

**REGULAR MEETING**

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

**July 14, 2014**

**CALL TO ORDER** The Regular Meeting of the Mayor and Board of Trustees of July 14, 2014 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 recited by the Board.

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

**AUDIENCE** Dolores Cizek, 701 6<sup>th</sup> Avenue, LaGrange, discussed the water meter discrepancies and suggested a statute of limitation of five years for discrepancy payments. Ms. Cizek discussed the expenditures for the Summer Concerts and the lack of sponsors suggesting that concerts should not be booked until sponsors are obtained.

Village Administrator Steve Stricker responded to Ms. Cizek and explained that the concerts are funded by the Hotel / Motel Tax Fund and as a result, they will generate more revenue than is being spent.

Trustee Grasso added that bands must be booked in September or October in order to reserve the desired dates. She explained that sponsorship is ongoing and always available.

John Bittner, 2 Hidden Lake Drive, discussed the Water Consumer Confidence Report mailed to the residents' homes and questioned why it did not contain information regarding the meter discrepancies. Village Administrator Stricker explained the Consumer Confidence Report is a legal document that the Village is required to provide and has no connection to the water meters. Mr. Bittner expressed concern about the lack of communication to residents regarding the meter problem. Village Administrator Stricker explained that a separate notification is being mailed to residents on that matter.

Mark Tomá, 7515 Drew, discussed a variation presented at the July 7<sup>th</sup> Plan Commission Meeting for outdoor display of construction equipment and parking. He expressed his disappointment when the discussion involved tax revenue. He stated it is his understanding that the Plan Commission considers variations based upon the master plan and not to consider them based upon potential tax revenue generation.

Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

**CONSENT AGENDA – OMNIBUS VOTE**

After reading the Consent Agenda by Mayor Straub, motion was made by Trustee Paveza and seconded by Trustee Ruzak 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: 6 – Trustees Paveza, Ruzak, Grasso, Bolos, Franzese, Manieri

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

**APPROVAL OF REGULAR BOARD MEETING OF JUNE 9, 2014** were approved for publication under the Consent Agenda by Omnibus Vote.

**APPROVAL OF REGULAR BOARD MEETING OF JUNE 23, 2014** were approved for publication under the Consent Agenda by Omnibus Vote.

**RECEIVE AND FILE (DRAFT) PLAN COMMISSION MEETING OF JULY 7, 2014** were noted as received and filed under the Consent Agenda by Omnibus Vote.

**APPROVAL OF PLAN COMMISSION RECOMMENDATION TO APPROVE A SIGN VARIATION (S-04-2014: 15W150 SOUTH FRONTAGE ROAD AND 15W211 75<sup>TH</sup> STREET – ANTHEM MEMORY CARE** The Board, under the Consent Agenda by Omnibus Vote, directed staff to prepare an Ordinance approving the variation.

**APPROVAL OF RECOMMENDATION TO PURCHASE WATER DEPARTMENT WATER MAIN BREAK DEPLOYMENT TRAILER** The Board, under the Consent Agenda by Omnibus Vote, awarded a contract to R.A. Adams Enterprises, of McHenry, for the purchase of a water main break deployment trailer in the amount of \$6,960.

**RECEIVE AND FILE LETTER OF INTENT TO RETIRE FROM POLICE DEPARTMENT DATA CLERK BARBARA GERALDI** The Board, under the Consent Agenda by Omnibus Vote, received and filed Barbara Gerald's letter of intent to retire.

**APPROVAL OF EMPLOYMENT TRAINING AGREEMENT FOR PATROL OFFICER JENNIFER KEIL** The Board, under the Consent Agenda by Omnibus Vote, approved the Agreement for Patrol Officer Jennifer Keil and that the Mayor be directed to sign the Agreement.

**APPROVAL OF EMPLOYMENT TRAINING AGREEMENT FOR PATROL OFFICER MATTHEW OVERTON** The Board, under the Consent Agenda by Omnibus Vote, approved the Agreement for Patrol Officer Matthew Overton and that the Mayor be directed to sign the Agreement.



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

**APPROVAL OF RECOMMENDATION TO REAPPOINT JOHN NAVICKAS TO THE BOARD OF FIRE AND POLICE COMMISSIONERS FOR A THREE YEAR TERM EXPIRING APRIL 30, 2017**

The Board, under the Consent Agenda by Omnibus Vote, accepted Mayor Straub's recommendation to reappoint John Navickas to the Board of Fire and Police Commissioners for a three year term expiring April 30, 2017.

**APPROVAL OF THE VENDOR LIST IN THE AMOUNT OF \$572,611.01 FOR ALL FUNDS, PLUS \$457,238.39 FOR PAYROLL, FOR A GRAND TOTAL OF \$1,029,849.40 WHICH INCLUDES SPECIAL EXPENDITURES OF \$51,900.00 TO WEST SIDE TRACTOR SALES FOR A 2014 JOHN DEERE 332E SKID STEER BOBCAT FOR PW (BUDGET ITEM-50% EQUIPMENT REPLACEMENT FUND AND 50% WATER FUND) AND \$36,405.00 TO AUTOMATIC CONTROL SERVICE FOR SCADA SYSTEM UPGRADES**

The Board, under the Consent Agenda by Omnibus Vote, approved the Vendor List for the period ending July 14, 2014 in the amount of \$572,611.01 and payroll in the amount of \$457,238.39 for the periods ending June 21, 2014 and July 5, 2014.

**CONSIDERATION OF ORDINANCE ANNEXING CERTAIN REAL ESTATE (10S231 AND 10S265 VINE STREET – PIZZUTO AND KRELINA)**

Community Development Director Doug Pollock explained that the Board entered into an Annexation Agreement with the property owners at 10S231 and 10S265 Vine Street with the agreement to annex the properties and zone them to the R-2B Districts. He stated that this Ordinance will approve the annexation and the next Ordinance will approve the rezoning to the R-2B District.

Trustee Bolos stated that she has no objection to the annexation of these properties but discussed her concern regarding the potential forced annexation of properties that are adjacent to these properties. She indicated it would have been her preference to hold discussions with all affected property owners prior to proceeding with this annexation.

Motion was made by Trustee Ruzak and seconded by Trustee Grasso to approve the Ordinance Annexing Certain Real Estate (10S231 and 10S265 Vine Street – Pizzuto and Krelina).

On Roll Call, Vote Was:

AYES: 5 – Trustees Ruzak, Grasso, Paveza, Franzese, Manieri

NAYS: 1 – Trustee Bolos

ABSENT: 0 – None

There being five affirmative votes, the motion carried.

**THIS IS ORDINANCE NO. 1139**

**CONSIDERATION OF ORDINANCE REZONING PROPERTY UPON ANNEXATION FROM THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO THE R-2B SINGLE FAMILY RESIDENTIAL DISTRICT PURSUANT TO THE VILLAGE OF BURR RIGE ZONING ORDINANCE (Z-05-2014: 10S231 AND 10S265 VINE STREET – PIZZUTO AND KRELINA)**

Mayor Straub asked for a motion.



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

Motion was made by Trustee Ruzak and seconded by Trustee Grasso to approve the Ordinance rezoning property upon annexation from the R-1 Single Family Residential District to the R-2B Single Family Residential District pursuant to the Village of Burr Ridge Zoning Ordinance (Z-05-2014: 10S231 and 10S265 Vine Street – Pizzuto and Krelina).

On Roll Call, Vote Was:

AYES: 5 – Trustees Ruzak, Grasso, Paveza, Franzese, Manieri

NAYS: 1 – Trustee Bolos

ABSENT: 0 – None

There being five affirmative votes, the motion carried.

**THIS IS ORDINANCE NO. A-834-07-14**

**CONSIDERATION OF RESOLUTION APPROVING GRANT OF PUBLIC UTILITY AND DRAINAGE EASEMENT (15W460 NORTH FRONTAGE ROAD – SAIA WATER MAIN EXTENSION)**

Community Development Director Doug Pollock stated there are two Resolutions for the SAIA property at 15W460 North Frontage Road. He explained that SAIA would like to connect to Village water and to do so they must extend the public water main and construct a private water line to service their property. Mr. Pollock explained SAIA must grant an easement for the Village to maintain the public water main. In addition he added they must also enter into an Agreement that SAIA and the Property Owner agree to construct the public water main, post a letter of credit to guarantee proper completion of the water main, and maintain it for one year following completion.

Mr. Pollock noted that in the second Resolution, the owner is required to remove the water tower and all existing water well facilities. He stated that SAIA has agreed to this condition but the property owner has not confirmed agreement with this condition. Mr. Pollock also added that the Engineering Plans for the construction of the water main have been reviewed by Village Engineer, Paul May, and they are in compliance with all Codes and Regulations.

Trustee Bolos inquired if the water tower would be removed prior to beginning construction on the water main. Mr. Pollock responded the tasks could occur simultaneously and if the water tower is not removed, the letter of credit funds would allow the Village to complete the removal.

Village Administrator Stricker explained that the tenant, SAIA, would like to remove the water tower and is providing the funding for it but the owner of the property is not in favor of the removal. Mr. Pollock stated that the owner is required to sign the agreements which would indicate approval before the project can proceed.

In response to Trustee Franzese, Mr. Pollock confirmed that the water tower is currently in use and therefore could not be removed until the water lines are constructed.



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

Motion was made by Trustee Paveza and seconded by Trustee Franzese to adopt the Resolution Approving Grant of Public Utility and Drainage Easement (15W460 North Frontage Road – SAIA Water Main Extension).

On Roll Call, Vote Was:

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

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

**THIS IS RESOLUTION NO R-13-14**

**CONSIDERATION OF RESOLUTION APPROVING AN IMPROVEMENT COMPLETION AGREEMENT FOR THE EXTENSION OF A PUBLIC WATER MAIN (15W460 NORTH FRONTAGE ROAD – SAIA AND LONDON PROPERTY LLC)**

Motion was made by Trustee Grasso and seconded by Trustee Ruzak to adopt the Resolution Approving an Improvement Completion Agreement for the Extension of a Public Water Main (15W460 North Frontage Road – SAIA and London Property LLC).

On Roll Call, Vote Was:

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

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

**THIS IS RESOLUTION NO R-14-14**

**CONSIDERATION OF PLAN COMMISSION RECOMMENDATION TO APPROVE A TEXT AMENDMENT AND SPECIAL USE FOR SENIOR HOUSING IN THE O-2 DISTRICT AND TO APPROVE VARIATIONS TO PERMIT FRONT YARD PARKING AND TO WAIVE THE REQUIRED LOADING DOCK (Z-06-2014: 15W150 SOUTH FRONTAGE ROAD AND 15W211 75<sup>TH</sup> STREET – ANTHEM MEMORY CARE**

Community Development Director Doug Pollock stated the Plan Commission recommends approval of a request by Anthem Memory Care for an amendment to the Zoning Ordinance to modify the current listing for Senior Housing; for a special use to permit senior housing with assisted living; and variations from the Zoning Ordinance to permit parking between the building and the front lot line and to permit a 48,200 square foot building without the required loading berth.

Mr. Pollock explained that the proposed building is a one-story building and will include 18 parking spaces in front and 21 on the side, which is in compliance with the parking requirement. He added the building is also in compliance with the required Stormwater detention regulations.

Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

Mr. Pollock concluded that the Plan Commission is in favor of modifying the Zoning Ordinance for the listing for Senior Housing to make it more flexible and allow this use as they feel it is an appropriate use for this property. He continued that the parking in the front is minimal and necessary for this use. Mr. Pollock also noted that a full loading berth is not necessary since deliveries are made by smaller trucks and will use a 42 inch wide person door.

In response to Trustee Manieri, Commissioner Grela confirmed that the Civil Engineer present at the Plan Commission Meeting stated that he would look into the possibility of capturing 100% of the run-off into the detention pond and if it is possible, it would be done.

Trustee Manieri inquired if Stormwater could be collected from the south end of the property, placed in the detention pond and moved further down 75<sup>th</sup> Street. In response, Public Works Director Paul May explained drainage strategies for commercial properties. He stated that there is an area on the south property line that contains existing trees and grass and in order to collect that drainage the trees and grass area would have to be removed and re-graded. Mr. May added that it is most important to route the drainage from the disturbed area to the detention pond. He explained the petitioner has been asked to erect a parallel storm sewer from the site to the discharge point at the southwest corner of Frontage Road and 75<sup>th</sup> Street and also extend the pipe to the low spot at 75<sup>th</sup> and Drew providing a parallel relief sewer.

In response to Trustee Manieri, Mr. May added that the stormwater drainage will be significantly reduced on the southeast corner from what it currently is. Mr. May added that the runoff in that particular area is not significant.

In response to Mayor Straub, Mr. May explained the drainage at 75<sup>th</sup> and Drew adding the additional sewer will provide a relief sewer and additional capacity reducing the frequency and significance of ponding.

In response to Trustee Grasso, Mr. May stated the pipe is 12 inches and it will provide 2 cubic feet per second which is significant drainage and acceptable.

Trustee Ruzak inquired about the air conditioning units for the building. In response, Steve Miller of Anthem Memory Care in Colorado stated that the units are flush with the building and there will be landscaping around the building. Mr. Miller explained that the exterior of the building is brick.

In response to Trustee Franzese, Mr. Miller explained there will be a total of 44 employees with 12 to 14 on site at the busiest time and 8 employees on the overnight shift. He also added that a Registered Nurse and Licensed Practical Nurse will also be on staff during the day shift.

Tom Koukol, 122.75<sup>th</sup> Street, stated that at the Plan Commission Meeting, the drainage pipe was indicated to be 18 inches and at this meeting, Mr. May quoted it at 12 inches. Mr. Miller



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

responded that the initial specification was for 18 inches but it was later determined that 12 inches would be sufficient.

Trustee Grasso inquired if a nurse would be present on the night shift. Mr. Miller responded they would not and if an emergency arises, an ambulance would be called.

Mark Toma, 7515 Drew, expressed concern about water and the 12 inch drain pipe and its maintenance. Mr. May responded that based on the calculations, a 12 inch pipe is sufficient capacity. He also explained that the Village would be responsible for the maintenance of the pipe and explained the maintenance procedures.

Mayor Straub asked Commissioner Grela to discuss the Stormwater drainage for the Board and Residents.

Commissioner Grela stated that the Plan Commission was pleased with the integration of the building with the residential neighborhood as well as the time the petitioner spent working with staff. He noted that the traffic flow to the facility will not affect the area residents due to entry and exit limited to South Frontage Road. Commissioner Grela added that the concerns the Plan Commission had with regard to Stormwater Drainage were addressed by the Village Engineering staff.

John Szynal, 7819 Drew Avenue, inquired where the water that is being pushed west will collect. Mr. Szynal expressed his concern with regard to the regular flooding at 79<sup>th</sup> and Drew. In response, Mr. May explained that the area of 79<sup>th</sup> and Drew is a Regulatory Flood Plain and part of a larger system that flows through several areas and eventually to Flagg Creek. He stated that the area is part of a large watershed that goes through Clarendon Hills and flows to this area. Mr. May added that the stormwater will go to that area as it currently does noting that the size of the pipe is important as it will cause relief and the related timing will compliment drainage from the other areas.

Mayor Straub inquired if the stormwater levels at 79<sup>th</sup> and Drew will increase as a result of the development. Mr. May responded by stating there will be a reduction in flow due to the development and the relief pipe that will convey the water. He explained that depending upon the dynamics of the storm, the development will decrease the water and in other situations where it may be increased. Mr. May concluded that the goal of stormwater engineering is to achieve a net positive effect.

In response to Trustee Grasso, Mr. May explained that the restrictor valve cannot be manipulated and is sized based upon a model in accordance with DuPage County and Village Code. He stated that since most of Burr Ridge development occurred following the beginning of stormwater storage, the flooding issues that older communities experience do not occur in the Village.



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

Trustee Manieri expressed concern with the flooding effects on the residents downstream of the new development and the areas of Hamilton and 79<sup>th</sup> and Drew and 79<sup>th</sup> with regard to a long term fix. He added the Stormwater Committee should look at a long term fix.

In response to Trustee Franzese, Mr. May confirmed that with the development, the stormwater drainage would flow at a controlled rate reducing the impact downstream.

Trustee Ruzak commented about the regular flooding at 79<sup>th</sup> and Drew which collects in the area about four to eight hours after a storm and appears to come from every direction. Trustee Ruzak added he has some suggestions for Mr. May on improvements to the area.

In response to Mayor Straub, Mr. May explained that the disturbed area is 3.7 acres and the square footage of the pervious area is part of the calculation to meet DuPage County requirements for stormwater storage. He added that this development will not require state approval since the flow of water goes to 75<sup>th</sup> Street.

Trustee Ruzak inquired about the asphalt drive around the building and the use of brick pavers that would absorb the water. Mr. May explained that the pervious pavers could be used but they are costly, difficult to walk on, and are not required by the Village.

Dolores Cizek, 701 6<sup>th</sup> Avenue, LaGrange, expressed concern regarding property values of residents who are adjacent to the facility.

Motion was made by Trustee Manieri and seconded by Trustee Grasso direct staff to prepare Ordinances approving a Text Amendment and Special Use for Senior Housing in the O-2 District and to approve Variations to permit front yard parking and to waive the required loading dock (Z-06-2014; 15W150 South Frontage Road and 15W211 75<sup>th</sup> Street – Anthem Memory Care).

Trustee Franzese thanked Public Works Director Paul May for his presentation on stormwater management. He also thanked the residents who attended previous meetings regarding the proposed hotel development and the recent meeting for the Anthem Memory Care development. He added he feels Anthem Memory Care is better suited to the area and will enhance the community.

On Roll Call, Vote Was:

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

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

**CONSIDERATION OF PLAN COMMISSION RECOMMENDATION TO APPROVE A  
SPECIAL USE TO PERMIT RETAIL SALES OF NEW CONSTRUCTION**





Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

**EQUIPMENT; TO DENY A TEXT AMENDMENT AND SPECIAL USE FOR OUTDOOR DISPLAY; AND TO DENY A VARIATION TO PERMIT PARKING IN FRONT OF THE BUILDING (Z-07-2014: 60 SHORE DRIVE – FORKLIFT EXCHANGE)**

Community Development Director Doug Pollock stated the Plan Commission recommended approval of the request by Forklift Exchange for a special use to permit sales of new construction equipment and denial of requests for a text amendment and special use to permit the outside display of product in a front yard and to permit parking between the building and a street.

Mr. Pollock explained that the Plan Commission was concerned with the outside display and the precedent it may set. He added that the petitioner met with staff following the Plan Commission meeting and submitted a revised site plan and building elevations. Mr. Pollock noted that the petitioner intends to construct a bay window for the equipment display and has reduced the front yard parking. Mr. Pollock confirmed support for the changes with Chairman Trzupke and other members of the Plan Commission.

Trustee Franzese inquired about the surface of the parking lot and Mr. Pollock confirmed with the petitioner that they intend to use conventional paving or permeable pavers. Trustee Franzese suggested permeable pavers may not be appropriate for this use and Mr. Pollock explained that the proposed pavers are appropriate for the area.

Trustee Franzese stated he appreciates the building improvements to date, the petitioner's willingness to bring his business to the Village and the willingness to work with staff to develop a new plan that meets with both parties' approval.

Trustee Grasso also commended staff and the petitioner on the prompt revisions to the project.

Trustee Manieri thanked the Plan Commission for their efforts in the review of the project and also the petitioner for their willingness to work with staff in taking the Plan Commission's recommendations to develop a new plan.

In response to Trustee Bolos, Mr. Pollock stated the bay window protrudes 3 feet from the building and will stop at the roof line. Trustee Bolos also inquired if the entrance is blue as shown on the revised plan. Jim Rundel, Architect for Forklift Exchange representing Design House, confirmed that the door is grey. Trustee Bolos also extended her thanks to those who helped develop the new plan.

In response to Trustee Franzese, Mr. Pollock confirmed that the Ordinance would contain a condition requiring staff review of the landscaping plan.

Trustee Manieri stated he is not in favor of requiring the use of permeable pavers. In response, Commissioner Grela stated in his experience they have not been a problem and indicated that he



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

hoped it would not be a part of the motion. Commissioner Grela expressed his pleasure with the new plan and feels it will be an impressive business development.

Motion was made by Trustee Manieri and seconded by Trustee Franzese to direct staff to prepare Ordinances approving a Special Use for indoor equipment sales and for a variation to permit front yard parking as shown on the revised site plan subject to the conditions listed on the original Staff Report, without the requirement of permeable pavers, and subject to staff review of the landscaping plan.

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.

Trustee Manieri stated that in the motion, he did not make the permeable pavers a condition and they can be used if desired.

**CONSIDERATION OF PLAN COMMISSION RECOMMENDATION TO APPROVE A SIGN VARIATION (S-05-2014: 60 SHORE DRIVE – FORKLIFT EXCHANGE)**

Community Development Director Doug Pollock explained that this property was the subject of a variation which was approved in 2013. He stated that this variation request is for two signs on one property with a total sign area of 160 square feet. Mr. Pollock explained that the Sign Ordinance permits two signs with one on each street frontage and caps the total square footage at 100 square feet. He continued stating the previous variation allows both signs on South Frontage Road and caps the sign area at 160 square feet. Mr. Pollock noted that the previous variation is not transferrable which is why the petitioner must reapply for the variation. He added the Plan Commission recommends approval of the Variation.

Trustee Grasso expressed concern that the location of the signs might confuse Corvette Mike's customers and they may attempt to enter at Forklift Exchange. In response, Trustee Franzese indicated there are directional signs on South Frontage Road and Shore Drive for Corvette Mike's. Mr. Pollock indicated that Corvette Mike's could relocate their sign to the end of the building as part of the variation if they desired to do so.

Trustee Manieri suggested to Mr. Pollock that the Plan Commission give consideration to older commercial buildings in the Village that were built for a single tenant and have now converted to multi-tenants.

Motion was made by Trustee Grasso and seconded by Trustee Ruzak to direct staff to prepare an Ordinance approving a sign variation (S-05-2014; 60 Shore Drive – Forklift Exchange).



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

On Roll Call, Vote Was:

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

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

**DISCUSSION CONCERNING THE POSSIBLE FORCED ANNEXATION OF  
PROPERTY NEAR 89<sup>TH</sup> AND VINE STREETS**

Village Administrator Steve Stricker stated that with the approval of the Ordinance annexing the properties at 89<sup>th</sup> and Vine Street, the Village has the opportunity to force annex 10 more parcels on 89<sup>th</sup> Street and Grant Street which is in keeping with the Village's 2003 Growth Management Plan.

Community Development Director Doug Pollock discussed the Village's Growth Management Plan that was prepared in 2002-2003 which surveyed all unincorporated areas surrounding the Village that were within the Village planning jurisdiction. At that time, he explained, the Board created a policy as to how to incorporate those areas to the Village. He noted that there are costs and benefits to annexing properties into the Village. He stated that for a home with a market value of \$600,000, the increased taxes are approximately \$500 per year which includes property tax, telecommunication tax and other Village taxes. He added that this cost does not include water since it is optional. Mr. Pollock indicated that the benefit to the Village in this case is \$800 per year and the added revenue above the homeowners taxes are the motor fuel tax and income tax received from the State.

Mr. Pollock stated that since 2003, the Village's policy has been to force annex properties within the planning jurisdiction whenever possible. In 2003, the Village also created a 2 year moratorium on annexation fees waiving the \$3,000 capital water impact fees and zoning and annexation fees. He noted that a 2014 Update was prepared with updated maps, annexations, and revenues and the Summary contains a listing of properties that were annexed since 2002.

In response to Trustee Grasso, Mr. Pollock responded that property taxes could be deducted on their income tax. He also discussed other taxes that would be paid to the Village which include cable tax, telecommunication tax, natural gas tax, and electric tax and would range from \$36 to \$90. Village Administrator Stricker noted that some homeowners may already be paying taxes to Burr Ridge on their utility bills as frequently the utility companies are not aware of the boundaries.

John Daugirdas, 15W560 89<sup>th</sup> Street, stated that he and his neighbors are against the annexation. Mr. Daugirdas questions the necessity of a forced annexation and does not see any benefit to it. Mr. Daugirdas does not see the need to do this annexation immediately.

Trustee Grasso pointed out that a benefit to the annexation would prohibit the development of an apartment building on the properties since the Village would have control of the area.



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

Rose Hammer, 15W540 89<sup>th</sup> Street, stated she has attended many Plan Commission meetings and there is a restriction with regard to what can be developed on their properties. She indicated her objection to the forced annexation.

Village Administrator Steve Stricker suggested holding a meeting with the homeowners of the area. In response, Ms. Hammer indicated she would appreciate that. Ms. Hammer is also concerned about Village code and enforcing those rules. She also mentioned a family business a neighbor has and is concerned about the Village allowing the business.

Village Administrator Stricker stated that if the business is allowed in the County then it would be allowed in the Village. He added that these are items that could be discussed in an informal meeting with the homeowners. Mr. Stricker also explained there are other properties near this area that the Village would also like to annex.

Trustee Bolos stated the homeowners do not wish to be annexed and we should not force annex them. She questions how beneficial a meeting will be. Village Administrator Stricker responded that a discussion would help answer their questions. He added that the taxes and fees should not be the objection to the forced annexation. Mr. Stricker explained that without other forced annexations, Burr Ridge would not be what it is today and emphasized that times do change. He added that a forced annexation is in the best interest of both the homeowners in the area and the rest of the Village.

Trustee Ruzak suggested holding the informal meeting with the homeowners to discuss their concerns and make a decision regarding the forced annexation at a later date.

Ken Payne, 15W630 89<sup>th</sup> Street, stated that he has lived in the area for 55 years, and is happy with the current situation. He stated that recently, there was an auto accident in front of his home and the DuPage County Sheriff arrived in 12 minutes. Mr. Payne also added that he has a home business and wants to ensure it will be permitted. Village Administrator Stricker responded that if the business is allowed in the County, then it will be allowed in the Village.

Mayor Straub suggested that the homeowner concerns be documented to enable the Village to address those concerns in an informal meeting.

Richard Rediehs, 15W620 89<sup>th</sup> Street, explained that any plans have to be reviewed by both DuPage County and Burr Ridge so in a sense, Burr Ridge already has some level of control of the area. Mr. Rediehs does not see any benefit to the forced annexation other than possible street improvements which won't be supported by the Village. Mr. Rediehs inquired if there were any other properties that were not annexed even though they were eligible to be.



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

Mr. Stricker discussed an area in Babson Park that was not annexed because the Village is waiting for the County to resurface the roads, which is scheduled to be done soon. Mr. Stricker discussed other parcels that the Village is considering as part of the Plan.

Mr. Rediehs inquired about improvements to the Vine Street properties that were required prior to their annexation. In response, Mr. Stricker indicated the Vine Street properties requested annexation because they want Village water, which requires the annexation.

Mr. Rediehs inquired if the creek that runs in the Vine Street area required improvement prior to annexation. In response, Mr. Pollock stated creek bed improvements were not a requirement of the annexation.

Dolores Cizek, 701 6<sup>th</sup> Avenue, LaGrange, stated that the properties cannot be annexed because they are not completely surrounded by the municipality. In response, Village Administrator Stricker stated it is and demonstrated so for Ms. Cizek. Ms. Cizek called the Village actions a "land grab".

Mayor Straub stated there will not be a vote at this meeting regarding the forced annexation and the only action would be to further discuss or continue the item.

Carolyn Grela, 8045 Creekwood, inquired if there are services the residents are receiving from the Village that are not being paid for. Village Administrator Stricker explained that the residents are using streets that the Village plows and maintains; they have an excellent water system available; the surrounding area has been zoned by the Village; the area streets are safe due to the excellent police protection.

Trustee Bolos inquired if an agreement could be created to avoid annexation for a period of years. Mr. Pollock stated that the benefit to holding a meeting with the property owners would allow the Village to enter into Annexation Agreements with them whereby certain items could be written contractually into the Agreements.

Village Administrator Stricker stated that the Board could not pass a motion stating this area will not be annexed as it would prevent future Board actions.

In response to Trustee Franzese, Village Administrator Stricker confirmed that Madison Street, 91<sup>st</sup> Street, and 87<sup>th</sup> Street are all plowed by the Village. Trustee Franzese inquired if Burr Ridge Police have ever responded to calls in the area. In response, Deputy Police Chief Marc Loftus indicated they have. Village Administrator Stricker responded to Trustee Franzese noting that Police Chief Madden has documented the cases and there have been very few of them.



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

Trustee Franzese inquired if the Burr Ridge Police have ever provided back-up for the DuPage County Sheriff. In response, Deputy Police Chief Loftus stated that if the Burr Ridge Officers are busy on another call, they may request back-up. Village Administrator Stricker explained that there are other unincorporated areas in which the Burr Ridge Police respond due to the mutual aid agreement.

Deputy Chief Marc Loftus stated that as part of the normal patrol process, the Burr Ridge Police Department is always in the area and are called in as first responder in some cases.

Village Administrator Stricker suggested that the next step be to hold an informal meeting to discuss concerns and he requested that questions be sent to him.

**OTHER CONSIDERATIONS** Trustee Grasso discussed the recycling event sponsored by State Senator Christine Radogno and State Representative Jim Durkin that will be held on July 19<sup>th</sup> from 9 am to 12 pm at Burr Ridge Middle School.

Trustee Grasso inquired if a quarterly or semi-annual meeting could be held in regard to the budget.

Trustee Franzese discussed the traffic situation on the I-55 bridge where drivers are turning left to head northbound on I-55 when exiting southbound from I-55. He also added many of the pylons separating the lanes have been broken off. Public Works Director Paul May responded that the concern is shared by staff and the Police Department has had enforcement situations in the area. He added a no left turn sign has been requested as well as a request to replace the broken pylons.

Village Administrator Stricker stated that toward the end of July, work will begin on the other side of the bridge which will change the configuration. He explained that the bridge work is not a Village project and it is difficult to obtain cooperation with the issues.

**AUDIENCE** Dolores Cizek, 701 6th Avenue, LaGrange, discussed lightning strikes in the past few weeks, and feels that lightning rods should be discussed and encouraged by the Board. Ms. Cizek inquired what the SCADA System is and Village Administrator Stricker explained it controls the water system.

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

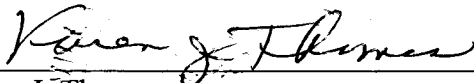
**ADJOURNMENT** Motion was made by Trustee Ruzak and seconded by Trustee Bolos that the Regular Meeting of July 14, 2014 be adjourned.

On voice vote the motion carried and the meeting was adjourned at 9:41 P.M.



Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
July 14, 2014

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 28<sup>th</sup> day of July,  
2014.



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

**July 14, 2014  
7:00 p.m.**

**1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

– We were unable to schedule a student for this meeting.

**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 Board Meeting of June 9, 2014

\*B. Approval of Regular Board Meeting of June 23, 2014

\*C. Receive and File Draft Plan Commission Meeting of July 7, 2014

**6. ORDINANCES**

A. Consideration of Ordinance Annexing Certain Real Estate (10S231 and 10S265 Vine Street – Pizzuto and Krelina)

B. Consideration of Ordinance Rezoning Property upon Annexation from the R-1 Single Family Residential District to the R-2B Single Family Residential District Pursuant to the Village of Burr Ridge Zoning Ordinance (Z-05-2014: 10S231 and 10S265 Vine Street – Pizzuto and Krelina)

**7. RESOLUTIONS**

A. Consideration of Resolution Approving Grant of Public Utility and Drainage Easement (15W460 North Frontage Road – SAIA Water Main Extension)

B. Consideration of Resolution Approving an Improvement Completion Agreement for the Extension of a Public Water Main (15W460 North Frontage Road – SAIA and London Property LLC)

**8. CONSIDERATIONS**

A. Consideration of Plan Commission Recommendation to Approve a Text Amendment and Special Use for Senior Housing in the O-2 District and to Approve Variations to Permit Front Yard Parking and to Waive the Required Loading Dock (Z-06-2014: 15W150 South Frontage Road and 15W211 75th Street – Anthem Memory Care)

**EXHIBIT A**



- B. Consideration of Plan Commission Recommendation to Approve a Special Use to Permit Retail Sales of New Construction Equipment; to Deny a Text Amendment and Special Use for Outdoor Display; and to Deny a Variation to Permit Parking in Front of the Building (Z-07-2014: 60 Shore Drive – Forklift Exchange)
- C. Consideration of Plan Commission Recommendation to Approve a Sign Variation (S-05-2014: 60 Shore Drive – Forklift Exchange)
- D. Discussion Concerning the Possible Forced Annexation of Property near 89<sup>th</sup> and Vine Streets
- \*E. Approval of Plan Commission Recommendation to Approve a Sign Variation (S-04-2014: 15W150 South Frontage Road and 15W211 75th Street – Anthem Memory Care)
- \*F. Approval of Recommendation to Purchase Water Department Water Main Break Deployment Trailer
- \*G. Receive and File Letter of Intent to Retire from Police Department Data Clerk Barbara Gerald
- \*H. Approval of Employment Training Agreement for Patrol Officer Jennifer Keil
- \*I. Approval of Employment Training Agreement for Patrol Officer Matthew Overton
- \*J. Approval of Recommendation to Reappoint John Navickas to the Board of Fire and Police Commissioners for a Three Year Term Expiring April 30, 2017
- \*K. Approval of the Vendor List in the amount of \$572,611.01 for all funds, plus \$457,238.39 for Payroll, for a Grand Total of \$1,029,849.40, which includes Special Expenditures of \$51,900.00 to West Side Tractor Sales for a 2014 John Deere 332E Skid Steer Bobcat for PW (Budget item-50% Equipment Replacement Fund and 50% Water Fund); and \$36,405.00 to Automatic Control Service for SCADA System Upgrades
- 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**