joan Finnegan 7725 Grant St, Suite 1 Burr Ridge, IL 60527		17,200



Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
7736	Grant St	Randy Jorden 313 S. Edgewood Ave. La Grange, IL 60525		2,000
7738	Grant St	K&K 251 S. Frontage Rd., #27 Burr Ridge, IL		1,950
7749	Grant St	Anthony Hadley 3991 Greenacre Northbrook, IL		18,450
7750	Grant St	Joe & Betty Rocci 479 60th Place Burr Ridge, IL 60527		20,200
7850	Grant St	Northern Builders, Inc. 5060 River Road Schiller Park, IL 60176		22,000
407	Heathrow Ct	Chicago Industrial, LLC 6529 Southern Blvd. West Palm Beach, FL 33413		44,819
410	Heathrow Ct	Panduit Corporation 18900 Panduit Drive Tinley Park, IL 60487	60,600	0
417	Heathrow Ct	Chicago Industrial, LLC 6529 Southern Blvd. West Palm Beach, FL 33413 Attn: Jackie Hemming - Real Estate Manager		23,286
420	Heathrow Ct	Chicago Industrial LLC ATTN: Geoffrey Peckham 6529 Southern Blvd West Palm Beach FL 33413	37,000	0
411	Rockwell Ct	Kit Layland, Layko Properties 100 Shore Dr Burr Ridge, IL		10,000
412	Rockwell Ct	Panduit Corporation 18900 Panduit Drive Tinley Park, IL 60487		141,987



Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
413	Rockwell Ct	Layko Properties 100 Shore Drive Burr Ridge, IL 60527	34,000	0
15W400	South Frontage Rd	Layland Jr, H K 100 Shore Drive, Unit 2 Burr Ridge, IL 60527	575,600	0
15W650	South Frontage Rd	Michael Arquilla 15W650 S. Frontage Road Suite A Burr Ridge, IL 60527		39,200
15W700	South Frontage Rd	Summerbrook, LLC 3834 Normandsy Lane North Brook, IL 60062		26,941
<b>25 Properties</b>		<b>Total Square Feet:</b>	<b>707,200</b>	<b>694,339</b>



## EDP Area #10 – Hinsdale Industrial Park

Attached and below is information related to EDP Area #10 which includes the Hinsdale Industrial Park and other properties on 83<sup>rd</sup> Street, Madison Street, and South Frontage Road.

**Existing Conditions:** There are 165 businesses within this area with only 7 vacancies. There are 58 different properties. Most of the businesses in this area are light industrial and office uses.

**Comprehensive Plan:** The 1999 Burr Ridge Comprehensive Plan recommends light industrial uses throughout Area #10.

**Existing Zoning:** All of Area 10 is within the GI General Industrial District. Most of the area is within a Planned Unit Development. The PUD for the Hinsdale Industrial Park does not significantly alter the underlying GI General Industrial District zoning.

**Strategies:** The following is a summary of the strategies from Section III that apply to Area 10:

Sub-Area 10.1: Review the Village’s Sign Code, especially businesses located along the I-55 corridor, to provide additional signage opportunities for office/manufacturing businesses

Sub-Area 10.2: Encourage appropriate Office/Manufacturing businesses that generate sales tax to locate in the Village’s various corporate parks

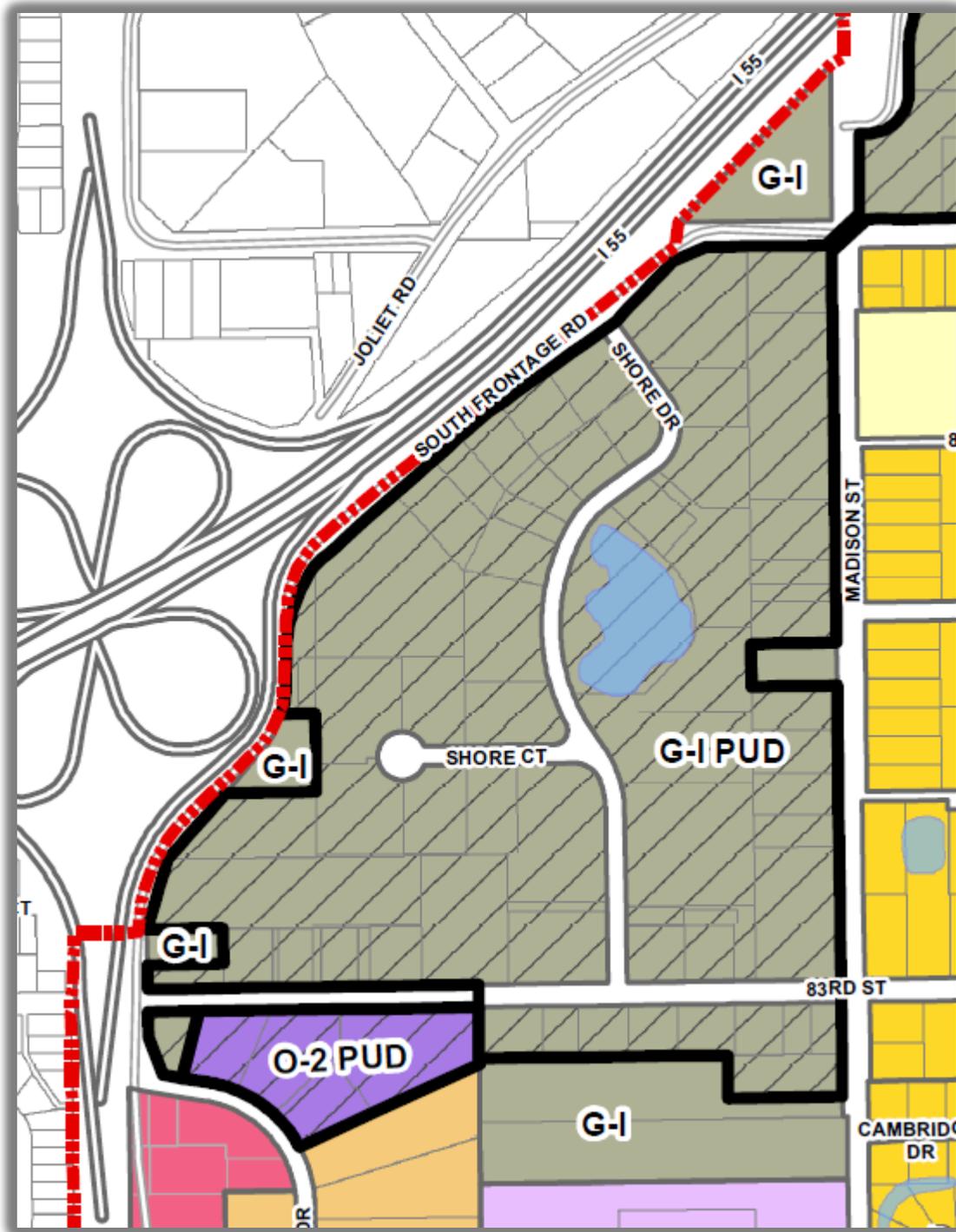


## EDP Area #10 - Hinsdale Industrial Park: Area Map





## EDP Area #10 - Hinsdale Industrial Park: Zoning Map





## EDP Area 10 - Hinsdale Industrial Park: Current Occupancies

Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Lyons Truck Sales	16W020	79th St		0
Lyons Truck Sales, LLC	16W020	79th St		3,500
Team DeMarini Baseball /Next Level Baseball	16W030	83rd St		9,200
Popcorn Palace	16W030	83rd St		35,000
Fauske & Associates, Inc.	16W070	83rd St		10,000
Vacant	16W107	83rd St	6,000	
Vacant	16W109	83rd St	6,000	
BIG Gymnastics, Inc.	16W110	83rd St		15,600
Printermaxx LLC	16W115	83rd St		8,000
RCM Data Corp.	16W115	83rd St		8,000
Chicago Canine Club (DBA)	16W129	83rd St		12,000
R. J. Hughes Sales, Inc.	16W153	83rd St		8,960
Angle Pattern and Mold Corporation	16W171	83rd St		16,860
Meaden Precision Machined Products Company	16W210	83rd St		45,000
Convergence Technologies, Inc.	16W215	83rd St		7,500
North Country Business Products	16W215	83rd St		4,305
Inverom Corp	16W235	83rd St		9,213
Medlin Communications, Inc.	16W235	83rd St		6,000
Next Door and Window	16W240	83rd St		23,400
Tower Communications Expert, LLC	16W260	83rd St		15,600
Dennis A. Quinn & Assoc., LTD	16W273	83rd St		1,204
First Horizon Home Care, LLC	16W273	83rd St		1,204
MTS Direct Inc.	16W273	83rd St		460
Premier Home Mortgage Inc.	16W273	83rd St		1,576



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Jim B. McWethy	16W277	83rd St		700
Leads Construction Company, LLC	16W277	83rd St		1,832
The Dealer Group Midwest, Inc.	16W277	83rd St		1,900
MBF Merchant Capital, LLC	16W281	83rd St		1,200
Janet S. Stopka DDS P.C.	16W289	83rd St		1,600
A & G Radio and TV Inc	16W300	83rd St		5,000
MedSupport Inc.	16W300	83rd St		3,894
VPNP	16W300	83rd St		7,980
EIS Group Inc.	16W343	83rd St		1,604
TRC, Inc. (Transportation Regs Corp)	16W343	83rd St		3,200
Air Line Pilots Assoc. Federal Credit Union	16W345	83rd St		2,344
Arrowhead Steel Company Inc.	16W345	83rd St		1,100
All Pro Construction Services, Inc.	16W347	83rd St		1,500
Chatt & Prince P.C.	16W347	83rd St		1,576
W. H. McNaughton Builders, Inc. DBA WHMB	16W347	83rd St		2,488
Ameriprise Financial	16W375	83rd St		1,000
Dr. Todd A. Molis	16W375	83rd St		1,470
Personalization Mall.com	7900	Madison St		18,000
Burr Ridge Fitness-DBA CrossFit Burr Ridge	7928	Madison St		2,780
Convergence Technologies, Inc	7934	Madison St		5,000
Augusta Label and Printing	7938	Madison St		2,640
Pride Nutrition, Inc.	7940	Madison St		2,720
Asplundh Tree Expert Co.	7942	Madison St		2,600
Right Angle Installations, Inc.	7944	Madison St		2,508
Polymer Ventures Inc.	7950	Madison St		1,500
Polymer Ventures, Inc.	7952	Madison St		2,059



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Holophane (Acuity Brands Lighting)	7958	Madison St		1,700
Force Jiu Jitsu & Team Toro Muay Thai	7960	Madison St		3,500
Safar International, Inc.	7962	Madison St		571
Seattle Sutton's Healthy Eating (SSHE)	7962	Madison St		500
Midwest Time Recorder, Inc.	7964	Madison St		7,900
Floor Chem, Inc.	7966	Madison St		2,626
Twin Contractors Inc. (TCI, Inc)	7968	Madison St		1,600
Radon Detection Specialists, Inc	7970	Madison St		800
Strategic Solutions, Inc.	8000	Madison St		2,801
Pneumatics Inc.	8002	Madison St		2,700
S.O.E. Digital Office Systems	8006	Madison St		2,790
Cold Flow Corporation	8008	Madison St		8,000
Loomis	8040	Madison St		38,000
Fletcher Chicago Inc.	8120	Madison St		18,500
ET Products LLC	8128	Madison St		3,440
Chubb Fire and Security Systems	8160	Madison St		8,596
Excalibur Refreshment Concepts, Inc.	8164	Madison St		6,958
Bannerville, USA	8168	Madison St		3,200
Business Machine Agents, Inc.	8170	Madison St		4,760
Med Logic Sales, Inc.	8230	Madison St		14,000
Alliance Systems Group, Inc.	8236	Madison St		2,200
4PATH Ltd.	8238	Madison St		3,444
MB Financial	8300	Madison St		11,633
Willowbrook/Burr Ridge Chamber of Commerce	8300	Madison St		450
Vacant Tenant Space	8320	Madison St	13,000	
Innova Systems, Inc.	8330	Madison St		1,788



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Lifecare Innovations, Inc.	8330	Madison St		8,586
Vacant Tenant Space	8330	Madison St	2,100	
Vacant Tenant Space	8330	Madison St	21,000	
Card Frenzy, Inc.	8340	Madison St		2,064
Excel Mechanical Services	8340	Madison St		2,248
Vacant Tenant Space	8340	Madison St	900	
Orr Corporation	8350	Madison St		5,801
Tuthill Corporation	8500	Madison St		50,700
Thatcher Retractable Products Inc.	7930-7932	Madison St		2,100
Premier Tool Works	171	Shore Ct		9,000
Prime Plastics, LLC	181	Shore Ct		13,200
Midco Inc.	221	Shore Ct		25,000
Package Containers, Inc.	260	Shore Ct		15,000
Wholesale Point, Inc.	260	Shore Ct		16,000
Metric & Multistandard Comp. Corp.	261	Shore Ct		30,000
Event Technology, LLC	262	Shore Ct		10,000
Show Services	262	Shore Ct		11,700
BG Survey	16W224	Shore Ct		3,000
Campus Communications d/b/a E2E Billing Services	51	Shore Dr		1,415
Personalization Mall	51	Shore Dr		110,000
Baffley Technology Industries	60	Shore Dr		1,500
Brandmax Motors, Inc	60	Shore Dr		7,500
Corvette Mike	60	Shore Dr		10,000
Personalization Mall	60	Shore Dr		20,000
Layland & Associates, LLC	100	Shore Dr		1,000



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Precision Gage Co., Inc.	100	Shore Dr		10,000
Packaging Design Corporation	101	Shore Dr		34,450
Techny Advisors LLC, dba Gifts for You	109	Shore Dr		35,300
Midwest Outdoors	111	Shore Dr		8,000
Everest Group Management, Inc.	114	Shore Dr		8,582
School of Rock, LLC	114	Shore Dr		8,400
Jan-Pro of Northern Illinois	136	Shore Dr		5,000
A+ Home Remodeling Co. d/b/a A+ Roofing Co, Inc.	150	Shore Dr		11,000
Laboratory Builders, Inc	166	Shore Dr		6,000
Bronson & Bratton, Inc.	220	Shore Dr		57,000
Goodman Distribution	261	Shore Dr		27,833
Gatehouse Media, Inc. AKA My Suburban Life	280	Shore Dr		13,000
BDI	281	Shore Dr		11,866
Equipment Depot of Illinois, Inc.	281	Shore Dr		11,800
U.S.A. Drives, Inc.	281	Shore Dr		13,400
World Office Cleaning Co	281	Shore Dr		12,000
GSI Technologies, LLC	311	Shore Dr		40,650
Northwestern Terrazzo, Inc.	329	Shore Dr		10,000
Fauske & Associates LLC	333	Shore Dr		2,000
Menza Foods	340	Shore Dr		10,000
Fauske and Associates LLC	341	Shore Dr		10,000
CM International Industries Corporation	360	Shore Dr		29,000
ABS Medical Inc.	116	Shore Dr.		14,000
ALCO Sales and Service Co.	16W181	South Frontage Rd		9,450
Midwest Promotional Group, Inc.	16W211	South Frontage Rd		25,000



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Central Locating Services, Ltd	16W231	South Frontage Rd		2,500
Consolidated Bearings Company of Illinois	16W231	South Frontage Rd		5,000
Independent Bearing, Inc.	16W231	South Frontage Rd		1,900
Industrial Valve & Automation Co.	16W231	South Frontage Rd		1,900
Metropolitan Architectural Brick, Inc.	16W231	South Frontage Rd		2,200
Mettler-Toledo, Inc.	16W231	South Frontage Rd		2,300
Shop Melee Inc.	16W231	South Frontage Rd		7,500
Strategic Solutions Inc	16W231	South Frontage Rd		9,397
Alert IT, LLC	16W241	South Frontage Rd		1,713
Blade Technologies, Inc.	16W241	South Frontage Rd		1,713
C. Hofbauer, Inc.	16W241	South Frontage Rd		1,300
Illinois Pain Consultants, SC	16W241	South Frontage Rd		728
J-M Trading Corp.	16W241	South Frontage Rd		907
Mitel Network Solutions	16W241	South Frontage Rd		1,200
Primerica, A Member of CitiGroup	16W241	South Frontage Rd		1,209
Silver Leaf Construction and Renovation Inc.	16W241	South Frontage Rd		1,237
The Center for Hope and Healing	16W241	South Frontage Rd		3,500
Baird's Decorating Services, Inc. (R&R Investments)	16W251	South Frontage Rd		1,300
Burr Ridge Kettlebell LLC	16W251	South Frontage Rd		2,000
Delivery & Distribution Solutions LLC	16W251	South Frontage Rd		4,027
Elite Facility Professionals	16W251	South Frontage Rd		1,800



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Intelligent Instrument	16W251	South Frontage Rd		2,010
Physicians at Your Door Inc.	16W251	South Frontage Rd		1,000
Prestige Senior Services Inc.	16W251	South Frontage Rd		340
Sentry Therapy Systems, Inc.	16W251	South Frontage Rd		1,859
Wagner Office Machines Sales and Service	16W251	South Frontage Rd		1,264
Industrial Electric Supply	16W291	South Frontage Rd		12,000
Wegener Welding LLC	16W301	South Frontage Rd		10,000
Public Storage, Inc.	16W341	South Frontage Rd		150
ABS Freight Transportaion Inc.	16W361	South Frontage Rd		4,485
Auto Mechanics Local No. 701 Union	16W361	South Frontage Rd		5,117
Ballinprior LLC	16W361	South Frontage Rd		1,776
By Your Side LLC	16W361	South Frontage Rd		11,571
Decorators Union Local 17U	16W361	South Frontage Rd		2,755
Great Clips Training Center	16W361	South Frontage Rd		2,200
Integra Logistics Services, Inc.	16W361	South Frontage Rd		1,600
International Assoc of Machinists & Aerospace Work	16W361	South Frontage Rd		3,569
NYCE Hearing Center, P.C.	16W361	South Frontage Rd		1,840
Pure Wine Company	16W361	South Frontage Rd		2,172
RWE Management Company	16W361	South Frontage Rd		2,695
Stewart-Keator-Kessberger & Lederer, Inc.	16W361	South Frontage Rd		2,856
UTC Fire and Security Corporation	16W361	South Frontage Rd		9,422



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Vacant Tenant Space	16W361	South Frontage Rd	1,746	
Family Chiropractic of Burr Ridge	16W401	South Frontage Rd		1,000
Law Office of Saulius V. Modestas	16W401	South Frontage Rd		200
Midwest Products and Consultants, Inc.	16W401	South Frontage Rd		1,000
<b>165 Total Businesses and 7 Vacancies</b>	<b>Total Square Footage:</b>		<b>12,000</b>	<b>1,392,991</b>



## EDP Area 10 - Hinsdale Industrial Park: Property Owners

Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
16W020	79th St	Chicago Title Land & Trust Company 1725 S. Naperville Rd, Wheaton, IL 60187		3,500
16W030	83rd St	Timothy Heitmann 1717S. Prairie Ave., #1006 Chicago, IL 60616		44,200
16W070	83rd St	Hans Fauske, F.G.H. Realty Co. 5 Heather Court Aurora, IL 60506		10,000
16W110	83rd St	Glenn Grozich 500 Shawmut Av LaGrange, IL 60526		15,600
16W115	83rd St	Alkmero Properties LLC 16W115 83rd St Burr Ridge, IL 69527		16,000
16W129	83rd St	Community Support Services 9021 Ogden Ave Brookfield, IL 60513		12,000
16W153	83rd St	Robert J. Hughes 16W153 83rd St Burr Ridge, IL 60527		8,960
16W171	83rd St	American National Bank & Trust Co of Chicago P.O. Box 97207 Chicago, IL 60678		16,860
16W210	83rd St	Thomas Meaden 14040 W. 167th St. Homer Glen, IL 60441		45,000
16W235	83rd St	Woodland Park-Burr Ridge, LLC 16W347 83rd St-Suite A Burr Ridge, IL		29,918
16W240	83rd St	Jon Hollander 1801 Pratt Blvd Elk Grove, IL 60007		23,400



Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
16W260	83rd St	260 W 83rd Street, LLC 1801 Pratt Blvd Elk Grove Village, IL 60007		15,600
16W277	83rd St	Woodland Park-Burr Ridge, LLC 16W347 83rd St-Suite A Burr Ridge, IL		27,176
16W289	83rd St	Woodland Park-Burr Ridge, LLC 16W347 83rd St-Suite A Burr Ridge, IL		1,600
16W300	83rd St	VPNP, LLC; Vijay Singh 16W300 83rd St Burr Ridge, IL		16,874
16W347	83rd St	Woodland Park Burr Ridge, LLC 16W347 83rd Street, Suite A Burr Ridge, IL 60527		10,064
16W375	83rd St	Todd E. Molis; Temb Partnership 16W375 83rd St Burr Ridge, IL 60521		2,470
7900	Madison St	Corporate Facility Services, Inc. 955 N. Plum Grove Road, Suite C Schaumburg, IL 60173		18,000
7930	Madison St	Corporate Facility Services, Inc. 955 N. Plum Grove Road, Suite C Schaumburg, IL 60173		59,359
8040	Madison St	Korman Lederer 3100 Dundee Rd, Suite 116 Northbrook, IL 60602		38,000
8080	Madison St	Korman, Lederer 3100 Dundee Rd., Ste 116 Northbrook, IL 60062		30,684
8120	Madison St	Korman Lederer 3100 Dundee Road, Suite 116 Northbrook, IL 60062		21,940
8164	Madison St	Korman Lederer 3100 Dundee Road, Ste 116 Northbrook, IL 60062		11,718



Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
8236	Madison St	Korman Lederer 3100 Dundee Rd Northbrook, IL 60062		16,200
8300	Madison St	MB Financial 1400 16th Street Oak Brook, IL 60523		12,083
8330	Madison St	Madison Ridge Associates 8330 S. Madison Street Burr Ridge, IL 60527		76,912
8500	Madison St	Tuthill Corporation 8500 Madison St Burr Ridge, IL 60527		50,700
181	Shore Ct	M.R.S. Trust P.O. Box 683 Mt. Prospect, IL 60056		13,200
221	Shore Ct	Burr Ridge Partners; Paul Janik 16W221 Shore Court Burr Ridge, IL 60521		25,000
261	Shore Ct	Anzilotti, Chas & Geraldine 11385 W 77th St Burr Ridge, IL 60527		57,833
16W224	Shore Ct	Dave Mitidero (dba CFE Funds) 325 W. Huron, #230 Chicago, IL 60656		3,000
51	Shore Dr	Korman / Lederer 3100 Dundee Rd, Suite 116 Northbrook, IL 60062		110,000
60	Shore Dr	Barnett Capital, LTD 450 Skokie Blvd, #604 Northbrook, IL 60062		24,000
100	Shore Dr	Layland 100 Shore Dive, Suite 2 Burr Ridge, IL 60527		1,000
101	Shore Dr	101 Shore Drive Partnership 101 Shore Dr Burr Ridge, IL 60521		34,450



Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
109	Shore Dr	CF109LLC and VEPACA LLC 5600 N. River Rd, Suite 150 Rosemont, IL 60018		35,300
111	Shore Dr	CTLTC MBOB 2929 10 S LaSalle St Suite 2750 Chicago, IL 60603		8,000
114	Shore Dr	114 Shore Drive LLC 1314 Kensington, #4541 Oak Brook, IL 60522-4541		30,982
150	Shore Dr	Olena Matlasheska 9395 S. Madison Street Burr Ridge, IL 60527		11,000
166	Shore Dr	Gregory Ginger 166 Shore Drive Burr Ridge, IL 60527		6,000
220	Shore Dr	Bronson & Bratton Inc. 220 Shore Dr Burr Ridge, IL 60521		57,000
261	Shore Dr	VIP Morgan LLC 970 Oak Lawn Ave Elmhurst, IL 60126	0	27,833
270	Shore Dr	Morgan Realty 18W100 22nd St., Ste 120 Oak Brook Terrace, IL 60181		29,000
281	Shore Dr	SparrowHawk Chicago Industrial LP 383 E. Butterfield Rd., Suite 120 Lombard, IL 60148		49,066
311	Shore Dr	Zaccone Building Partnership 311 Shore Dr. Burr Ridge, IL 60527		40,650
340	Shore Dr	Glenn Grozich 500 Shawut LaGrange, IL 60526		10,000
341	Shore Dr	NWT Inc. P.O. Box 3786 Oak Brook, IL 60522		22,000



Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
360	Shore Dr	CMI Group LLC 1 Ridge Farm Rd Burr Ridge, IL 60527		29,000
16W110	Shore Dr	Grozich, Phyllis M TR 16W184 89th St Burr Ridge, IL 60527	13,200	0
16W181	South Frontage Rd	Alco Sales and Service 6851 High Grove Blvd Burr Ridge, IL 60527		9,450
16W211	South Frontage Rd	Donald Lewandowski 12231 Coach Road Palos Heights, IL		25,000
16W231	South Frontage Rd	Karlyn Building Joint Venture 10204 Werch Drive, #301 Woodridge, IL 60517		60,151
16W291	South Frontage Rd	Marguerite Guido 223 W. Maple St. Hinsdale, IL 60521		64,700
16W341	South Frontage Rd	Wayne Hughes 755 Remington Road Bolingbrook, IL 60440		41,000
16W361	South Frontage Rd	LM Burr Ridge Investors, LLC. 20 Danada Square West, #274 Wheaton, IL 60187		52,058
16W375	South Frontage Rd	VPNP LLC; c/o Vijay Singh 144 Circle Ridge Dr Burr Ridge, IL 60527	32,000	0
16W401	South Frontage Rd	Mike Siedlicki 7 Bridle Court Burr Ridge, IL 60537		2,200
9S261	South Frontage Rd	Watson, Linda S 1426 Gunderson Ave Berwyn, IL 60402	57,300	0
<b>58 Total Properties</b>		<b>Total Area:</b>	<b>102,500</b>	<b>1,513,691</b>



## EDP Area #11 – Route 83 Corridor

Attached and below is information related to EDP Area #11 which includes properties adjacent to Illinois State Highway 83 (also known as Kingery Highway).

**Existing Conditions:** The corridor is actually two separate commercial areas; one at the intersection of Route 83 with South Frontage Road and the other at the intersection of Route 83 and 91<sup>st</sup> Street. The 91<sup>st</sup> Street property was recently annexed and 3.4 acres of commercial zoning was approved. The property remains undeveloped at this time. There is also existing commercial development (a gas station, drug store, and strip center) at this intersection which are unincorporated.

At the South Frontage Road intersection, there are 30 businesses with no reported vacancies within Area #11. Businesses include offices and highway oriented retail such as automobile services, convenience store, and a restaurant. There is vacant, commercially zoned land south of this intersection which was approved for retail development in 2008 but never developed.

**Comprehensive Plan:** The 1999 Burr Ridge Comprehensive Plan recommends commercial uses for the area at Route 83 and Kingery Highway. The area at 91<sup>st</sup> Street is recommended for residential uses.

**Existing Zoning:** Both parts of Area #11 are within the B-2 General Business District. The vacant land at 91<sup>st</sup> Street is within a Planned Unit Development.

**Strategies:** The following is a summary of the strategies from Section III that apply to Area 11:

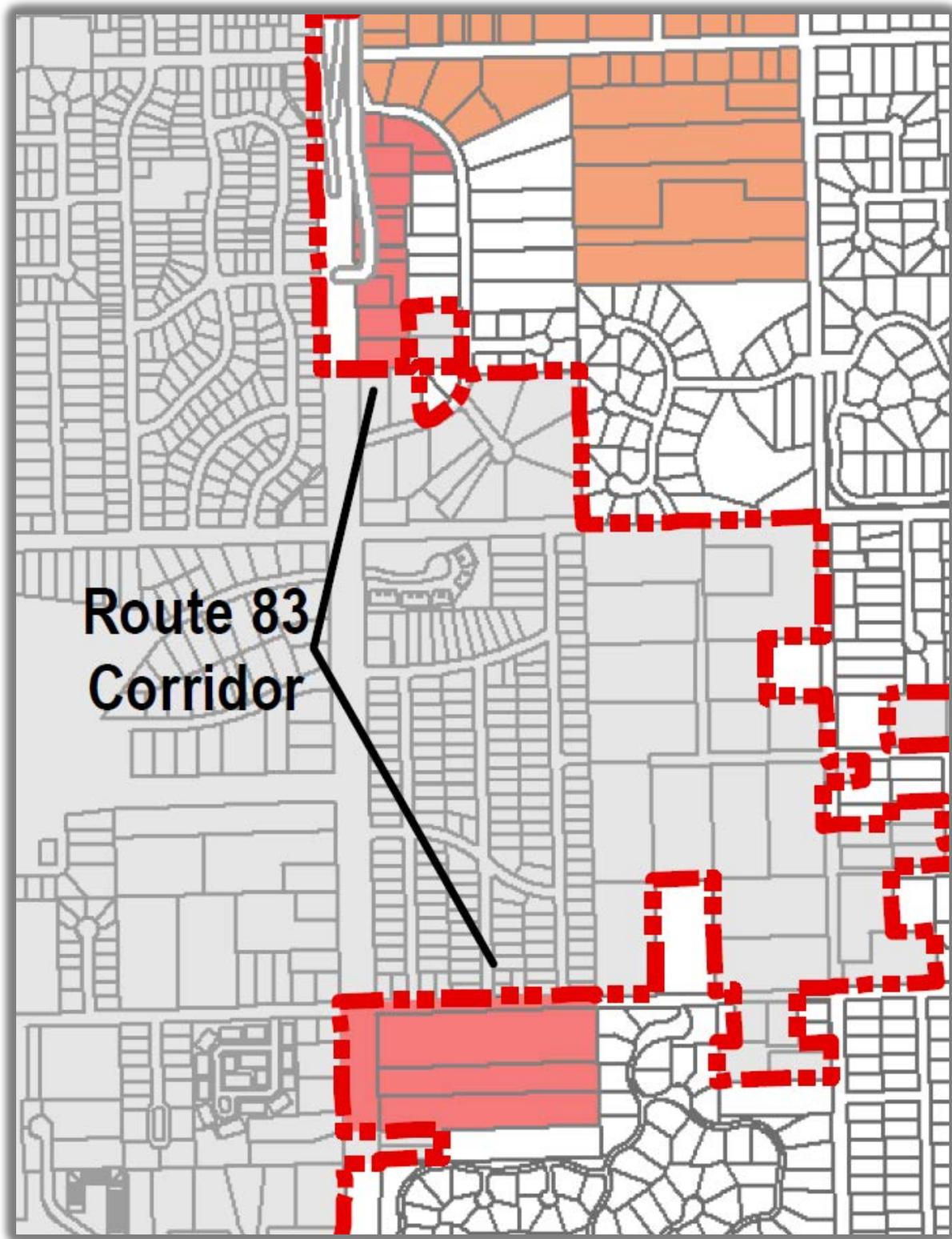
Sub-Area 11.1: Encourage development of previously approved strip center for property located at the southeast corner of Route 83 and Central

Sub-Area 11.2: Encourage development of proposed Spectrum Retail development at the southeast corner of 91<sup>st</sup> Street and Route 83

Sub-area 11.3: Pursue possible annexation of the gas station located at the northeast corner of 91<sup>st</sup> Street and Route 83

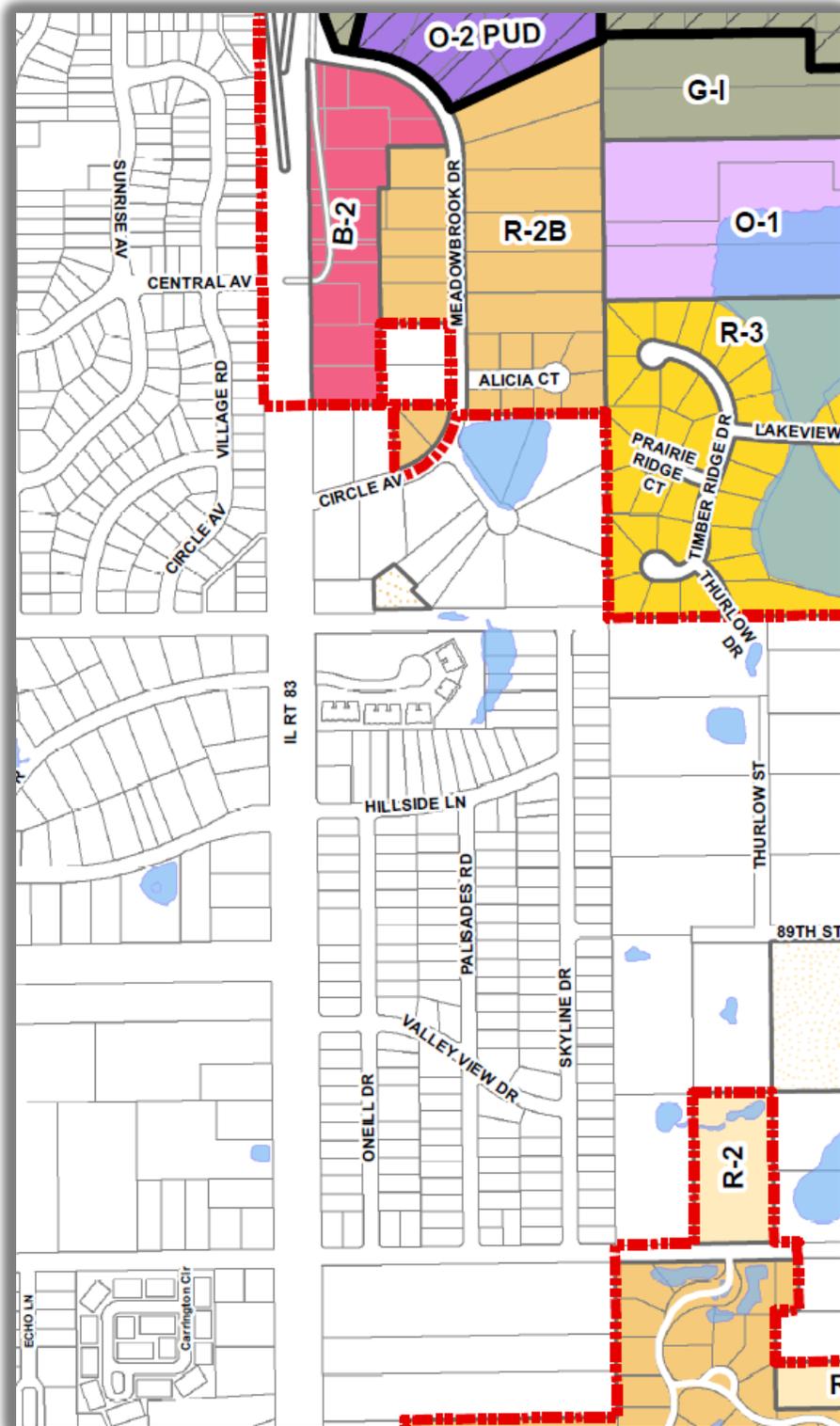


## EDP Area #11 - Route 83 Corridor: Area Map





## EDP Area #11 - Route 83 Corridor: Zoning Map





## EDP Area 11 - Route 83 Corridor: Current Occupancies

Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
Vacant	16W485	South Frontage Rd	4,110	
Chestnut Homes, Inc.	16W485	South Frontage Rd		3,048
Professional Claims Mgt. Inc.	16W455	South Frontage Rd		1,700
Sherwin Williams Company	16W485	South Frontage Rd		1,200
Lancaster Transportation LLC	16W475	South Frontage Rd		120
Rapid Records	16W475	South Frontage Rd		500
Burr Ridge Shell Food Mart (DCT II, Inc.)	16W601	South Frontage Rd		1,500
S.B. Logistics	16W455	South Frontage Rd		1,000
Vacant	16W485	South Frontage Rd	4,800	
Living Waters Consultants, Inc.	16W455	South Frontage Rd		250
Forward Freight	16W485	South Frontage Rd		1,600
Mardon, Inc.	16W475	South Frontage Rd		1,900
Richard Rymek	16W475	South Frontage Rd		1,100
Sodipile, Attorney	16W475	South Frontage Rd		500
IMX Express	16W475	South Frontage Rd		925
Infinity Builders	16W455	South Frontage Rd		550
Vacant	16W475	South Frontage Rd	3,000	
Printing Marketing & Promotions, Inc.	16W455	South Frontage Rd		500
Midwest Energy, Inc.	16W559	South Frontage Rd		2,544
Kodak Mechanical	16W475	South Frontage Rd		160
D & G Freightway, Inc	16W455	South Frontage Rd		800
Five Star Transport	16W455	South Frontage Rd		691
Hertz Local Edition	16W505	South Frontage Rd		100
The Stough Group	16W485	South Frontage Rd		3,500



Business Name	Address		Floor Area (square feet)	
			Vacant	Occupied
AV Carriers Inc	16W455	South Frontage Rd		800
KST Trucking Inc	16W455	South Frontage Rd		600
Zilk Enterprises, Inc.	16W475	South Frontage Rd		286
Joker Limited Group	16W485	South Frontage Rd		1,100
GNG Transportation Inc.	16W455	South Frontage Rd		850
Falco's Pizza	16W561	South Frontage Rd		3,951
KBS2, Inc.	16W455	South Frontage Rd		431
B. S. Kenkare & Co., CPA's	16W455	South Frontage Rd		800
Bowen & Bowen	16W445	South Frontage Rd		2,400
Burr Ridge Car Care Body Shop, Inc.	16W505	South Frontage Rd		7,000
Burr Ridge Car Care, Inc.	16W535	South Frontage Rd		6,000
Hospice Advantage LLC	16W485	South Frontage Rd		2,341
John Serpe Agency	16W475	South Frontage Rd		700
<b>34 Total Businesses and 3 Vacancies</b>	<b>Total Square Footage:</b>		<b>11,910</b>	<b>51,447</b>



## EDP Area 11 - Route 83 Corridor: Property Owners

Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
8501	Kingery Hwy	Falco, Vito and Anna 2901 Oak Brook Road Oak Brook, IL 60523	48,000	
8505	Kingery Hwy	Falco, Vito and Anna 2901 Oak Brook Road Oak Brook, IL 60523	48,000	
9100	Kingery Hwy	Burr Ridge Property Holdings (Spectrum) 200 Spruce St, Unit 200 Denver, CO 80230	148,104	
16W445	South Frontage Rd	Burr Ridge Ventures, Ltd. 6120 Elm Street Burr Ridge, IL 60527		2,400
16W455	South Frontage Rd	Nick Batistich 16W475 S. Frontage Road, Suite 201 Burr Ridge, IL 60527		11,282
16W455	South Frontage Rd	Nick Batistich 16W475 S. Frontage Road, Suite 201 Burr Ridge, IL 60527		17,744
16W475	South Frontage Rd	Nick Batistich 16W475 S. Frontage Road, Suite 201 Burr Ridge, IL 60527		4,916
16W505	South Frontage Rd	Burr Ridge Car Care Body Shop, Inc. 16W505 South Frontage Rd Burr Ridge, IL 60527		7,000
16W535	South Frontage Rd	Burr Ridge Car Care Body Shop, Inc. 16W505 South Frontage Rd Burr Ridge, IL 60527		6,000
16W559	South Frontage Rd	Midwest Energy Inc 16W559 South Frontage Road Burr Ridge, IL 60527		2,544



Address		Property Owner	Vacant Land (sq. ft.)	Floor Area (sq. ft.)
16W561	South Frontage Rd	Vito Falco 2901 31st Street OakBrook, IL 60527		3,951
16W601	South Frontage Rd	Shell Oil Company 603 E. Diehl Rd., Suite 103 Naperville, IL 60563		1,500
<b>12 Properties</b>		<b>Total Square Feet:</b>	<b>244,104</b>	<b>57,337</b>



# **APPENDIX 2**

# **VACANT PROPERTY LIST**

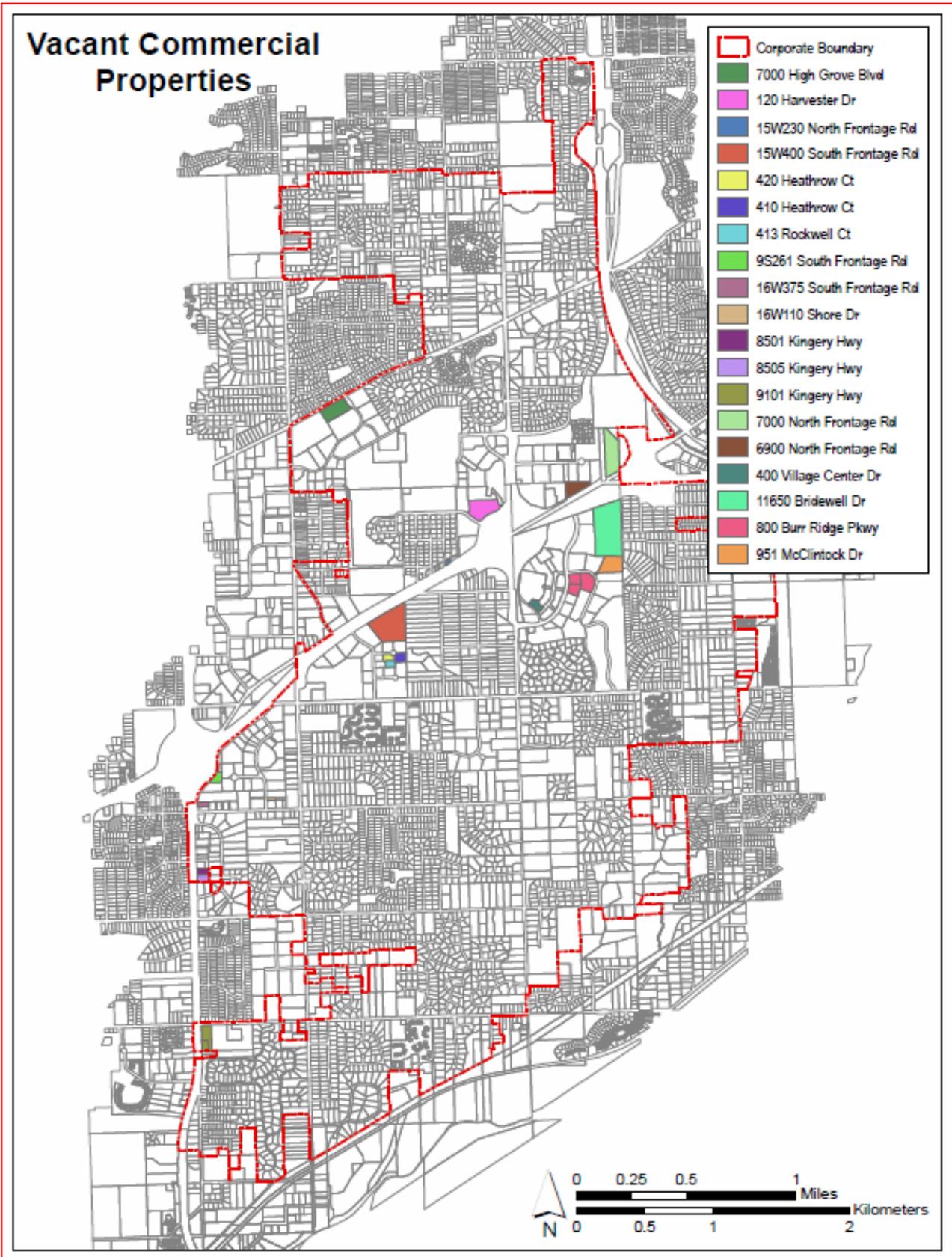


## Vacant Land Within EDP Areas 1-11

Address		Land Area (square feet)	Property Owner	EDP Area #	
400	Village Center Dr	57,454	Burr Deed, L.L.C. 10350 Bren Road West Minnetonka, MN 55343	1	Downtown Burr Ridge
11650	Bridewell Dr	630,750	Strategic Partners Value Enhancement Fund, LLP	2	Burr Ridge Corporate Park
951	McClintock Dr	212,395	I.R.E.A.D 901 McClintock Drive Burr Ridge, IL 60527	2	Burr Ridge Corporate Park
6900	North Frontage Rd	130,330	M JHAVERI P O BOX 1268 MORTON GROVE, IL 60053-7268	3	Tower Dr and North Frontage Rd Cook Co
7000	North Frontage Rd	435,600	NSB Land LLC 10S660 Kingery Highway Willowbrook, IL 60527-0730	3	Tower Dr and North Frontage Rd Cook Co
120	Harvester Dr	202,554	Brian Flanagan 18342 S. West Creek Drive Tinley Park, IL 60477	4	Oak Grove PUD
7000	High Grove Blvd	130,680	Praxair	6	High Grove Business Park
15W230	North Frontage Rd	28,000	Michael C. Straub 15W467 81st Street BR, IL 60527	7	North Frontage Rd DuPage Co
15W150	South Frontage Rd	190,357		8	South Frontage Rd at County Line Rd
410	Heathrow Ct	60,600	Panduit Corporation 18900 Panduit Drive Tinley Park, IL 60487	9	Burr Ridge Industrial Commons
420	Heathrow Ct	37,000	Chicago Industrial LLC 6529 Southern Blvd West Palm Beach FL 33413	9	Burr Ridge Industrial Commons



Address		Land Area (square feet)	Property Owner	EDP Area #	
413	Rockwell Ct	34,000	Layko Properties 100 Shore Drive Burr Ridge, IL 60527	9	Burr Ridge Industrial Commons
15W400	South Frontage Rd	575,600	Layland Jr, H K 100 Shore Drive, Unit 2 Burr Ridge, IL 60527	9	Burr Ridge Industrial Commons
16W110	Shore Dr	13,200	Grozich, Phyllis M TR16W184 89th St Burr Ridge, IL 60527	10	Hinsdale Industrial Park
16W375	South Frontage Rd	32,000	VPNP LLC; c/o Vijay Singh 144 Circle Ridge Dr Burr Ridge, IL 60527	10	Hinsdale Industrial Park
9S261	South Frontage Rd	57,300	Watson, Linda S 1426 Gunderson Ave Berwyn, IL 60402	10	Hinsdale Industrial Park
8501	Kingery Hwy	48,000	Falco, Vito and Anna 2901 Oak Brook Road Oak Brook, IL 60523	11	South Frontage Rd at Route 83
8505	Kingery Hwy	48,000	Falco, Vito and Anna 2901 Oak Brook Road Oak Brook, IL 60523	11	South Frontage Rd at Route 83
9100	Kingery Hwy	148,104	Burr Ridge Property Holdings 200 Spruce St, Unit 200 Denver, CO 80230	11	Route 83 Corridor
<b>Total Vacant Land:</b>		<b>3,071,924 (square feet)</b>	<b>70.52 (Acres)</b>		





# **APPENDIX 3**

# **NEW BUSINESS CHECKLIST**



## **NEW BUSINESS CHECKLIST**

### Things to Know Before Starting a New Business in Burr Ridge:

- A building permit is required for remodeling, including, but not limited to, relocation of walls and doors; adding or modifying electrical or plumbing fixture; reconstruction of parking lots and driveways; and any work to be done in the public parkway/right-of-way.
- A Zoning Certificate of Occupancy is required prior to occupancy of any non-residential building in the Village of Burr Ridge. Contact the Community Development Department at (630) 654-8181, extension 3000.
- A sign permit is required for new signs and any changes to existing signs. Changes to existing signs, including changing the sign face or text, require a permit and the sign must conform to the Village of Burr Ridge Sign Ordinance.
- Banners, pennants, streamers, balloon signs, and other portable or temporary signs are prohibited. A single sign advertising floor space for sale or lease is permitted but cannot exceed 12 square feet in area and 5 feet in height.
- Contact the Police Department and the local Fire District to register your security alarm and fire alarm systems.
- Contact the Village's Finance Department at (630) 654-8181, extension 4030, to ensure proper billing for your water service.
- Consider joining the Willowbrook-Burr Ridge Chamber of Commerce. The Chamber's website address is <http://www.wbbrchamber.org> and their phone number is (630) 654-0909.
- Trash dumpsters kept outside of a building must be kept closed, except when being used, and must be located within an enclosed area behind the building.
- All manufacturing and industrial businesses must comply with the Performance Standards relative to noise, odors and emissions as outlined in the Burr Ridge Zoning Ordinance. For a complete listing of performance standards, please refer to Section X.C of the Zoning Ordinance.
- Hours of operation in a Business (Retail) District are limited to 7 AM to 10 PM, except that restaurants may stay open to midnight Sunday through Wednesday, 1:00 a.m. on Thursday and 2:00 a.m. on weekends.
- Outside storage or display of products, materials, or equipment is prohibited unless specifically approved by the Village of Burr Ridge Board of Trustees via grant of a special use permit.
- Outside, overnight parking of trucks or trailers is prohibited, with the exception that two delivery trucks not exceeding 24,000 lbs. each may be stored in the rear yard of the property, out of sight of any adjacent residential areas.
- Consider linking your business's website to the Village website. Check out our Business Directory and Web Links pages on our website [www.burr-ridge.gov](http://www.burr-ridge.gov). Contact Communications and Public Relations Coordinator Janet Kowal, at (630) 654-8181, ext. 2120, to list your business for free.

ITEM F



Proposed Business District Boundary

N 0.1 Miles