

**REGULAR MEETING**

**MAYOR AND BOARD OF TRUSTEES, VILLAGE OF BURR RIDGE, IL**

**January 9, 2012**

**CALL TO ORDER** The Regular Meeting of the Mayor and Board of Trustees of January 9, 2012 was held in the Meeting Room of the Village Hall, 7660 County Line Road, Burr Ridge, Illinois and called to order at 7:00 p.m. by Mayor Grasso.

**PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was conducted by Izzy Pepol of Pleasantdale Elementary School.

**ROLL CALL** was taken by the Village Clerk and the results denoted the following present: Trustees Ruzak, Paveza, Grela, Manieri, and Mayor Grasso. Absent was Trustee Wott. Trustee Sodikoff arrived at 7:06 pm. Also present were Village Administrator Steve Stricker, Police Chief John Madden, Community Development Director Doug Pollock, Public Works Director Paul May, Village Attorney Scott Uhler, and Village Clerk Karen Thomas.

There being a quorum, the meeting was open to official business.

**AUDIENCE** There were none at this time.

**CONSENT AGENDA – OMNIBUS VOTE** After reading the Consent Agenda by Mayor Grasso, motion was made by Trustee Grela and seconded by Trustee Paveza that the Consent Agenda – Omnibus Vote, (attached as Exhibit A) and the recommendations indicated for each respective item, be hereby approved.

On Roll Call, Vote Was:

AYES: 4 – Trustees Grela, Paveza, Ruzak, Manieri

NAYS: 0 – None

ABSENT: 2 – Trustees Wott, Sodikoff

There being four affirmative votes, the motion carried.

**APPROVAL OF REGULAR MEETING OF DECEMBER 12, 2011** were approved for publication under the Consent Agenda by Omnibus Vote.

**RECEIVE AND FILE (DRAFT) WATER COMMITTEE MEETING OF DECEMBER 12, 2011** were noted as received and filed under the Consent Agenda by Omnibus Vote.

**ORDINANCE AMENDING SECTIONS VII.B.9, VIII.A.9, IX.B.1, AND X.B.10 OF THE BURR RIDGE ZONING ORDINANCE TO RESTRICT THE USE OF STUCCO, EXTERIOR INSULATION FINISHING SYSTEMS AND RELATED PRODUCTS AS AN EXTERIOR BUILDING MATERIAL ON NON-SINGLE-FAMILY RESIDENTIAL**



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
January 9, 2012

**BUILDINGS (Z-23-2011: ZONING ORDINANCE TEXT AMENDMENT)** The Board, under the Consent Agenda by Omnibus Vote, approved the Ordinance amending Sections VII.B.9, VIII.A.9, IX.B.1, and X.B.10 of the Burr Ridge Zoning Ordinance to Restrict the use of Stucco, Exterior Insulation Finishing systems and Related Products as an Exterior Building Material on Non-Single-Family Residential Buildings (Z-23-2011; Zoning Ordinance Text Amendment).  
**THIS IS ORDINANCE NO. A-834-01-12.**

**ORDINANCE AMENDING SECTION 25.09 OF CHAPTER 25 (LIQUOR CONTROL) OF THE BURR RIDGE MUNICIPAL CODE (CLASS H LIQUOR LICENSES)** The Board, under the Consent Agenda by Omnibus Vote, approved the Ordinance amending Section 25.09 of Chapter 25 (Liquor Control) of the Burr Ridge Municipal Code (Class H Liquor Licenses).  
**THIS IS ORDINANCE NO. A-222-01-12.**

**RECOMMENDATION TO AWARD CONTRACT FOR THE INSTALLATION OF AFTERMARKET EMERGENCY VEHICLE EQUIPMENT IN SQUAD CARS** The Board, under the Consent Agenda by Omnibus Vote, awarded the contract for aftermarket Police equipment installation to Public Safety Direct in the amount of \$1,595 per vehicle.

**RECOMMENDATION TO AWARD CONTRACT FOR SANITARY SEWER SYSTEM LIFT STATION MAINTENANCE (FY 2011 – 2012 BUDGET)** The Board, under the Consent Agenda by Omnibus Vote, awarded the contract for the Sanitary Sewer Lift Station maintenance to Metropolitan Industries Inc. for the 2012 calendar year at an annual cost of \$9,180, which is no increase in cost over the previous year.

**RECOMMENDATION TO APPROVE REQUEST FROM WB/BR CHAMBER OF COMMERCE FOR PLACEMENT OF TEMPORARY PROMOTIONAL SIGNS FOR THE BUSINESS EXPO ON MARCH 7 AND THE CRUISIN' 66 FEST IN AUGUST** The Board, under the Consent Agenda by Omnibus Vote, approved the request from WB/BR Chamber of Commerce for placement of temporary promotional signs for the Business Expo on March 7 and the Cruisin' 66 Fest in August.

**VOUCHERS FY 11 - 12** in the amount of \$691,603.53 for the period ending January 9, 2012, and payroll in the amount of \$356,159.03 for the periods ending December 10, 2011 and December 24, 2011 were approved for payment under the Consent Agenda by Omnibus Vote.

**ORDINANCE AMENDING SECTION 58.01 OF CHAPTER 58 (WATER WORKS SYSTEM) OF THE BURR RIDGE MUNICIPAL CODE** Village Administrator Steve Stricker stated the City of Chicago has announced a four year rate escalation of 25% in 2012 and 15% in the following three years. He explained that the Village obtains its water from Bedford Park and their resulting rate adjustment to the Village is 16% as of January 1, 2012. Mr. Stricker stated the Water Committee has reviewed the proposal and voted to pass along the 16% rate adjustment to the residents and to adjust the residential tiers upwards 10,000 gallons per cycle.



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
January 9, 2012

Motion was made by Trustee Manieri and seconded by Trustee Paveza to accept the Water Committee recommendation to increase water rates by 16% and to adjust the residential tier thresholds upwards by 10,000 gallons per tier; and approve the Ordinance amending Section 58.01 of Chapter 58 (Water Works System) of the Burr Ridge Municipal Code.

On Roll Call, Vote Was:

AYES: 5 – Trustees Manieri, Paveza, Grela, Ruzak, Sodikoff

NAYS: 0 – None

ABSENT: 1 – Trustee Wott

There being five affirmative votes, the motion carried.

**THIS IS ORDINANCE NO. A-439-01-12.**

**REQUEST FROM PULTE GROUP TO AMEND COVENANTS FOR SAVOY CLUB SUBDIVISION** Community Development Director Doug Pollock stated that Pulte Group, the prospective buyer of the vacant lots in the Savoy Club Subdivision, and the current owner, First Merit Bank, are seeking revisions to the covenants of the Subdivision. The subdivision is a PUD that contains 52 lots with 6 of the lots containing completed occupied homes, a 7<sup>th</sup> lot with a partially completed home, and the remaining 45 lots are vacant.

Mr. Pollock clarified that per the regulations of the PUD, any changes to the Subdivision Covenants must be approved by the Village. He added the proposed changes have been provided by Pulte Homes and First Merit Bank and the majority of the changes reflect that there is a new developer, Pulte Homes, and the changes are not substantive.

Mark Mastrococco of Pulte Homes provided the Board with an overview of Pulte Homes regarding their quality home construction, strong financial position, and commitment to the community, emphasizing that their plans are to continue to develop the Savoy Club as originally intended. Mr. Mastrococco displayed slides of the five original home plans and explained that minor changes have been incorporated to the designs and development will continue with those plans. Mr. Mastrococco added that pricing for the homes will range from \$700,000 to \$800,000, with a base home with no upgrades in the \$500,000 range.

Chuck Byrum, Attorney for Pulte Homes, discussed the amendments to the Savoy Club Declarations and the necessity for the amendments.

Village Administrator Steve Stricker added that staff discussed the amendments with Village Attorney Scott Uhler, who has identified changes that will be incorporated.

Thomas Moffitt of First Merit Bank added that the changes to the declarations have been incorporated and submitted to Mr. Uhler for review.

Trustee Grela expressed concern regarding the age-restriction that was originally defined for the Savoy Club and the wording in the declaration that now reads age-targeted. He stated that with



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
January 9, 2012

age-targeting, there could be impacts to the parks and schools that has not been planned for. Mr. Moffitt responded that in his review of the PUD Ordinance he noted that it states age-targeted and the change to the declarations is to be consistent with the Ordinance.

Mr. Moffitt explained the requirements and complex regulations of an age-restricted community and confirmed that the Savoy Club declarations were not documented as such by the original developer.

Mr. Byrum explained the difference between an age-restricted and age-targeted community and the complexities of developing an age-restricted community. He also clarified that the age-restricted requirements were not included in the original covenants of the subdivision.

Trustee Grela inquired about the terms of the sale and in response, Mr. Byrum indicated the contract is to purchase all of the lots and the purchase will be conducted in installments.

Trustee Grela inquired if Pulte Homes would be the developer of all the homes and in response, Mr. Byrum explained that the intent is for Pulte Homes to develop all of the lots. He added that the bank requested a provision to sell the lots in the event Pulte Homes was unable to develop them.

Trustee Manieri inquired about the plan changes to the models and the potential for additional bedrooms and in response, Mr. Mastrococco indicated the possibility exists and explained some of the changes. Trustee Manieri expressed his concern regarding school and park impacts.

Trustee Manieri inquired about the pond maintenance and Mr. Mastrococco explained that Pulte Homes will be maintaining the ponds through the Homeowners Association assessments.

Village Administrator Steve Stricker pointed out that the Village has a punch list of outstanding issues primarily concerning the pond, retaining wall, and trees and that Pulte Homes has agreed to address the punch list items without the use of the Homeowners Association funds. Mr. Mastrococco responded that Pulte has developed a plan to address the punch list items and will provide the plan to staff.

Savoy Club resident Marty Wehner stated that the covenant he signed stated the development is age-restricted. Mr. Wehner indicated he is dissatisfied with the distribution of homeowner's expenses and some of the proposed covenant changes. Mr. Wehner would also like the age-targeted attribute to be defined more clearly.

Mayor Grasso questioned the language in the covenants that discusses possible lot purchases by a third party. Mr. Byrum explained that the purpose of the third party clause is not to allow for additional builders but exists in the event that Pulte Homes is unable to finish the homes.

Savoy Club resident Ken Oestermeyer expressed his discomfort with the agreement between Pulte Homes and First Merit Bank stating that the lots may be purchased and developed in stages with the potential for third party involvement.

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Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
January 9, 2012

Mayor Grasso inquired about the purchase and development plan for the lots. Mr. Moffitt stated that the purchase will be performed in phases and Pulte Homes is contractually obligated to purchase all of the lots in phases at a minimum of five lots per quarter based upon a schedule.

Mr. Mastrorocco showed a map of the Savoy Club and explained the construction development strategy and stated the strategy will be provided to Village staff.

Trustee Manieri expressed concern with regard to the Board voting on the covenant changes at this Board Meeting when the Savoy Club residents are not comfortable with their understanding of the changes and how they are impacted. Trustee Paveza added that he is also in agreement.

Motion was made by Trustee Manieri and seconded by Trustee Paveza to continue the request by Pulte Group to amend Covenants for Savoy Club Subdivision to the Board Meeting of January 23, 2012 at 7:00 p.m.

On voice vote the motion carried.

Mr. Stricker added that Pulte Homes will provide staff with their Punch List Plan. In addition, he discussed the assessments to be levied for future property owners to ensure funding will be accumulated in the reserve fund. Mr. Stricker also pointed out that the designation of the subdivision as age-targeted is crucial to Pulte Homes proceeding with the purchase and Mr. Mastrorocco confirmed.

Savoy Club resident Edward Kasper questioned the proposed assessment to accumulate additional homeowners fund reserves. Mr. Mastrorocco stated the increased assessment amount applies only to future homeowners.

Mr. Kasper expressed concern about damage to the streets as a result of the significant home construction. Mr. Moffitt stated the streets will be the responsibility of Pulte Homes.

**COMMUNITY SURVEY Q & A (AGEND ITEM THROUGH MAY 14, 2012)**

Mayor

Grasso addressed the questions:

Why doesn't Burr Ridge have its own library and  
Can I get a free library card?

Mayor Grasso explained that because Burr Ridge lies within the boundaries of an existing Public Library District, Indian Prairie, Illinois law prohibits a library in any part of the Village.

Burr Ridge residents have the option of obtaining a library card from Hinsdale or Indian Prairie. The fee for a Burr Ridge resident that does not live in the Hinsdale Library District to obtain a card there is based upon the property tax bill. A card can be obtained at Indian Prairie for Burr Ridge residents not in the taxing district for a flat fee of \$208.



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
January 9, 2012

**OTHER CONSIDERATIONS** Trustee Paveza stated the Secretary of State will be at the Village Hall from 10AM to 2PM on January 10<sup>th</sup>.

Trustee Manieri inquired about the discussion of the I-55 overpass and requested it be placed on the agenda for the Board Meeting of February 13<sup>th</sup>.


**AUDIENCE** There were none at this time.

**REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS** Mayor Grasso stated that Burr Ridge was ranked second for Quality of Life in the Midwest in a survey of 955 communities by the Business Journal.

**ADJOURNMENT** Motion was made by Trustee Grela and seconded by Trustee Manieri that the Regular Meeting of January 9, 2012 be adjourned to Closed Session to discuss approval of Closed Session Minutes of May 23, 2011 and Collective Bargaining Issues.

On voice vote the motion carried and the meeting was adjourned at 8:30 p.m.

PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

  
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Karen J. Thomas  
Village Clerk  
Burr Ridge, Illinois

APPROVED BY the President and Board of Trustees this 23<sup>rd</sup> day of January, 2012.



**RECONVENED REGULAR MEETING**


**MAYOR AND BOARD OF TRUSTEES, VILLAGE OF BURR RIDGE, IL.**

**January 9, 2012**

**CALL TO ORDER** The Regular Meeting of the Mayor and Board of Trustees of January 9, 2012 was reconvened at 8:45 p.m. with the same Trustees in attendance as immediately preceding the Closed Meeting from 8:30 p.m. to 8:45 p.m.

**RECONVENE AND ADJOURN REGULAR MEETING** Motion was made by Trustee Ruzak and seconded by Trustee Manieri that the Regular Meeting of January 9, 2012 be reconvened and adjourned.

On Voice Vote, the motion carried and the Regular Meeting of January 9, 2012 was adjourned at 8:45 p.m.



Karen J. Thomas  
Village Clerk  
Burr Ridge, Illinois



Steven S. Stricker  
Village Clerk Pro-Tempore  
Burr Ridge, Illinois

APPROVED BY the President and Board of Trustees this 23<sup>rd</sup> day of January, 2012.



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

January 9, 2012  
7:00 p.m.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE - Izzy Pepol  
Pleasantdale Elementary

2. ROLL CALL

3. AUDIENCE

4. CONSENT AGENDA – OMNIBUS VOTE

All items listed with an asterisk (\*) are considered routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so request, in which event the item will be removed from the Consent Agenda.

5. MINUTES

- \*A. Approval of Regular Meeting of December 12, 2011
- \*B. Receive and File Draft Water Committee Meeting of December 12, 2011

6. ORDINANCES

- A. Consideration of Ordinance Amending Section 58.01 of Chapter 58 (Water Works System) of the Burr Ridge Municipal Code
- \*B. Approval of An Ordinance Amending Sections VII.B.9, VIII.A.9, IX.B.1, and X.B.10 of the Burr Ridge Zoning Ordinance to Restrict the Use of Stucco, Exterior Insulation Finishing Systems and Related Products as an Exterior Building Material on Non-Single-Family Residential Buildings (Z-23-2011: Zoning Ordinance Text Amendment)
- \*C. Approval of Ordinance Amending Section 25.09 of Chapter 25 (Liquor Control) of the Burr Ridge Municipal Code (Class H Liquor Licenses)

7. RESOLUTIONS

8. CONSIDERATIONS

- A. Consideration of Request from Pulte Group to Amend Covenants for Savoy Club Subdivision
- B. Community Survey Question & Answer
- \*C. Approval of Recommendation to Award Contract for the Installation of Aftermarket Emergency Vehicle Equipment in Squad Cars



- \*D. Approval of Recommendation to Award Contract for Sanitary Sewer System Lift Station Maintenance (FY 2011-12 Budget)
- \*E. Approval of Recommendation to Approve Request from WB/BR Chamber of Commerce for Placement of Temporary Promotional Signs for the Business Expo on March 7 and the Cruisin' 66 Fest in August
- \*F. Approval of Vendor List
- G. Other Considerations – For Announcement, Deliberation and/or Discussion Only – No Official Action will be Taken

**9. AUDIENCE**

**10. REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS**

**11. CLOSED SESSION**

- **Approval of Closed Session Minutes of May 23, 2011**
- **Collective Bargaining Issues**

**12. RECONVENED MEETING**

**13. ADJOURNMENT**