

REGULAR MEETING
MAYOR AND BOARD OF TRUSTEES
VILLAGE OF BURR RIDGE, IL

July 22, 2013

CALL TO ORDER The Regular Meeting of the Mayor and Board of Trustees of July 22, 2013 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 Straub.

PLEDGE OF ALLEGIANCE The Pledge of Allegiance was conducted by Dylan Sengpiel of Pleasantdale Elementary School.

ROLL CALL was taken by the Village Clerk and the results denoted the following present: Trustees Paveza, Ruzak, Franzese, Bolos, Grasso, Manieri, and Mayor Straub. Also present were Village Administrator Steve Stricker, Public Works Director Paul May, Community Development Director Doug Pollock, Police Chief John Madden, Village Attorney Scott Uhler, and Village Clerk Karen Thomas. There being a quorum, the meeting was open to official business.

7:00 p.m.

POLICE DEPARTMENT PROMOTION RECOGNITION
PATROL OFFICER MICHAEL FIRNSIN PROMOTION TO CORPORAL

Police Chief John Madden introduced Officer Michael Firnsin to Mayor Straub and the Board. Village Clerk Karen Thomas conducted the Oath of Office.

AUDIENCE Dolores Cizek, Former Trustee, suggested that former Mayor Gary Grasso donate the campaign donations from Mr. Halikias to a charity to eliminate the alleged conflict of interest suggested by the donations. Ms. Cizek discussed administrative salaries and encouraged residents to install lightning rods on their homes.

Craig Sengpiel, 15 year resident of the Village, expressed his appreciation to the Mayor and Board of Trustees and expressed his thanks for allowing his family to participate in the Board Meeting. Mr. Sengpiel also acknowledged the dedication of the Administration of the Pleasantdale School District.

Jo Irmen, President of Carriageway Homeowners Association, expressed her displeasure with Agenda Item 8G allowing a special use for automobile sales and service at 101 Tower Drive. Ms. Irmen stated the homeowners in Carriageway Subdivision are concerned about the image it portrays of the Village and property values.

Daniel Gierczyk, resident of Carriageway Subdivision, discussed the extensive traffic exiting to County Line Road from Tower Drive. Mr. Gierczyk also expressed concern about Agenda Item



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8G with regard to additional traffic in the area and other retail businesses that might also attempt to seek a similar special use in the future.

Conrad Fialkowski, 110 Waterside Place, recommended the Citizens Police Academy to the Mayor, Board Members, and citizens. Mr. Fialkowski discussed his experience with the Academy. The Citizens Police Academy is scheduled for the fall.

CONSENT AGENDA – OMNIBUS VOTE After reading the Consent Agenda by Mayor Straub, motion was made by Trustee Ruzak and seconded by Trustee Grasso that the Consent Agenda – Omnibus Vote, (attached as Exhibit A) (except 8F, 8G, 8H, and 8I), and the recommendations indicated for each respective item, be hereby approved.

On Roll Call, Vote Was:

AYES: 6 – Trustees Ruzak, Grasso, Manieri, Franzese, Paveza, Bolos

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

APPROVAL OF REGULAR MEETING OF JULY 8, 2013 were approved for publication under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE (DRAFT) EVENTS PLANNING COMMITTEE MEETING OF MAY 9, 2013 were noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE (DRAFT) PATHWAY COMMISSION MEETING OF JULY 11, 2013 were noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE (DRAFT) SPACE NEEDS COMMITTEE MEETING OF JULY 15, 2013 were noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE (DRAFT) PLAN COMMISSION MEETING OF JULY 15, 2013 were noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE (DRAFT) ECONOMIC DEVELOPMENT COMMITTEE MEETING OF JULY 15, 2013 were noted as received and filed under the Consent Agenda by Omnibus Vote.

ADOPTION OF RESOLUTION OF APPRECIATION RECOGNIZING RETIREMENT AFTER 25 YEARS OF SERVICE TO THE VILLAGE OF BURR RIDGE – JOSEPH FARRAR The Board, under the Consent Agenda by Omnibus Vote, adopted the Resolution



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of Appreciation recognizing retirement after 25 years of service to the Village of Burr Ridge – Joseph Farrar.

THIS IS RESOLUTION NO. R-11-13.

APPROVAL OF REQUEST FOR FMLA LEAVE OF ABSENCE – RONALD NOWAK

The Board, under the Consent Agenda by Omnibus Vote, approved the request for an extended leave of absence under the Family and Medical Leave Act for Ronald Nowak.

APPROVAL OF VENDOR LIST IN THE AMOUNT OF \$438,183.00 FOR ALL FUNDS, PLUS \$259,476.09 FOR PAYROLL, FOR A GRAND TOTAL OF \$697.659.09 WHICH INCLUDES NO SPECIAL EXPENDITURES

The Board, under the Consent Agenda by Omnibus Vote, approved the Vendor List in the amount of \$438,183.00 for the period ending July 22, 2013, and payroll in the amount of \$259,476.09 for the period ending July 6, 2013.

APPROVAL OF AN ORDINANCE AMENDING THE BURR RIDGE MUNICIPAL CODE BY ADDING A NEW CHAPTER 10 ENTITLED “SPECIAL EVENT – PERMITS”

Village Administrator Steve Stricker stated that at the July 8th Board meeting, the Board directed staff and the Village Attorney to prepare a Special Events Ordinance. He explained that the purpose of the Ordinance is to promote an efficient and orderly approval process for the planning, development and implementation of special events in the Village and to add proper notification to the affected parties.

Village Attorney Scott Uhler explained the criteria defined for a special event which is one that occupies or impacts the use of Village property. Mr. Uhler noted that the Ordinance provides a systematic procedure for the applicant to follow, identifies the necessary approvals, protects the Village for liability, gives Village discretion for certain events that might not require all procedures to be followed, provides a full hold harmless agreement, and provides formal notice to those affected by the event.

Trustee Bolos stated that she reviewed Special Events Ordinances for other municipalities and noticed they exempted Not for Profit organizations and inquired if that is common. In response, Village Administrator Steve Stricker stated that events held on the organization’s private property would not require permission. Mr. Uhler added that the intent is to balance the permit application with appropriate notification of affected parties.

Trustee Bolos inquired if a second notification of affected residents and businesses is required. In response, Mr. Stricker stated that since the original notification is provided 120 days prior to the event, a reminder two weeks prior is important. He added that the time frame can be decided by the Board. Trustee Bolos stated her intent is not to overburden groups and suggested a shorter timeframe, such as 90 days for the initial notice. Mr. Uhler added that the initial notification will be the responsibility of the Village. Mr. Stricker added that significant notice to affected



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residents and businesses is required for the approval process and the reminder notice is a courtesy to those who may have forgotten about the event.

Trustee Grasso noticed an application fee was stated in the Ordinance. Mr. Stricker responded that there is no fee and the reference to it should be removed.

Trustee Paveza inquired about expenses related to the event and Mr. Uhler responded that the Ordinance stipulates expenses would be borne by the applicant.

Trustee Franzese inquired as about the typical cost of an event. Mr. Stricker responded the event costs are typically in the hundreds.

Motion was made by Trustee Ruzak and seconded by Trustee Grasso to approve the Ordinance amending the Burr Ridge Municipal Code by Adding a New Chapter 10 Entitled “Special Event – Permits” removing the words “application fee and” in 10.04.1 (l) of the Ordinance.

On Roll Call, Vote Was:

AYES: 6 – Trustees Ruzak, Grasso, Manieri, Franzese, Paveza, Bolos

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

THIS IS ORDINANCE NO. 1128

ADOPTION OF RESOLUTION APPROVING THE USE OF CLASS 6B PROPERTY TAX INCENTIVE ABATEMENT FOR PROPERTY LOCATED AT 144 TOWER DRIVE IN THE VILLAGE OF BURR RIDGE

Village Administrator Steve Stricker stated that the owner of the property at 144 Tower Drive, Michael Androvich, has requested Cook County Class 6B Financing as part of a lease negotiation for half of the 81,511 square foot building. He explained that the request was presented to the Economic Development Committee and noted that the Class 6B financing would reduce the taxes on the property.

Mr. Stricker explained the criteria for Class 6B status which requires:

- industrial use;
- either new construction, substantial rehabilitation, or substantial re-occupancy of “abandoned” property;
- eligibility filing with the Office of the Assessor; and
- the municipality where the real estate is located must state by resolution its support of the request.

Mr. Stricker noted that the Economic Development Committee determined the applicant is eligible for the Class 6B financing since the property has been vacant for three years and the Committee is in favor of promoting the development and occupancy of the building.



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Mayor Straub inquired about precedent and in response, Mr. Stricker stated Class 6B status was granted on two occasions in the Village for Dik Drugs. Additionally, he added, a request was previously in process for this property with NuFarm but it was withdrawn.

Trustee Grasso inquired if the Board could deny Class 6B status even if an applicant meets the criteria and Mr. Stricker responded that it could be denied.

Mr. Stricker added that he also contacted the School District with regard to property tax issues and the School Board did not express concerns since the property is currently vacant and with the property leased, they would receive more in tax revenue than they currently are.

Trustee Bolos inquired if the Village would derive sales tax from the business and Mr. Stricker responded that the Village would not but there may be potential in the future depending upon the occupancy of the other half of the space.

Trustee Bolos inquired about the timing of the Request for the Class 6B Property Tax Incentive. William Sandrick, Attorney for the Property Owner, explained that Class 6B Incentive is triggered by re-occupancy and subsequently a Resolution. He explained the filing was initially done without a Resolution or a tenant.

Trustee Bolos inquired about renewal and if the Board would approve renewal. In response, Mr. Stricker stated renewal would be presented to the Board and added that Dik Drugs sought renewal and it was approved by the Board.

Trustee Manieri inquired about the effects of the Property Tax Incentive to neighboring businesses. Mr. Sandrick explained that when occupied, the building will generate more taxes than in the past few years and there would be no impact on the other buildings.

Motion was made by Trustee Ruzak and seconded by Trustee Paveza to adopt the Resolution in support of the applicant's request for Cook County Class 6B financing.

On Roll Call, Vote Was:

AYES: 6 – Trustees Ruzak, Paveza, Grasso, Manieri, Franzese, Bolos

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

THIS IS RESOLUTION NO. R-12-13.

CONSIDERATION OF RECOMMENDATION TO AWARD CONTRACT FOR VILLAGE HALL RE-ROOFING PROJECT

Village Administrator Steve Stricker explained that based upon the Space Needs Committee recommendation, bids were solicited for



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the replacement of the Village Hall roof and the detached garage roof. The budget, he explained, includes \$100,000 for the roof replacements.

Mr. Stricker noted that the bids received exceeded the budgeted amount with the lowest bid from All American Roofing of Lake Zurich at \$121,600. He explained that to remain within the budget, the garage roof was eliminated and the shingle specification was modified from Certainteed material to a shingle manufactured by GAF, since All American Roofing is not certified for Certainteed material. With the changes, Mr. Stricker stated the total cost has been reduced to \$96,400 plus the additional cost for replacement of underlayment at a cost of \$4.50 per square foot. He added that it is anticipated that there will be little need for underlayment replacement.

Trustee Bolos inquired if GAF is of the same quality as Certainteed. In response, Public Works Director Paul May stated that it is of the same quality and that Certainteed was initially selected since it is the same product that is on the Police Facility. He added that the quality is identical and the warranty for the GAF is superior to that of the Certainteed shingle.

Trustee Manieri inquired about the warranty from the company. Mr. May responded that a 20 year warranty is provided on the workmanship and a 40 year warranty on the material.

Trustee Franzese asked if the GAF shingle will match the Police Facility shingles. In response, Mr. May stated he feels it is an excellent match.

Motion was made by Trustee Manieri and seconded by Trustee Ruzak to reject the bids for the re-roofing project and that the Village negotiate a contract directly with All-American Roofing Company, of Lake Zurich, to re-roof the Village Hall, using GAF Timberline Ultra HD shingles in the amount of \$96,400, with the understanding that replacement of any underlayment will be at a cost of \$4.50 per square foot.

On Roll Call, Vote Was:

AYES: 6 – Trustees Manieri, Ruzak, Paveza, Grasso, Franzese, Bolos

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

CONTINUED CONSIDERATION OF REQUEST FROM HINSDALE CENTRAL HIGH SCHOOL HABITAT FOR HUMANITY TO CONDUCT A 5-K RUN/WALK FUNDRAISER ON SEPTEMBER 29, 2013

Village Administrator Steve Stricker stated that notices were sent to those affected by the route for the run/walk. He noted that staff has received no comments from the letters and there was no one in attendance with concerns. As a result, Mr. Stricker recommended that the request be approved contingent upon the requirements outlined in the Special Events Ordinance.



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Motion was made by Trustee Ruzak and seconded by Trustee Grasso to approve the Hinsdale Central High School request to hold a 5K Run/Walk, contingent on following all the requirements of the Special Events Ordinance.

On Roll Call, Vote Was:

AYES: 6 – Trustees Ruzak, Grasso, Paveza, Manieri, Franzese, Bolos

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

CONSIDERATION OF REQUEST FROM GIRL SCOUT TROOP 51660 AT GOWER SCHOOL TO CONDUCT A 5K RUN/WALK FUNDRAISER ON NOVEMBER 2, 2013

Village Administrator Steve Stricker stated the Girl Scout Troop 51660 is planning a 5K run/walk fundraiser on November 2, 2013. The funds raised would be used to repair the cross country track at Gower School. Mr. Stricker invited the Girl Scout representatives to come forward and they explained their plans for the run/walk to the Board.

Mr. Stricker recommended that the item be tabled to allow staff to send notices to the affected residents. He explained that the route would affect Harvester Park, Oak Grove Park, and Chestnut Hills.

Trustee Bolos inquired if the letter notification would impact the timing for the race and Mr. Stricker responded that the race is not until November 2nd allowing ample time.

Trustee Manieri commended the Girl Scouts on their efforts in planning and organizing the event.

Motion was made by Trustee Manieri and seconded by Trustee Franzese to table the request of Girl Scout Troop 51660 to the August 12, 2013 Board Meeting and directed Staff to notify residents along or near the race course of this request and its possible impacts.

On Roll Call, Vote Was:

AYES: 6 – Trustees Manieri, Franzese, Grasso, Ruzak, Paveza, Bolos

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried

CONTINUED DISCUSSION CONCERNING THE POSSIBILITY OF CREATING A MARKETING COMMITTEE TO PROMOTE BURR RIDGE

Mayor Straub stated that the Board has been provided with the proposed Mission Statement for the Burr Ridge Marketing Sub-Committee, which will report to the Economic Development Committee. The Mission Statement, Mayor Straub stated, has been approved by the Economic Development



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Committee and the intent is for the Sub-Committee to complete the final version of the Mission Statement.

Trustee Bolos inquired if any funding is allotted to the Committee and Mayor Straub responded there is not.

In response to Trustee Grasso's inquiry regarding potential Committee members, Village Administrator Steve Stricker responded he has received one application and encourages other applicants.

Mayor Straub discussed the Village Center billboard on Interstate 55 and its lack of visibility. In response, Village Administrator Steve Stricker stated the billboard is promoting the Village Center and under its control and the Village can only make recommendations with regard to changes.

Trustee Manieri clarified that the intent for the Committee is not to promote private business but rather to write articles and perform marketing functions for the promotion of the Village.

Trustee Franzese added that he also agrees the Committee's function would be to promote the Village and its amenities rather than businesses.

Motion was made by Trustee Ruzak to create the Burr Ridge Marketing Sub-Committee of the Economic Development Committee and to direct Mayor Straub to nominate members of this Committee to be approved by the Village Board.

Trustee Bolos inquired if a timeframe should be set for the Committee's duration. In response, Village Administrator Steve Stricker stated the Board can disband the Committee at any time. In addition, Mr. Stricker added the Board would be kept apprised of the Committee's progress via their Meeting Minutes and any funding expenditure requests would come before the Board.

Trustee Manieri seconded Trustee Ruzak's motion.

On Roll Call, Vote Was:

AYES: 6 – Trustees Ruzak, Manieri, Franzese, Grasso, Paveza, Bolos

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried

CONSIDERATION OF RECOMMENDATION TO HIRE HITCHCOCK DESIGN GROUP TO PREPARE STP AND ITEP GRANT APPLICATION Community

Development Director Doug Pollock stated a proposal from Hitchcock Design Group has been provided to the Board for the application preparation on behalf of the Village for the Illinois



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Transportation Enhancement Program (ITEP) Grant. He explained that the funding is for a proposed project for improvements as follows:

- South Frontage Road between 75th Street and Burr Ridge Parkway for curb and gutters, storm sewers, pedestrian level street lights, parkway trees, and a sidewalk;
- Burr Ridge Parkway between County Line Road and the Marriot Hotel for pedestrian lighting, parkway trees, and replacement of the asphalt sidewalk with a concrete sidewalk.

Mr. Pollock noted that the Sidewalk on South Frontage Road is designated as the highest priority on the 2009 Pathway and Sidewalk Plan that has not yet been addressed. He added that the Pathway Commission discussed this at their July 11th Meeting and supports the project provided it is completed without the use of the Pathway Fund.

Mr. Pollock explained that the Burr Ridge Parkway improvements between County Line Road and the Marriot Hotel are part of the Village's Gateway Plan adopted by the Village Board in 2008 and noted that there are portions of the area that are extremely dark at night and would benefit from improved lighting.

Mr. Pollock explained that through an ITEP Grant, the Village could obtain 80% of the funding for the projects and the Village portion would then be 20%. He added a very rough estimate of the total project cost is \$1,000,000 making the Village responsibility approximately \$200,000. Mr. Pollock indicated the cost to prepare the grant application is \$1,000 and the Board can approve the grant application and decide later whether or not to proceed with the project.

Village Administrator Steve Stricker added that the proposal was brought before the Board at this time due to the deadline to apply for the grant, which is August 20th.

Trustee Bolos stated she thought ITEP Grants were available annually and also noticed the August 20th deadline on their website. Mr. Stricker responded that ITEP Grants are not available annually and believes it has been a couple of years since the previous grant.

Trustee Bolos asked if any Grant Applications are prepared in-house. Public Works Director Paul May explained the STP Grants are on an annual cycle and prepared in-house. He added that the ITEP Grants are not on a regular cycle and due to the complexity of the project and application process, it cannot be performed in-house.

Trustee Manieri noted that the Pathway Plan is from 2009 and wondered if the priorities of the Pathway Commission are still the same. He also questioned the relationship between the proposed Hotel project on South Frontage Road and the Pathway project. Mr. Stricker responded that the South Frontage Road improvement project would have been addressed



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regardless of the proposed Hotel project and is an opportunity toward additional funding if the Hotel development is approved.

Trustee Manieri questioned if the Pathway Commission should be consulted to determine if they have other priorities for grant funding. He also added he is concerned about the \$200,000 additional funding.

Trustee Grasso inquired if the opportunity to apply for the grant would be missed if time is taken to consult the Pathway Commission. Mr. Pollock responded that the application opportunity would be missed as the deadline is August 20th. He noted the project was reviewed with the Pathway Commission at their July 11th meeting and they were in full support of it.

Trustee Grasso added that the current consideration is to approve the ITEP Grant application and that if it is later decided not to approve the project, the project could be cancelled. Village Administrator Steve Stricker confirmed that the project could be cancelled if the Board decided later not to proceed even if the funds were approved. He explained that this project lends itself to the criteria for the ITEP Grant.

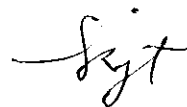
Trustee Manieri stated he attended the Pathway Commission Meeting and was of the impression that the project was discussed in conjunction with the pending Hotel project and wondered if the Pathway Commission would want it to proceed without the Hotel.

Trustee Bolos inquired about the benefit to the residents. Mr. Stricker responded that the Pathway Plan included this development as its current highest priority. He continued to explain that pathways are not only to benefit residents and pointed out that there are three businesses in the vicinity.

Commissioners Marilou McGirr and Pat Liss of the Pathway Commission approached the Board. Commissioner Marilou McGirr stated that at the July 11th Pathway Meeting, there was no mention of a Grant Application and inquired about the funding source. Ms. McGirr also expressed her displeasure with Pathway Fund use for beautification projects.

Mr. Stricker responded stating the Pathway Funds would not be used to fund the Village portion but rather Hotel / Motel Tax Funds would be used. He explained that staff's intent was to apply for the ITEP Grant and if the Grant was approved, it would allow the Village to receive \$1,000,000 in sidewalks and improvements at no cost to the Village.

Mayor Straub asked if the ITEP Grant is approved, would the matter again be presented to the Board for approval. In response, Mr. Stricker confirmed that it would. He also added that even if the Hotel development is approved, that project would only be installing a sidewalk. Mr. Stricker explained that the best way to engineer the area is to widen the road and add curb and gutter installation and without the ITEP Grant, it could not be done.

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Trustee Bolos inquired if there is a better location in the Village that could be used for an ITEP Grant. Public Works Director Paul May explained the ITEP and STP Grants can only be used on Federal Aid Routes and explained the criteria for the application.

Trustee Grasso inquired if the Village would be considered unfavorably if the ITEP Grant was applied for and then later declined due to funding issues. Mr. May responded that such action would not likely result in an unfavorable opinion of the Village.

Mr. Stricker reiterated that the consideration is to address two sidewalk areas and explained that there is concern with regard to the sidewalk on the east side of County Line Road along Burr Ridge Parkway, where it is very dark at night and the need for the replacement of the asphalt pathway.

Trustee Manieri inquired if the ITEP Grant could be applied for addressing more of the area east of County Line Road rather than extending a pathway to 75th Street. Mr. May responded that it could be applied for in that manner if the area is contiguous and in addition, the scope of the project could be reduced after the Grant is awarded.

Trustee Manieri added he is in favor of looking at other pathway options but is not in favor of using debt service or Hotel / Motel Tax funds for beautification.

Mr. Stricker added that if the Board is not in favor of pursuing the ITEP Grant at this time, the consideration could wait for the next ITEP Grant application to allow time for the Pathway Commission to prioritize projects.

Trustee Paveza stated he does not want the ITEP Grant to be applied for if there is uncertainty as to the project moving forward and would like the approval by the Hotel / Motel Committee for the use of the funds.

Village Administrator Steve Stricker stated that it is believed that in four years, when the Grant would become available, the Hotel / Motel funds would also be available. Mr. Stricker added that staff thought the project was a good idea but if the Board is not in favor of it, it can be withdrawn.

Mayor Straub inquired about timing and if it would be possible to table this item to the following Board Meeting to allow for discussion with the Hotel / Motel Marketing Committee. Mr. Stricker responded that there would not be adequate time.

Trustee Bolos suggested applying for the grant and addressing only the east side of County Line Road. In response, Mr. May explained that the Grant could be applied for in that manner but explained that it would not be as strong of an application based upon the ITEP Grant criteria. He continued that by addressing both sides of County Line Road, the project addresses pedestrian



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enhancements, improved drainage, as well as the linking of intermodal access sites and mixed use development. He explained that projects that add value to the regional transportation network are good candidates for the ITEP Grant. Mr. May stated that in his opinion, this project is strong because it ties end to end, the retail corridor with the hotel corridor. He added that without the west side of County Line Road, it would still qualify but not rank as highly

Mr. Stricker inquired if the application could be submitted for the entire project and if the Grant is awarded, then eliminate the west portion of County Line Road. Mr. May responded that he doubts that half of the scope of the project could be removed.

Mayor Straub inquired about business and residential impacts and benefits for the South Frontage Road area. Mr. May responded that impact information would be obtained and noted for the application but is not information that staff currently has available.

Pathway Commissioner Pat Liss stated she wished the project and ITEP Grant would have been discussed more fully at the July 11th Pathway Meeting.

Trustee Manieri stated he would be willing to support the Project provided the funding can be planned for and the Hotel / Motel Tax Fund and debt service should not be used. He also suggested that the Pathway Commission update their priority list.

Trustee Ruzak stated he is in favor of spending \$1,000 to apply for the ITEP Grant in order to receive the benefit of the possible funding.

Trustee Bolos stated that since the expenditure is possibly four years away, a future Board cannot be bound by this Board's decision regarding funding. Village Attorney Scott Uhler responded that the decision can be re-visited and confirmed and that this Board cannot bind a future Board regarding funding.

Mr. May added that the Board must decide if the project provides enough benefit to warrant the expenditure of \$1,000 for the application knowing that there will be a future decision regarding how to fund the Village portion of the project. He added that the decision on the Grant award should be finalized by December.

Trustee Bolos inquired if the scope of the project should be increased to include the replacement of the sidewalk from Burr Ridge Parkway to Ambriance! in the event that the Board decides not to include the area west of County Line Road. Mr. May responded that if that area was included with pedestrian lighting it would not be detrimental to the application.

Trustee Bolos inquired if the contract is for the grant application only and would not bind the Village for the design work. Mr. Stricker responded that the true cost of the project is unknown

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and Hitchcock Design would be responsible for determining the estimates and the design work would take place later following review and approval by the Board.

Mr. May added that staff could be authorized to proceed with the application, and present the estimates to the Board prior to submitting the application.

Trustee Bolos asked if the ITEP Grant is approved, would bids be solicited for the design process. In response, Mr. Stricker stated that Hitchcock Design has been used for projects in the past and they are familiar with the ITEP process but that bids for that work could be solicited. He added that for the August 12th Board meeting, estimates could be provided for the Board to review although the application would not yet be complete.

Motion was made by Trustee Manieri and seconded by Trustee Paveza to award the contract in the amount of \$1,000 plus 115% of consumables to Hitchcock Design Group for the preparation of an ITEP grant application with the provision that upon notification by the agencies of approval, that the Village portion of the project will be funded without debt service; that design estimates will be provided for the August 12th Board meeting; and the project will include the pathway from Burr Ridge Parkway to Ambriance!.

On Roll Call, Vote Was:

AYES: 6 – Trustees Manieri, Paveza, Franzese, Grasso, Ruzak, Bolos

NAYS: 0 – None

ABSENT: 0 – None

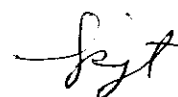
There being six affirmative votes, the motion carried

RECESS 9:26 P.M. TO 9:34 P.M. The Board recessed from 9:26 p.m. to 9:34 p.m.

APPROVAL OF PLAN COMMISSION RECOMMENDATION TO APPROVE SPECIAL USE FOR AN OUTDOOR PLAY AREA FOR A SCHOOL FOR DEVELOPMENTALLY DISABLED PERSONS BOUNDED BY A SIX-FOOT HIGH WOOD PRIVACY FENCE (Z-13-2013: 8320 MADISON STREET – SOARING EAGLE ACADEMY) This agenda item was removed from the Consent Agenda at the request of Trustee Grasso to clarify the fence specifications. The Board confirmed that the fence would be open facing Madison Street with landscaping.

Motion was made by Trustee Manieri and seconded by Trustee Grasso to direct staff to prepare an Ordinance granting special use approval for an outdoor play area for a school for developmentally disabled persons bounded by a six-foot high wood privacy fence (Z-13-2013: 8320 Madison Street – Soaring Eagle Academy).

Trustee Franzese commended Soaring Eagle Academy for the work they perform in the Village. He noted that a grant was provided by UPS, a business outside of the Village, for the fence.



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On Roll Call, Vote Was:

AYES: 6 – Trustees Manieri, Grasso, Paveza, Franzese, Ruzak, Bolos

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried

APPROVAL OF PLAN COMMISSION RECOMMENDATION TO APPROVE AN AMENDMENT TO THE BURR RIDGE ZONING ORDINANCE TO ADD AUTOMOBILE SALES AND SERVICE TO THE LIST OF SPECIAL USES IN THE LIGHT INDUSTRIAL DISTRICT: SPECIAL USE FOR AN AUTOMOBILE SALES AND SERVICE BUSINESS, AND A VARIATION FROM SECTION XLC.8 OF SAID ZONING ORDINANCE TO PERMIT PARKING IN A FRONT BUILDABLE AREA (BETWEEN THE BUILDING AND TOWER DRIVE) Z-14-2013: 101 TOWER DRIVE – GLOBAL LUXURY IMPORTS) This agenda item was removed from the Consent Agenda at the request of Mayor Straub to allow resident comments.

Community Development Director Doug Pollock stated the Plan Commission held a Public Hearing on this matter on July 15, 2013, and unanimously recommended approval of the special use to permit Automobile Sales and Service at the location and a variation to permit parking in a front buildable area. He added that there would be no outdoor storage of vehicles and servicing of vehicles would be limited to vehicles sold at the location.


Trustee Grasso inquired about the condition that no test driving of vehicles in residential areas was permitted. In response, Mr. Pollock confirmed no test driving is permitted and there have been no complaints with regard to test driving at their current location at 161 Tower Drive.

Mr. Pollock noted that a design change was made to the building to remove the rooftop equipment and the remaining materials would be screened, which he added is an improvement to the building to comply with the Zoning Ordinance regarding roof-top screening.

Trustee Bolos asked where the signage for the building is located. Mr. Pollock responded that existing signage located on North Frontage Road would be used and added a wall sign is also allowed on Tower Drive that will be limited in size due to the size of the ground sign.

Mayor Straub referenced the special use at the 161 Tower Drive location that was approved in June of 2011 and inquired if the same conditions would apply at this location. In response, Mr. Pollock explained that those conditions were specific to that location due to its proximity to residential areas.

Trustee Bolos inquired if the Plan Commission considered precedent with regard to other automobile servicing locations in the Village. In response, Mr. Pollock stated that it was



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considered and noted that automobile sales and service are listed as a special use in the GI District. He added there are other similar businesses located in the Village.

Trustee Paveza inquired about the type of used cars that would be sold at the location. In response, Mr. Pollock stated they were described as luxury automobiles. Trustee Paveza stated he would like information with regard to the type and value of the used vehicles.

Christina Brotto, Attorney for the Petitioner, stated the average car sale price is \$98,000 and the market for the business is primarily for luxury automobiles.

Trustee Paveza inquired if all of the automobiles are used cars and in response, Ms. Brotto stated all the automobiles are used. Ms. Brotto explained that in some cases, there are cars of lesser value due to trade-ins and added that they would be willing to set a threshold value for the automobiles that are sold.

Trustee Franzese asked why cars of lesser value are not taken to an auction rather than sell a non-luxury car. Ms. Brotto responded that she was unable to provide details on the sales of all of the vehicles.


Trustee Manieri inquired about the average threshold value of the automobiles that was set in the conditions in 2011. Mayor Straub noted that the wording that is reflected in the minutes state that 90% of the sales in the initial six month period would average \$100,000.

Trustee Manieri inquired if a minimum threshold should be set at a certain value for the automobiles that can be sold. He also indicated that Public Hearing notification should be addressed to a broader area when there is proximity to residential subdivisions as it seems that residents of the Carriageway Subdivision were not aware of the Hearing.

In response to Trustee Manieri, Ms. Brotto explained that a title search was performed for the required 500 foot radius from the property addressing properties in both Cook and DuPage Counties. Trustee Franzese responded that the surrounding Homeowner's Associations should have been notified and staff should consider that for future Public Hearings.

Ms. Brotto showed a rendering of the facility showing that the automobiles that will be visible in the interior are the high-end luxury automobiles. Trustee Franzese added he would not wish to see lower-end used automobiles sitting in the rear lot of the location. Ms. Brotto added that she feels the business has been compliant at the 161 Tower Drive location with only a couple of resident complaints made to the Village.

Trustee Ruzak pointed out that Public Hearing signs were placed at the location of the business serving as notification of the Hearing.

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Trustee Bolos inquired about transports delivering automobiles to the current facility. In response, Ms. Brotto stated that the automobiles are delivered and the new location will be less bothersome since it is not adjacent to a residential area.

Trustee Manieri suggested an average and threshold value for the automobiles that can be sold at the location to avoid the increase in "foot traffic" in the area. Ms. Brotto added that there would not be significant "foot traffic" at the location.

Mayor Straub inquired about the sales volume amount in-state versus out of state. Ms. Brotto responded that she did not have that information but did note that the majority of the current sales are internet due to the restricted hours at the current location but it is anticipated that sales will increase with a larger location having more flexible hours. In response to the question regarding proposed hours, Ms. Brotto did not indicate the specific hours the location would be open.

The Board discussed sales tax revenue with regard to automobile sales at the business. Village Administrator Steve Stricker explained that any sales in Illinois, whether internet or at the showroom, the sales tax revenue will go to the Village.

The Board suggested that Ms. Brotto obtain a sales threshold value from her client and she agreed to contact her client while residents were speaking during the meeting.

Mary Bradley, 121 Surrey Lane, stated she was of the opinion that the business was intended to be a closed automobile lot and is also concerned about the additional traffic it may generate. She feels there is a road problem that has not been addressed.

The Board discussed the traffic problem in the area with regard to motorists ignoring the stop sign. Village Administrator Steve Stricker added that a meeting was held with Cook County Board President Toni Preckwinkle regarding the traffic situation and it is currently under investigation. Mr. Stricker also explained that the area has many businesses and there has always been significant traffic. It was suggested by Trustee Manieri that a squad car be stationed in the area at the end of the business day to monitor the traffic. The Board agreed that the Global Luxury Imports business would not generate significant additional traffic in the area.

Daniel Gierczyk, Carriage Way, expressed concern about traffic and discussed a lane blockage experience he had with a truck containing automobiles for delivery to 161 Tower Drive. Mr. Gierczyk is concerned about other businesses that might want to request special use if this request is granted.

Ms. Brotto discussed and showed renderings of the proposed building improvements and noted that the Village pump house will also be beautified.

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Dolores Cizek, Former Trustee, stated she feels the special use should be denied due to the used car sales and additional service. In response, Ms. Brotto stated the service aspect is limited only to vehicles purchased at their location and would not generate significant traffic.

Trustee Franzese inquired if the existing building at 161 Tower Drive would continue to be used. Ms. Brotto explained that if the use at 101 Tower Drive is approved, the 161 Tower Drive location would no longer be used.

Ms. Brotto requested that the Board direct staff to prepare an Ordinance for approval at the next Board Meeting of August 12, 2013 contingent upon a vehicle sales amount average, threshold amount, and automobile delivery schedule. Ms. Brotto stated she would confer with her client and request his attendance at that Board Meeting relative to these items.

Trustee Bolos inquired if the item could be continued for discussion at the August 12th Board Meeting. Village Administrator Steve Stricker stated that would delay the approval for 5 weeks. The Board discussed their concerns with the specification of vehicle sales amounts and potential traffic increases in the area.

Ms. Brotto suggested that she could try to reach her client tonight. The consensus of the Board was to continue discussion of this item until later in the meeting.

APPROVAL OF RECOMMENDATION TO FILL VACANT PUBLIC WORKS GENERAL UTILITY WORKER II POSITION WITH A GENERAL UTILITY WORKER I This agenda item was removed from the Consent Agenda at the request of Trustee Grasso who inquired if the hiring was a necessity. Public Works Director Paul May explained the hiring is a replacement due to a promotion in the Operations Division and explained the hiring and replacement strategy employed in the Public Works Department.

Trustee Grasso inquired if it was more cost effective to outsource some functions rather than hire permanent employees given the associated costs. Trustee Paveza explained that previously, a review was conducted of expenditures and it was determined that hiring was more cost effective than contracting.

Motion was made by Trustee Bolos and seconded by Trustee Ruzak to approve the request to solicit candidates for a replacement for John Wernimont's position of General Utility Worker II with a General Utility Worker I at this time and to promote one General Utility Worker I to General Utility Worker II in FY 14 – 15.

On Roll Call, Vote Was:

AYES: 6 – Trustees Bolos, Ruzak, Manieri, Grasso, Paveza, Franzese
NAYS: 0 – None
ABSENT: 0 – None



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There being six affirmative votes, the motion carried

APPROVAL OF RECOMMENDATION TO AUTHORIZE PURCHASE OF DPW-WATER REPLACEMENT VEHICLE UNIT #21 (FORD F350)

This agenda item was removed from the Consent Agenda at the request of Trustee Grasso who inquired if the truck is repairable rather than replacing it. In response, Public Works Director Paul May stated the vehicle is currently worth approximately \$9,000 and the repairs required for the vehicle are \$9,000 and it is more cost effective to replace than repair.

Trustee Grasso also inquired if the vehicles can be purchased used. Mr. May explained it is not wise to purchase construction vehicles used as they undergo excessive use and explained the procedure the Village uses for purchasing vehicles.

Motion was made by Trustee Grasso and seconded by Trustee Ruzak to accept the Currie Motors, of Frankfort, quotation in the amount of \$35,963.00 to purchase the replacement vehicle.

On Roll Call, Vote Was:

AYES: 6 – Trustees Grasso, Ruzak, Manieri, Bolos, Paveza, Franzese

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried

CONTINUED DISCUSSION OF PLAN COMMISSION RECOMMENDATION TO APPROVE AN AMENDMENT TO THE BURR RIDGE ZONING ORDINANCE TO ADD AUTOMOBILE SALES AND SERVICE TO THE LIST OF SPECIAL USES IN THE LI LIGHT INDUSTRIAL DISTRICT: SPECIAL USE FOR AN AUTOMOBILE SALES AND SERVICE BUSINESS, AND A VARIATION FROM SECTION XI.C.8 OF SAID ZONING ORDINANCE TO PERMIT PARKING IN A FRONT BUILDABLE AREA (BETWEEN THE BUILDING AND TOWER DRIVE) Z-14-2013: 101 TOWER DRIVE – GLOBAL LUXURY IMPORTS)

Ms. Brotto stated that she was unable to reach her client.

Motion was made by Trustee Ruzak and seconded by Trustee Grasso to direct staff to prepare and Ordinance amending the Burr Ridge Zoning Ordinance to add automobile sales and service to the list of special uses in the LI Light Industrial District; special use for an automobile sales and service business, and a variation from Section XI.C.8 of said Zoning Ordinance to permit parking in a front buildable area (between the building and Tower Drive) (Z-14-2013: 101 Tower Drive – Global Luxury Imports).

Daniel Gierczyk, Carriage Way, feels that the lack of a logo in the dealership will promote curiosity and thus additional traffic since it will not be apparent what types of automobiles are being sold at the location.



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Trustee Paveza stated he feels the special use and variation can be granted provided a threshold or average sales amount can be designated. Trustee Manieri added he agrees with Trustee Paveza.

Trustee Ruzak asked what the current average is designated at and Ms. Brotto responded it is currently established at 90% of the vehicles must be sold at \$100,000. When asked if the current average could be designated for this location, Ms. Brotto replied she would like to confer with her client.

Motion and second were withdrawn.

The Board discussed making a modified motion to direct staff to prepare the Ordinance contingent upon a threshold amount, average amount and delivery time to be determined and voted on at the August 12th Board Meeting and suggested that the current average of 90% of the vehicles must be sold at \$100,000 be retained.

Motion was made by Trustee Ruzak and seconded by Trustee Grasso to direct staff to prepare and Ordinance amending the Burr Ridge Zoning Ordinance to add automobile sales and service to the list of special uses in the LI Light Industrial District; special use for an automobile sales and service business, and a variation from Section ZI.C.8 of said Zoning Ordinance to permit parking in a front buildable area (between the building and Tower Drive) (Z-14-2013: 101 Tower Drive – Global Luxury Imports) with the sales threshold amount, sales average amount, and vehicle delivery time designation to be determined and added to the Ordinance at the Board Meeting.

On Roll Call, Vote Was:

AYES: 6 – Trustees Ruzak, Grasso, Manieri, Paveza, Franzese, Bolos

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

OTHER CONSIDERATIONS Mayor Straub stated that he received a letter from IDOT indicating the I-55 Bridge Enhancement project will proceed for bidding in September for construction in the following year.

AUDIENCE There were none at this time

REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS There were none at this time

ADJOURNMENT Motion was made by Trustee Paveza and seconded by Trustee Bolos that the Regular Meeting of July 22, 2013 be adjourned.



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On Roll Call, Vote Was:

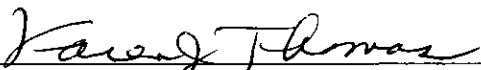
AYES: 6 – Trustees Paveza, Bolos, Ruzak, Manieri, Franzese, Grasso

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried and the meeting was adjourned at 11:06 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.



Karen J. Thomas
Village Clerk
Burr Ridge, Illinois

APPROVED BY the President and Board of Trustees this 12th day
August, 2013.



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

July 22, 2013
7:00 p.m.

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
– Dylan Sengpiel, Pleasantdale Elementary School
2. **ROLL CALL**

7:00 p.m.
**Police Department Promotion Recognition
Patrol Officer Michael Firnsin Promotion to Corporal**

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 July 8, 2013
- *B. Receive and File Draft Events Planning Committee Meeting of May 9, 2013
- *C. Receive and File Draft Pathway Commission Meeting of July 11, 2013
- *D. Receive and File Draft Space Needs Committee Meeting of July 15, 2013
- *E. Receive and File Draft Plan Commission Meeting of July 15, 2013
- *F. Receive and File Draft Economic Development Committee Meeting of July 16, 2013

6. **ORDINANCES**

- A. Consideration of Approval of An Ordinance Amending the Burr Ridge Municipal Code by Adding a New Chapter 10 Entitled “Special Event – Permits”

7. **RESOLUTIONS**

- A. Consideration of Adoption of Resolution Approving the Use of Class 6B Property Tax Incentive Abatement for Property Located at 144 Tower Drive in the Village Of Burr Ridge

EXHIBIT A

- *B. Adoption of Resolution of Appreciation Recognizing Retirement after 25 Years of Service to the Village of Burr Ridge – Joseph Farrar

8. CONSIDERATIONS

- A. Consideration of Recommendation to Award Contract for Village Hall Re-Roofing Project
- B. Continued Consideration of Request from Hinsdale Central High School Habitat for Humanity to Conduct a 5-K Run/Walk Fundraiser on September 29, 2013
- C. Consideration of Request from Girl Scout Troop 51660 at Gower School to Conduct a 5K Run/Walk Fundraiser on November 2, 2013
- D. Continued Discussion Concerning the Possibility of Creating a Marketing Committee to Promote Burr Ridge
- E. Consideration of Recommendation to Hire Hitchcock Design Group to Prepare STP and ITEP Grant Application
- *F. Approval of Plan Commission Recommendation to Approve Special Use for an Outdoor Play Area for a School for Developmentally Disabled Persons Bounded by a Six-Foot High Wood Privacy Fence (Z-13-2013: 8320 Madison Street – Soaring Eagle Academy)
- *G. Approval of Plan Commission Recommendation to Approve an Amendment to the Burr Ridge Zoning Ordinance to Add Automobile Sales and Service to the List of Special Uses in the LI Light Industrial District: Special Use for an Automobile Sales and Service Business, and a Variation from Section XI.C.8 of said Zoning Ordinance to Permit Parking in a Front Buildable Area (Between the Building and Tower Drive) (Z-14-2013: 101 Tower Drive – Global Luxury Imports)
- *H. Approval of Recommendation to Fill Vacant Public Works General Utility Worker II Position with a General Utility Worker I
- *I. Approval of Recommendation to Authorize Purchase of DPW-Water Replacement Vehicle Unit #21 (Ford F350)
- *J. Approval of Request for FMLA Leave of Absence – Ronald Nowak
- *K. Approval of Vendor List in the amount of \$438,183.00 for all funds, plus \$259,476.09 for payroll, for a grand total of \$697,659.09, which includes no special expenditures
- L. 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. ADJOURNMENT