

SPECIAL MEETING
MAYOR AND BOARD OF TRUSTEES
VILLAGE OF BURR RIDGE

February 15, 2023

CALL TO ORDER The Special Meeting of the Mayor and Board of Trustees of February 15, 2023, was held in the Training Room of the Police Station, 7700 County Line Road, Burr Ridge, Illinois and called to order at 6:30 p.m. by Mayor Gary Grasso.

ROLL CALL was taken by the Village Administrator and the results denoted the following present: Mayor Grasso, Trustee Guy Franzese, Trustee Tony Schiappa, Plan Commission Chairman Greg Trzuppek, Plan Commissioner Richard Morton, Aristotle Halikias, Vince Petroschius, Tom Hurka, Rachel Hurka, and Kishori Dattani. Village Administrator Evan Walter was also present.

ESTABLISHMENT OF COMMITTEE GOALS

Mayor Grasso welcomed the group, noting that they were there to assist the Board in creating a community-supported vision for the TCF site at 800 Burr Ridge Parkway. Mayor Grasso said that all ideas were welcome to establish consensus around a vision for the TCF site in accordance with the residents' desires. Mr. Walter gave a brief overview of zoning and timeline of sale.

IDENTIFICATION OF DEVELOPMENT GOALS FOR 800 BURR RIDGE PARKWAY

Mayor Grasso said that the Village had received some very preliminary concept proposals from developers which primarily oriented around rental apartments as the central use on the site. Participants generally understood why apartments would be proposed, given the present trend of building apartments in suburban downtowns, but felt that, generally, rental apartments were not appropriate for the community.

Mr. Petroschius said that the Village should not pursue retail which would directly compete with the Village Center and County Line Square. There was agreement on this concept.

Mr. Hurka said that the Village should attempt to re-use the building along with adding some sort of experiential or entertainment uses around the building. Ms. Hurka said that she is employed in the tech industry and that the building would likely be seen as opportune for re-use for one or several tech companies due to the public and private amenities available in downtown Burr Ridge. A discussion was had on the future of remote work.

Several comments were made about the need for a nicer banquet facility for parties, weddings, and the like. Ms. Dattani noted that while the hotels in town are very nice, this type of use was necessary given the current trend of people opting not to host parties at their home.

Mr. Halikias said that restaurant and entertainment uses tend to be easier than other uses to finance if the right operator were identified. Some one-off uses were more challenging than others. Mr. Halikias said that while apartments remained on trend, some banks were beginning to disinvest in that sector, given the feeling that overbuilding may be happening in the area.

Special Meeting
Mayor and Board of Trustees, Village of Burr Ridge
February 15, 2023

Trustee Franzese supported the idea of re-using the existing building for office and restaurant uses, also noting that the Village had a lack of family-friendly uses and would welcome any use which were used for more group activities, noting the previous interest from Pinstripes years ago. Trustee Schiappa asked if the first floor could be used for a luxury car dealer.

Trustee Schiappa said that a key asset which currently existed downtown was the Pace parking lot and said that whatever is built should attempt to provide additional capacity for Pace, as many residents like to use the bus to go downtown. Mayor Grasso asked if a land swap might be feasible; Mr. Walter said that could be explored. These concepts were supported.

Mr. Halikias said that the price is prohibitive to support some of these concepts; there would need to be flexibility on the part of the seller to execute a quality development. Mr. Halikias said that once more information were gathered, the Village should consider creating a master plan for the downtown.

Ms. Hurka said that apartments should not be included in any final plan, as they would be seen by her and other Village Center residents as deleterious to their condo's property values. All agreed with this premise.

Trustee Franzese said that the Village needs to identify anchor tenants for the site, not just let a number of smaller uses accumulate to one big development. Trustee Franzese requested that research be performed to quantify the current occupancy of offices in downtown and Burr Ridge overall.

Mayor Grasso said that the Village should be patient for the right opportunity to present itself, and that development would occur on the Village's timeline. All agreed with this statement.

PUBLIC COMMENT

Mayor Grasso asked for any public comment.

Bill Voigt said that active uses are readily sought by members of the community and suggested a few uses be investigated.

Kathleen Voigt said she agreed with the comments on apartments but felt that the discussion was positive and reflective of the community's overall sentiments on downtown.

Several Carriage Way residents said that the re-use of the building was a good idea.

ADJOURNMENT

Mayor Grasso said that another meeting of the group would likely occur to finalize a direction for the Board going forward.

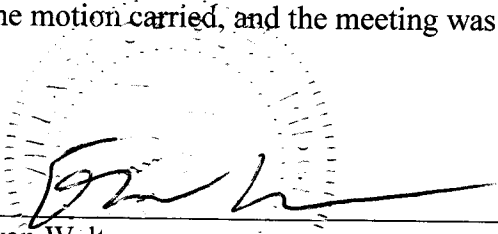
Special Meeting
Mayor and Board of Trustees, Village of Burr Ridge
February 15, 2023

Mayor Grasso asked for a motion to adjourn the meeting.

Motion was made by Trustee Franzese, seconded by Trustee Schiappa to adjourn.

By voice vote, all members agreed to adjourn the meeting.

The motion carried, and the meeting was adjourned at 8:15 p.m.



Evan Walter
Village Administrator
Burr Ridge, Illinois

APPROVED BY the Mayor and Board of Trustees this 27th day of February, 2023.



VILLAGE OF BURR RIDGE – AGENDA
MAYOR & BOARD OF TRUSTEES
SPECIAL MEETING
POLICE STATION – TRAINING ROOM
7700 COUNTY LINE ROAD BURR RIDGE, IL 60527

Wednesday, February 15, 2023 - 6:30 P.M.

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE
2. ROLL CALL / INTRODUCTIONS
4. ESTABLISHMENT OF COMMITTEE GOALS
5. IDENTIFICATION OF DEVELOPMENT GOALS FOR 800 BURR RIDGE PARKWAY
6. NEXT STEPS
7. PUBLIC COMMENT
8. ADJOURNMENT

Public Comment Procedures: Public comments will be accepted in written or statement form prior to or during the meeting. Written public comments shall identify whether the comment is intended to address a specific agenda item or is intended for general public comment under Section 9 – Public Comment. Public comments may also be made during the meeting when discussing specific items on the agenda. Any person seeking to address the Board on topics not on the agenda may do so during Section 9 – Public Comment.