

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

**August 27, 2018  
7:00 p.m.**

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**

**Moment of Silence for Gary Gatlin  
Village Arborist  
Supervisor, Forestry & Grounds Division**

- 3. RESIDENTS COMMENTS**
- 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 August 13, 2018
- B. \* Receive and File Plan Commission Meeting of August 20, 2018

- 6. ORDINANCES**

- A. \* Approval of An Ordinance Annexing Certain Real Estate (Marshes - 8400 Oak Knoll Drive)
- B. \* Approval of An Ordinance Rezoning Property from the R-1 District to the R-2A District of the Burr Ridge Zoning Ordinance (Z-18-2018: 8400 Oak Knoll Drive – Marshes)
- C. \* Approval of Ordinance Amending the Village of Burr Ridge Personnel Manual Adopted by Ordinance Number 661

- 7. RESOLUTIONS**

- A. \* Adoption Of Resolution Approving Plat of Easement and Vacation – Meadowbrook Place Subdivision

## 8. CONSIDERATIONS

- A. Consideration of Request from Pleasantdale School District 107 to Permit Use of Arrowhead Farm/Highland Fields Gate by School Buses
- B. Consideration of Plan Commission Recommendation to Approve a special use as per Section VIII.B.2.x of the Burr Ridge Zoning Ordinance to amend the conditions of a prior special use approval for outdoor dining and to Deny a variation from Section XI.C.13 of the Burr Ridge Zoning Ordinance for the expansion of an existing restaurant without the required number of parking spaces (Z-19-2018: 324 Burr Ridge Parkway – Grasso)
- C. Consideration of Plan Commission Recommendation to Approve a special use as per Section VI.F.2.h of the Burr Ridge Zoning Ordinance for a Planned Unit Development and to Approve a variation from Section VI.F.3.b.(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres (Z-04-2018: 7950 Drew Avenue – Patera)
- D. \* Approval of Proclamation Designating September 17-23, 2018 as Constitution Week in the Village of Burr Ridge
- E. \* Approval of Recommendation to Award Contract for Replacement of Chasemoor-Lincolnshire Pathway to Globe Construction, Inc., of Addison, Illinois, in the Amount of \$119,886.00
- F. \* Approval of Plan Commission Recommendation to Approve a Private Sanitary Sewer System for a New Single Family Residence (PC-09-2018: 8600 County Line Road - Camarena
- G. \* Approval of Recommendation to Award Contract for Replacement of Windows at Village Hall to Your American Windows, LLC, of Burr Ridge, Illinois, in the Amount of \$13,639.00.
- H. \* Approval of Recommendation to Award Contract for Repairs to the Police Department HVAC System to Dynamic Heating & Piping Company, of Crestwood, Illinois, in the Amount of \$14,950.00
- I. \* Approval of Klein, Thorpe & Jenkins legal fees for 2019
- J. \* Approval of Proclamation Designating October 2018 as Arts DuPage Month
- K. \* Receive and File Letter of Resignation from Local School Committee Member Alan Hruby effective August 17, 2018
- L. \* Approval of Vendor List in the Amount of \$625,345.41 for all Funds, plus \$184,339.00 for Payroll, for a Grand Total of \$809,684.41, which includes no Special Expenditures

- M. Other Considerations – For Announcement, Deliberation and/or Discussion only – No Official Action will be Taken

**9. RESIDENT COMMENTS**

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

**11. NON-RESIDENT COMMENTS**

**12. CLOSED SESSION**

- A. Approval of Closed Session Minutes of July 23, 2018
- B. Deliberation of Salary Schedules and Benefits for One or More Classes of Employees

**13. RECONVENED MEETING**

**14. ADJOURNMENT**

**TO:** Mayor and Board of Trustees  
**FROM:** Village Administrator Doug Pollock and Staff  
**SUBJECT:** Regular Meeting of August 27, 2018  
**DATE:** August 24, 2018

**MOMENT OF SILENCE FOR GARY GATLIN**  
**Village Arborist; Supervisor, Building & Grounds Division**

**6. ORDINANCES**

**A. Annexing 8400 Oak Knoll Drive – Marsheh**

**B. Rezoning Upon Annexation 8400 Oak Knoll Drive – Marsheh**

Attached is an Ordinance approving an annexation for 8400 Oak Knoll Drive, a 5-acre property in the Oak Knoll subdivision and the last parcel in the subdivision to annex into the Village. The owner is seeking annexation to connect an existing single-family home to the Village water system. The owner will be required to pay all annexation and capital fees before connection will be permitted.

Please also find attached a letter from the Plan Commission recommending approval of a request by Reem Marsheh for rezoning upon annexation to the R-2A Single-Family Residential District and an Ordinance rezoning the property as requested. The property meets all size and width requirements for the R-2A Residential District. No public comment was given.

**It is our recommendation:** that the Board approve the Ordinances approving annexation as well as re-zoning to the R-2A Residential District.

**C. Amend Personnel Manual**

Attached is an Ordinance amending the Personnel Manual to add AXA Advisors as an additional option for employee's deferred compensation plans. Deferred compensation is a tax-sheltered retirement plan which involves deducting a portion of the employee's salary, with the money transferred to an investment fund selected by the employee. There is no cost to the Village.

Currently, employees are eligible to use the deferred compensation plan offered by ICMA-RC. The amendment would add AXA Advisors as a second option.

**It is our recommendation:** that the Board approve the Ordinance.



## 7. RESOLUTIONS

### A. Approve Plat of Easement and Vacation – Meadowbrook Place

The Board of Trustees approved a final plat of subdivision for Meadowbrook Place, a seven-lot subdivision, in 2007. The original developer was unable to complete the subdivision and Oxford Bank took over ownership of the property. The Board has granted several deadline extensions since 2007. At this time, a developer has purchased the property and is now proceeding with revisions to the final engineering plans.

As part of the revisions, an easement has been added and another easement has been deleted from the final plat. Upon approval, this plat will be submitted to the County as part of a final permit review, after which the owner of the property will be permitted to start construction on this development. No lot lines are being altered, and the Village's Engineering Department is satisfied with all proposed changes on the site plan.

**It is our recommendation:** that the Resolution be approved.

## 8. CONSIDERATIONS

### A. School District 107 Request Use of Arrowhead Farm/Highland Fields Gate

Attached is a letter from Dave Palzet, Superintendent of Pleasantdale School District 107. The letter requests approval by the Board of Trustees to allow school buses to use the gate located within the public right-of-way between Arrowhead Farm and Highland Fields Subdivisions.

The gate was erected approximately 17 years ago by the developer of the Highland Fields Subdivision. During the review of the Highland Fields plan, residents of Arrowhead Farm were concerned about cut through traffic resulting from the connection of Omaha Drive to Johnston Road. Rather than build a cul de sac at the end of Johnston Road, the developer and the Village agreed to erect a gate that would be maintained by the future residents of Highland Fields. Concurrently, the Village Board made a commitment to the residents of Arrowhead Farm that the gate would only be used by emergency vehicles. Subsequently, the school district gained access to the remote control and began using the gate for school buses. According to the letter from Mr. Palzet, the buses have been using the gate for at least 10 years.

Mr. Palzet's letter suggests that there are several steps that may be taken to manage the use of the gate. Suggestions include:

- Improved signage that delineates use of the gate for buses and emergency vehicles only.
- The installation of cameras on either side of the gate.
- Installation of temporary speed bumps when the gate is not operable.

The letter also suggests increased police presence at the gate but staff does not believe that is warranted.

Several residents in Arrowhead Farm have voiced their opposition to the buses using the gate. It appears that the main concern is that daily use of the gate leads to malfunctions. When the gate is not operable, Village staff either leaves the gate open or places barricades in front of the gate; neither of which are desirable. Staff requested and was provided information regarding maintenance of the gate. We were told that the gate has been inoperable 8 times since March 2015 (3.5 years) at a total cost of \$18,109 for repairs (said cost being paid for by the Highland Fields HOA). There was no record as to the length of time the gate was inoperable during these 8 occurrences.

District 107 representatives will be at Monday's Board meeting and the Presidents of both the Highland Fields and Arrowhead Farm Subdivisions have been notified of this consideration at Monday's meeting.

**B. Plan Commission Recommendation - Approve special use for outdoor dining/Deny variation re: parking spaces (324 Burr Ridge Pkwy – Grasso)**

Please find attached a letter from the Plan Commission recommending approval of an amendment to an existing special use to expand the outdoor sidewalk dining capacity and add an additional outdoor sidewalk dining area as well as a recommendation to deny a request for a variation to permit the expansion of a restaurant without the appropriate number of parking spaces, both for Capri Ristorante at 324 Burr Ridge Parkway.

A summary of these requests is as follows:

- The special use amendment seeks to expand the outdoor sidewalk seating capacity within the existing fenced area to the left of the primary entryway door. The conditions of the prior special use limited the seating capacity in this area to 4 tables and 8 chairs in this area. The proposed expansion would allow 4 tables and 16 chairs.
- A second special use amendment seeks to allow dining/full service for the outdoor sidewalk seating area to the right of the entryway door. The conditions of the prior special use prohibited dining or table service for this area (i.e. waiting only). The special use amendment would allow 4 tables and 16 chairs in this area with full service dining. The required enclosure would also be provided.
- The additional dining area to the right of the door increases the required parking for the restaurant. Given that the required parking already exceeds the available parking in County Line Square, any increase in parking is prohibited unless a variation is granted. The proposed outdoor dining area is 280 square feet which requires an additional 3 parking spaces.

The Plan Commission concluded that the request for an amended special use was appropriate but recommended that the parking variation be denied. In this scenario, the petitioner must work with the property owner to create three additional parking spaces. If the three spaces are not provided, the additional outdoor dining area will not be permitted and the conditions of the existing special use will persist until they are provided.

**It is our recommendation:** that staff be directed to prepare Ordinances approving an amended special use and denying a parking variation to Capri Ristorante.

**C. Plan Commission Recommendation – Approve special use for PUD /variation for PUD on 8.87 acres (7950 Drew Avenue – Patera)**

Please find attached a letter from the Plan Commission recommending approval of a special use for a PUD to accommodate an eight-unit subdivision at 7950 Drew Avenue as well as a variation to permit a PUD in the R-3 Residential District on an 8.87-acre property instead of the required 40-acre minimum.

The petitioner is Nick Patera, associate at Teska Associates on behalf of the property owner. The petition was considered by the Plan Commission over three meetings. The petition originally proposed a nine-unit PUD subdivision, but revised the plan to eight units after receiving public comment. The petitioner would otherwise be permitted to build eight, legally-conforming lots on the property under R-3 zoning, which was considered to be the petitioner's "by right" plan if a PUD was not recommended for approval. The proposed public benefit of the PUD is an additional amount of stormwater capacity beyond what is required by the Village's Subdivision Ordinance, as well as the opportunity to preserve open space that would not be possible under standard R-3 zoning.

The PUD proposes a zero-lot line development, meaning that an HOA will be responsible for all common area maintenance, including wetland maintenance. While the property is 8.87 acres in size, a federally-protected 3.5-acre wetland is present on the north end of the property, thus limiting the buildable area to approximately 4.75 acres on the south end of the property. The Plan Commission ultimately felt that the site plan offered under the PUD was preferred to what was feasible under a "by right" subdivision, as the PUD called for additional stormwater capacity and restricted runoff, preservation of existing tree groves, and a reduction in the number of units which would be directly adjacent to neighboring properties. The Plan Commission noted that the PUD site plan had less than one unit per acre, which was found to be significantly less dense than nearby cluster developments such as Lake Ridge Club and Savoy Club. The location of the units on the PUD's site plan meet all of the zoning requirements for a standard R-3 subdivision except for lot size. Considerable public comment was received throughout the public hearing process, almost all of which focused on the proposed density as well as the perceived lack of public benefit demonstrated in the PUD site plan.

If approved, this petition represents a preliminary plat approval. Several stages of engineering approval will be required by agencies with differing jurisdictions, including the Village and DuPage County before development can begin due to the presence of the wetland on the property. A final PUD plan will also have to be submitted for review by the Plan Commission and Village Board.

The Plan Commission recommended the following conditions for approval:

1. Additional landscaping be added on the western property line.
2. Anti-monotony standards shall be incorporated in terms of building elevation and garage orientation.

**It is our recommendation:** that staff be directed to prepare Ordinances approving a PUD and a variation at 7950 Drew Avenue.

**D. Proclamation Designating Constitution Week**

Attached is a Proclamation designating September 17-23, 2018, as *Constitution Week* in the Village of Burr Ridge. Resident Jane Hopson, a member of the LaGrange-LePortage Chapter of Daughters of the American Revolution, has requested this item be placed on this agenda for approval by the Board of Trustees.

**It is our recommendation:** that the Proclamation be approved.

**E. Contract for Replacement of Chasemoor-Lincolnshire Pathway**

As approved by the Village Board at its meeting on August 13, 2018, the Village will utilize budget surplus transfers and capital investment from the Secret Forest subdivision to replace the Chasemoor-Lincolnshire pathway this year. The pathway between 79th Street and Lincolnshire Drive, as flanked by the Chasemoor and Ambriance! subdivisions, is 6 feet wide, and its asphalt surface is in poor condition. The Pathway Commission, at its July 12, 2018 meeting, considered the pathway replacement with various materials but recommended the Village replace the pathway in concrete.

To obtain pricing for this project that is most advantageous to the Village, the Engineering Division of the Public Works Department recommends using competitive prices already procured by our participation in the Municipal Partnering Initiative (MPI) aggregated bid for concrete work. The MPI bid is a local joint initiative that presents an economy of scale and revenue to potential bidders at reduced cost to participating agencies. The lowest responsive and responsible bidder in the MPI bid is Globe Construction, Inc. of Addison, Illinois. The Village's FY18-19 annual concrete program for replacing small quantities of sidewalk panels, curbs and driveways Village-wide, also utilized these bulk prices and a contract with Globe Construction was awarded by the Board at its meeting on July 23, 2018.

Utilizing unit prices of the MPI joint bid and the measured quantities on the Chasemoor-Lincolnshire pathway project, the cost of the project would be \$119,886.00, as tabulated in the attached estimate. Adequate funds for this project are available in the Pathway Fund as approved by the Village Board at its last meeting.

**It is our recommendation:** that a contract for concrete replacement of the Chasemoor-Lincolnshire pathway be awarded to Globe Construction, Inc., of Addison, Illinois, through the Municipal Partnering Initiative (MPI) aggregated bid process, in the amount of \$119,886.00.

F. **Plan Commission Recommendation - Private Sanitary Sewer (8600 County Line Road – Camarena)**

Please find attached a letter from the Plan Commission recommending approval of a request by Mr. Romaldo Camarena to build a new home at 8600 County Line Road to be serviced by a private sanitary sewer system. The Zoning Ordinance requires all new homes be served by public sewer systems except in areas that are not served with public sewers, private sewer systems may be permitted subject to review by the Plan Commission and approval by the Board of Trustees. The Zoning Ordinance further requires properties serviced by private sanitary sewers be at least 150 feet wide and one acre in area. The subject property complies with these lot size requirements.

The Plan Commission determined that extending the public sewer to the property was not practical due to the inability of the property owner to acquire the necessary easements to connect to a public system. The Village Engineer has concluded that the property owners have made a good faith effort to connect to a public sewer system but such options are not feasible. The Plan Commission recommended that if a public sewer system be constructed in congruence to the property that the property owner be required to abandon the private septic system and connect to the public system within six months.

**It is our recommendation:** that the Board concur with the Plan Commission and approve the request for a private sanitary sewer system for a new home at 8600 County Line Road, subject to the condition recommended by the Plan Commission.

G. **Contract for Replacement of Windows at Village Hall**

The FY18-19 budget includes \$24,600 to replace exterior windows at the Village Hall Building. Ten (10) windows have been identified for replacement as a result of decay in the wood window sashes, deteriorated seals, and foggy glass. Replacement windows must look similar to current windows and match those remaining, without changing the size of the openings. Windows will be aluminum clad exterior, stained wood interior and bronze hardware to match the existing windows. Work will include complete removal, replacement, and disposal of old materials.

Quotations were solicited from four (4) companies. These four contractors submitted quotations as follows:

| <b>Contractor</b>                         | <b>Total Bid</b> |
|---|------------------|
| Exclusive Windows, Inc. Willowbrook, IL   | \$ 13,403.00     |
| Your American Windows LLC, Burr Ridge, IL | \$ 13,639.00     |
| Next Door & Window, Burr Ridge, IL        | \$ 16,057.00     |
| Arc Glazing, Inc., Hillside, IL           | \$ 16,850.00     |

Your American Windows, LLC of Burr Ridge, submitted a quote that is \$236 higher than the lowest bid from Exclusive Windows, Inc. of Willowbrook, IL. However, the quote by Your American Windows is most advantageous to the Village since they will provide a longer warranty, shorter lead time, and a window manufacturer that matches windows on the Police Department building. The differences between them are summarized as follows:

|                                  | <b>Your American Windows, LLC</b> | <b>Exclusive Windows, Inc.</b> |
|----------------------------------|-----------------------------------|--------------------------------|
| Warranty on Labor                | 10 years                          | 5 years                        |
| Lead Time to Installation        | 5 – 7 weeks                       | 6 – 8 weeks                    |
| Matches other Village Facilities | Yes                               | No                             |
| Previous work with Village       | Yes                               | No                             |

Your American Windows, LLC has a successful work history with the Village, having completed last year's window replacement project at the Police Department. Their bid is \$10,961.00 less than the FY18-19 budget for this project.

**It is our recommendation:** that a contract for the Replacement of Windows at the Village Hall be awarded to Your American Windows, LLC, of Burr Ridge, Illinois, in the amount of \$13,639.00.

#### **H. Contract for Repairs to the Police Department HVAC System**

The Police Department air conditioning system recently experienced an outage, and during its repair, one of the two (2) compressors in its chiller system was found to have failed beyond repair. The system is currently operating with one remaining compressor circuit, which at this time has early indications of degradation. The Public Works Operations Supervisor witnessed the chiller system malfunction and confirmed its current functionality. While the chiller system is designed to operate with one compressor circuit, it must alternate between the two or utilize both when temperatures demand additional cooling capacity. With one failed circuit and the other already compromised, the

system is at risk for a complete break-down which would leave the Police Department without air conditioning. This work is urgent, but is not an emergency and can be scheduled in the Fall with cooler temperatures during a week without other public uses. The HVAC system and this chiller unit are original to the 2010 construction of this building. As a result of the condition of the second compressor, it is recommended to replace both at this time.

Our HVAC systems maintenance contract provides pre-determined labor and material rates for repairs at the most economical cost to the Village. This work can be completed in two days and would include removal and replacement of refrigerant, replacement of two (2) compressors and start-up of the unit. The cost for the replacement of both of the compressors is \$14,950.00.

This expense is not included in the FY18-19 budget; however, adequate funds remain in the Village Facility Improvements account through the following projects that came in under budget this fiscal year:

| Project                          | Budget Amount | Actual Amount | Difference |
|----------------------------------|---------------|---------------|------------|
| Village Hall Chiller Replacement | \$ 131,000    | \$ 98,511     | \$ 32,489  |
| Village Hall Window Replacement  | \$ 24,600     | \$ 13,639     | \$ 10,961  |

**It is our recommendation:** that a contract be awarded for repairs to the Police Department building HVAC system using rates provided by the current HVAC Systems Maintenance Contract with Dynamic Heating & Piping Company, Crestwood, Illinois, in the amount not to exceed \$14,950.00

**I. Klein, Thorpe & Jenkins legal fees for 2019**

Attached is a letter from Village Attorney Scott Uhler requesting a 2% (\$5 per hour) increase in the hourly rate for their services. The last increase requested by our law firm, Klein, Thorpe, and Jenkins, was in 2015 for calendar year 2016. The requested rate would be effective January 1, 2019.

**It is our recommendation:** that the rate increase be approved.

**J. Proclamation Designating Arts DuPage Month**

Attached is a Proclamation designating October 2018 as *Arts DuPage Month* in the Village of Burr Ridge. *Arts DuPage Month* is a collective celebration of arts and culture in DuPage County, coordinated by Arts DuPage, a county-wide arts council operating under the umbrella of the DuPage Foundation. This initiative was created to draw attention to the arts and to the important role they play in our lives and in our community.

**It is our recommendation:** that the Proclamation be approved.

K. **Letter of Resignation from Local School Committee Member Alan Hruby**

Attached is a letter from Local School Committee member Alan Hruby resigning from the Committee effective August 17, 2018.

**It is our recommendation:** that the Board receive and file the letter.

L. **Vendor List**

Enclosed is the Vendor List in the Amount of \$625,345.41 for all Funds, plus \$184,339.00 for Payroll, for a Grand Total of \$809,684.41, which includes no Special Expenditures.

**It is our recommendation:** that the Vendor List be approved.



**REGULAR MEETING**  
**PRESIDENT AND BOARD OF TRUSTEES**  
**VILLAGE OF BURR RIDGE**

**August 13, 2018**

**CALL TO ORDER** The Regular Meeting of the President and Board of Trustees of August 13, 2018 was held in the Meeting Room of the Village Hall, 7660 County Line Road, Burr Ridge, Illinois and called to order at 7:02 p.m. by President Straub

**PLEDGE OF ALLEGIANCE** Pledge of Allegiance was recited.

**ROLL CALL** was taken by the Village Clerk and the results denoted the following present: Trustees Franzese, Paveza, Mital, Snyder, and President Straub. Absent were Trustees Mottl and Schiappa. Also present were Village Administrator Doug Pollock, Police Chief John Madden, Public Works Director Dave Preissig, Assistant to the Administrator Evan Walter and Village Clerk Karen Thomas.

**RESIDENT COMMENTS**

Griffin Sonntag, Principal of Pleasantdale Middle School, on behalf of Superintendent of District 107, Dr. Dave Palzet, asked the Board to support an alternative to closing the gate separating Arrowhead Farm and Highland Fields Subdivisions. For more than ten years, school buses have been opening and closing the gate, six times every school day. Village Administrator Doug Pollock informed him July, 11, 2018 that residents are concerned about the gate being utilized by unauthorized vehicles. Mr. Sonntag expressed concerns for the safety of young children if the buses are not allowed passage through the gates. The children will be forced to walk along Johnston Road to catch the school bus.

Mr. Pollock stated that the Annexation Agreement for Highland Fields specifies only emergency vehicles would be allowed to use the gate. The frequency of the buses using the gate causes it to malfunction, which requires the gate to be left open for emergency vehicles. Unless there is direction otherwise, the current agreement must be enforced which doesn't allow school buses to access the gate. Mr. Pollock said he has been in discussions with School Administrators as well as residents from both subdivisions. He believes they are close to a resolution. If so directed by the Board, enforcement could be delayed until after the August 27, 2018 meeting when a formal decision could be made about modifications to the rules.

Trustee Franzese requested information regarding how frequently the gate malfunctions and what other schools may access the gate. Mr. Pollock stated only Pleasantdale Middle School and Pleasantdale Elementary School utilize the gate

Resident Alice Krampits presented details for the Rendezvous event, "A River Through History" held at Columbia Woods in Willow Springs, Saturday, 9/8/18 from 10:00 until 5:00 and Sunday, 9/9/18 from 10:00 until 4:00. She also mentioned the Santa Fe Prairie in Hodgkins, is celebrating 30 years. This is also the Bicentennial year for Illinois. The State and the Tourism Bureau are promoting activities highlighting the State.

Regular Meeting  
President and Board of Trustees, Village of Burr Ridge  
August 13, 2018

**CONSENT AGENDA – OMNIBUS VOTE** After reading the Consent Agenda by President Straub, motion was made by Trustee Paveza and seconded by Trustee Franzese that the Consent Agenda – Omnibus Vote (attached as Exhibit A), (Except 6A) and the recommendations indicated for each respective item, be hereby approved.

On Roll Call, Vote Was:

AYES: 4 – Trustees Paveza, Franzese, Mital, Snyder

NAYS 0 – None

ABSENT: 2 – Trustees Mottl and Schiappa

There being four affirmative votes, the motion carried.

**APPROVAL OF SPECIAL BOARD MEETING MINUTES JULY 19, 2018** were approved for publication under the Consent Agenda by Omnibus Vote.

**APPROVAL OF REGULAR BOARD MEETING MINUTES JULY 23, 2018** were approved for publication under the Consent Agenda by Omnibus Vote.

**APPROVAL OF SPECIAL BOARD MEETING MINUTES OF AUGUST 1, 2018** were approved for publication under the Consent Agenda by Omnibus Vote.

**ADOPTION OF RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BURR RIDGE AND THE BURR RIDGE PARK DISTRICT REGARDING POLICING OF PARK PROPERTY** The Board, under the Consent Agenda by Omnibus Vote, adopted the Resolution.  
**THIS IS RESOLUTION NO. R-29-18**

**APPROVAL OF RECOMMENDATION TO AWARD CONTRACT FOR COUNTY LINE ROAD AT DEER PATH TRAIL STORM SEWER IMPROVEMENTS TO UNIQUE PLUMBING CO., INC. OF BROOKFIELD, ILLINOIS, IN THE AMOUNT OF \$286,817.08**  
The Board, under the Consent Agenda by Omnibus Vote, awarded the contract.

**APPROVAL OF RECOMMENDATION TO AWARD CONTRACT FOR REPLACEMENT OF BRICK ABUTMENT AT SHADY LANE CULVERT PIPE CROSSING TO PREMIER LANDSCAPING, LEMONT, ILLINOIS, IN THE AMOUNT OF \$8,364.00** The Board, under the Consent Agenda by Omnibus Vote, awarded the contract.

**APPROVAL OF RECOMMENDATION TO AWARD CONTRACT FOR REPLACEMENT OF THE FLASHING PEDESTRIAN BEACON AND POST ON COUNTY LINE ROAD AT 60<sup>TH</sup> STREET TO RAG'S ELECTRIC, INC., WOODRIDGE, ILLINOIS, IN THE AMOUNT OF \$5,799.00** The Board, under the Consent Agenda by Omnibus Vote, awarded the contract.

Regular Meeting  
President and Board of Trustees, Village of Burr Ridge  
August 13, 2018

**RECEIVE AND FILE LETTER OF RESIGNATION FROM POLICE OFFICER MICHAEL ESSIG EFFECTIVE AUGUST 9, 2018** The Board, under the Consent Agenda by Omnibus Vote, accepted the letter of resignation.

**APPROVAL OF RECOMMENDATION TO AUTHORIZE THE BOARD OF FIRE AND POLICE COMMISSIONERS TO FILL VACANCY CREATED BY THE RESIGNATION OF OFFICER MICHAEL ESSIG** The Board, under the Consent Agenda by Omnibus Vote, authorized the Board of Fire and Police Commissioners to fill the vacancy.

**APPROVAL OF RECOMMENDATION TO FILL THE POSITION OF BUILDING & ZONING ASSISTANT UPON THE PROMOTION OF JULIE TEJKOWSKI TO THE POSITION OF EXECUTIVE ASSISTANT EFFECTIVE SEPTEMBER 17, 2018** The Board, under the Consent Agenda by Omnibus Vote, authorized the Village Administrator to fill the vacancy.

**APPROVAL OF RECOMMENDATION TO CREATE THE POSITION OF MANAGEMENT ANALYST AND TO AUTHORIZE THE VILLAGE ADMINISTRATOR TO FILL SAID POSITION** The Board, under the Consent Agenda by Omnibus Vote, approved the recommendation to create the position.

**APPROVAL OF MAYOR'S RECOMMENDATION TO APPOINT JANINE FARRELL TO THE PLAN COMMISSION TO COMPLETE DEHN GRUNSTEN'S TERM THAT EXPIRES FEBRUARY 1, 2019, AND TO APPOINT JOE PETRICH AS ALTERNATE TO THE PLAN COMMISSION FOR A THREE-YEAR TERM EXPIRING JULY 23, 2021** The Board, under the Consent Agenda by Omnibus Vote, approved the recommendation.

**APPROVAL OF REQUEST FOR RAFFLE LICENSE FOR AGING CARE CONNECTIONS AND HOSTING FACILITY LICENSE FOR CHICAGO MARRIOTT SOUTHWEST AT BURR RIDGE FOR FUNDRAISING EVENT ON, SEPTEMBER 14, 2018** The Board, under the Consent Agenda by Omnibus Vote, approved the request.

**APPROVAL OF PROCLAMATION HONORING RUTH TENINGA ANDERSON ON THE OCCASION OF HER 100<sup>TH</sup> BIRTHDAY ON AUGUST 24, 2018** The Board, under the Consent Agenda by Omnibus Vote, approved the proclamation

**APPROVAL OF VENDOR LIST IN THE AMOUNT OF \$502,368.89 FOR ALL FUNDS, PLUS \$182,960.05 FOR PAYROLL, FOR A GRAND TOTAL OF \$685,328.94, WHICH INCLUDES SPECIAL EXPENDITURES OF \$25,983.16 TO EJ USA, INC. FOR EJ5BR250 HYDRANT & ACCESSORIES; \$36,200.00 TO VIAN CONSTRUCTION CO. FOR FIRE HYDRANT REPLACEMENT; \$47,907.50 TO BALTIC NETWORKS USA FOR WIRELESS BACKBONE UPGRADE** The Board, under the Consent Agenda by Omnibus Vote, approved the

Regular Meeting  
President and Board of Trustees, Village of Burr Ridge  
August 13, 2018

Vendor List for the period ending August 13, 2018 in the amount of \$685,328.94 and payroll in the amount of \$182,960.05 for the period ending July 28, 2018.

## **PRESENTATION**

### **PROCLAMATION HONORING 100<sup>TH</sup> BIRTHDAY FOR RUTH TENINGA ANDERSON**

President Straub read the proclamation honoring Mrs. Teninga for her 100<sup>th</sup> Birthday, which will be August 24, 2018. Mrs. Teninga was accompanied by her sons as she accepted the proclamation.

### **APPROVAL OF AN ORDINANCE AMENDING THE BUDGET ADOPTION ORDINANCE FOR ALL CORPORATE PURPOSES OF THE VILLAGE OF BURR RIDGE, DUPAGE AND COOK COUNTIES, ILLINOIS, FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF MAY 2017 AND ENDING ON THE THIRTIETH DAY OF APRIL, 2018**

Village Administrator Doug Pollock stated that he removed this item from the Consent Agenda for discussion. He said the annual audit determined that the General Fund surpassed expectations and is \$285,000 greater than anticipated for a total surplus of \$460,956. He said Staff is recommending \$175,000.00 be transferred to the County Line Road at Deer Path Trail Storm Sewer Improvements, \$150,000.00 to the Equipment Replacement Fund, \$50,000.00 to Capital Improvement Fund for the Road Program and \$50,000.00 be transferred to the Pathway Fund for the Chasemoor/Lincolnshire pathway leaving \$35,000.00 surplus in the General Fund. He added that the approved budget for fiscal year 2018-19 included an estimated \$35,000 surplus from FY 17-18 and that surplus would be preserved with these budget amendments.

Motion was made by Trustee Mital and seconded by Trustee Snyder to approve the Ordinance amending the budget adoption Ordinance for all Corporate purposes of the Village of Burr Ridge, DuPage and Cook Counties for the Fiscal Year Commencing on the first day of May 2017 and ending on the thirtieth day of April, 2018.

On Roll Call, Vote was:

AYES: 4 – Trustees Mital, Snyder, Franzese, Paveza

NAYS: 0 - None

ABSENT: 2 – Trustees Mottl and Schiappa

There being four affirmative votes, the motion carried.

**THIS IS ORDINANCE NO. A-1169-01-18**

### **CONSIDERATION OF RECOMMENDATION TO REJECT ALL BIDS FOR THE WOLF ROAD FLASHING PEDESTRIAN BEACONS PROJECT**

Public Works Director Dave Preissig explained the project is to install pedestrian crossing warning devices on Wolf Road near Pleasantdale Middle School and Pleasant Dale Park District. In May 2017, each entity signed letters of understanding that a construction contract would be administered by the Village, with its cost split equally between the School District and the Park District.

Regular Meeting  
President and Board of Trustees, Village of Burr Ridge  
August 13, 2018

Mr. Preissig said Cook County Department of Transportation and Highways has jurisdiction and permitting authority on Wolf Road. Lengthy review times and unanticipated requirements emerged during the permit review process. A formal permit is now awaiting the selection of a contractor by the Village. The Village solicited bids for the project. Various demands by the County increased the project estimate by nearly \$18,000.00 above the initial cost estimate.

Mr. Preissig said the Illinois Department of Transportation recently announced a Safe Routes to School (SRTS) funding program. The flashing pedestrian beacons are an eligible project and all construction costs would be 100% reimbursable. Actual project cost for design engineering would be \$34,700 or \$11,567 when split among all three partnering agencies. Applications would be due November 19, 2018 with anticipated construction beginning in July 2019.

Mr. Preissig said it is his recommendation that bids received for the Wolf Road Flashing Pedestrian Beacons Project be rejected and the Board direct staff to apply for a Safe Routes to School grant with support from the Pleasantdale School 107 and Pleasant Dale Park District.

Trustee Franzese requested further explanation as to the additional expenses and the impact to the total cost of the project. Mr. Preissig explained the electronics would need to be adjusted. Cook County is requiring work on the sidewalk and the traffic controller would need to be relocated.

Motion was made by Trustee Snyder and seconded by Mital to reject all bids for the Wolf Road Flashing Pedestrian Beacons Project and direct Staff to apply for the Safe Routes to School grant.

On Roll Call, Vote Was:

AYES: 4 – Trustees Snyder, Mital, Paveza, Franzese

NAYS : 0 – None

ABSENT: 2 – Trustees Mottl and Schiappa

There being four affirmative votes, the motion carried.

**CONSIDERATION OF SERVICES AGREEMENT WITH BLUESTEM ENERGY SOLUTIONS FOR RESEARCH INTO POSSIBLE ALTERNATIVE ENERGY GENERATION FACILITIES**

Village Administrator Doug Pollock explained Bluestem Energy Solutions Inc., LLC., from Omaha, Nebraska approached Village Staff regarding the possibility of constructing alternative energy generation facilities for use by Village facilities to provide lower cost energy. In the draft agreement, the Village's only obligation is to not enter into a similar agreement with any other company during the six-month term of the agreement with Bluestem. At the end of the term, the Village has no obligation to proceed further.

Mr. Pollock introduced Jamie Goldenberg from Bluestem. Mr. Goldenberg stated the company would begin with a feasibility study, at no cost to the Village, to determine if there could be savings by using low carbon energy solutions. He clarified that the agreement is actually for a nine-month study which would allow them time to involve commercial and industrial customers if they are interested in

Regular Meeting  
President and Board of Trustees, Village of Burr Ridge  
August 13, 2018

participating in the study. An initial survey would provide information of the Village's electric history and patterns to determine where expenses can be reduced or possibly eliminated. At the end of the study, they will present their findings. If the Village enters into a contract, Bluestem moves forward with construction, procurement and operation of renewable energy project. There is no financial obligation to the Village. Traditionally their contract is 25 years however they do offer shorter term contracts. They would prepare a press release to inform the community about the project and its value. Bluestem owns and operates their own projects for the life of the contract; they do not sell their projects. He explained there is a renewable credit available, by lottery, which could potentially be sold back to the State potentially generating revenue for the Village.

Trustee Mital inquired as to whether any Villages in Illinois have utilized Bluestem services and if it is more efficient to cluster their clients. Mr. Goldenberg confirmed there are several communities under contract. It is advantageous to aggregate projects to bring more savings to the communities.

Trustee Snyder questioned if the size of the municipality is a factor. Mr. Goldenberg stated it depends, however Illinois favors the growth of solar energy. He further explained Bluestem accepts responsibility for all outages and there is no financial liability to the Village.

President Straub commented that he was told the electric industry will eventually be renewable. Mr. Goldenberg stated in the future communities will have their own grid and renewable energy will provide 80% - 90% energy.

Village Administrator Doug Pollock emphasized the Village has no obligation at any point in time. This also could reduce expenses to the Village and has the potential to attract businesses to the Village.

Trustee Mital inquired what the land requirements are for this project. Mr. Goldenberg stated for wind turbines approximately 1.5 acres is required and about 7 acres per every megawatt for solar. Rooftops for solar will be considered as well as constructing parking lot structures and placing solar panels on top of them.

Motion was made by Trustee Snyder and seconded by Trustee Franzese to approve the agreement with Bluestem Energy Solutions.

On roll call, vote was:

AYES: 4 – Trustees Snyder, Franzese, Paveza, Mital

NAYS 0 – None

ABSENT: 2 – Trustees Mottl and Schiappa

There being four affirmative votes the motion carried.

**CONSIDERATION OF PATHWAY COMMISSION RECOMMENDATION TO REPLACE CHASEMOOR/LINCOLNSHIRE PATHWAY** Village Administrator Doug Pollock stated the

Regular Meeting  
President and Board of Trustees, Village of Burr Ridge  
August 13, 2018

Pathway Commission recommended the Village proceed with replacement of the asphalt pathway with a 6.5-foot-wide concrete pathway, between the Chasemoor and Ambriance Subdivisions. This is a major piece of infrastructure to downtown Burr Ridge. This pathway has been identified as in poor condition and in need of immediate replacement. It is a significant safety hazard. During the budget audit staff identified an escrow of \$71,625 that were contributed as the required park impact fee for the Secret Forest Subdivision (97<sup>th</sup> and Jackson). Since Secret Forest is not in a Park District, the Village has determined that this money can be used for open space enhancement and the replacement of this pathway meets the requirement for spending these funds. The cost of replacing the pathway would exceed \$71,625 by \$50,000 to replace this walkway with concrete. As per agenda 6A staff is recommending a transfer of \$50,000 from the General Fund surplus to the Pathway Fund and that the Board direct staff to proceed to seek bids for the replacement of the Chasemoor/Lincolnshire pathway.

Mayor Straub requested clarification of concrete verses asphalt. Public Works Director Dave Preissig, explained concrete requires the least amount of ongoing maintenance with a life expectancy exceeding 20 years. Partnering with Woodridge and Lombard for a joint bid allows for a bulk rate discount for the concrete. A competitive bid has already been procured for \$110,000 and the purchasing ordinance allows to proceed with construction immediately.

Trustee Franzese questioned whether both the east and west portions are going to be replaced. Mr. Pollock recommends replacing only one and will discuss with Mr. Preissig which one should remain open unless a reason is determined to replace both sides. Mr. Preissig explained that due to drainage issues the plan is to remove the west side and replace the east side with concrete pathway.

President Straub suggested the Board consider future projects be open for donors to have naming rights.

Motion was made by Trustee Franzese and seconded by Trustee Snyder to accept the Pathway Commission Recommendation to replace the asphalt Chasemoor/Lincolnshire Pathway with concrete.

AYES: 4 – Trustees, Franzese, Snyder, Mital, Paveza  
NAYS 0 – None  
ABSENT: 2 – Trustees Mottl and Schiappa  
There being four affirmative votes the motion carried.

**CONSIDERATION OF REQUEST FOR PROPOSAL FOR PROFESSIONAL MARKETING SERVICES RELATED TO THE PREPARATION OF MARKETING PLANS FOR VILLAGE OF BURR RIDGE HOTELS AND RESTAURANTS** Assistant to the Village Administrator Evan Walter presented a request by the Economic Development Committee for Request for Proposal to market the Village of Burr Ridge. In the past, Marketing has been funded by the Hotel/Motel Fund which can only be expended on generating overnight tourism for the Village. The Village has retained

Regular Meeting  
President and Board of Trustees, Village of Burr Ridge  
August 13, 2018

the same marketing consultant since 2011 with a rolling contract. Mayor Straub and the EDC believe it would be beneficial to implement a new marketing strategy for Burr Ridge as a whole community not just the Hotel/Motel sector. The plan's proposed budget is \$350,000 including the approved Vendor's costs. A selection committee made up of Mayor Straub, Village Administrator Doug Pollock, Assistant to the Village Administrator Evan Walter, Communications/PR Coordinator Janet Kowal along with members of the EDC, Hotel, and Restaurant Marketing Committees would interview the most competitive firms and make a recommendation to the Board for a consultant.

Mr. Pollock commented that all monies spent on this project are generated from Hotel/Motel tax funds which are restricted to expenditures that generate overnight stays at local hotels. The General Fund does not supplement this fund.

Motion was made by Trustee Mital and seconded by Trustee Snyder to approve the request for Proposal for Professional Marketing Services.

On Roll Call, Vote Was:

AYES: 4 – Trustees Mital, Snyder, Franzese, Paveza

NAYS 0 – None

ABSENT: 2 – Trustees Mottl and Schiappa

There being four affirmative votes the motion carried.

**RESIDENT COMMENTS** There were none

## **REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS**

Assistant to the Village Administrator Evan Walter reported that he met with AT&T regarding Small Cell Facilities. They are planning to submit for a permit to install two facilities in the Village.

Trustee Paveza remembered Stan Mikita's life and hockey legacy. He noted that Mr. Mikita was a Burr Ridge resident.

Mayor Straub mentioned the referendum for Hinsdale District 86 for \$166 million dollars.

**NON-RESIDENT COMMENTS** There were none

**ADJOURNMENT** Motion was made by Trustee Paveza and seconded by Trustee Snyder that the Regular Meeting of August 13, 2018 be adjourned.

On Roll Call, the Vote was:

AYES: 4 – Trustees Paveza, Snyder, Mital, Franzese

NAYS 0 – None

ABSENT: 2 – Trustees Mottl and Schiappa



Regular Meeting  
President and Board of Trustees, Village of Burr Ridge  
August 13, 2018

There being four affirmative votes the motion carried.  
Motion carried by voice vote and the meeting was adjourned at 8:30 P.M.

PLEASE NOTE: Where there is no summary or 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF AUGUST 20, 2018**

**I. ROLL CALL**

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

**ROLL CALL** was noted as follows:

**PRESENT:** 8 – Hoch, Irwin, Petrich, Broline, Praxmarer, Farrell, Stratis, and Trzupek

**ABSENT:** 0 – None

Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter were also present as well as Trustee Guy Franzese. At this time, Chairman Trzupek noted that two new Plan Commissioners were present: Janine Farrell and Joe Petrich, who would serve as the alternate.

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to approve the minutes of the July 16, 2018 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Hoch, Praxmarer, Broline, Irwin, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 3 – Stratis, Farrell, Petrich

**MOTION CARRIED** by a vote of 5-0.

**III. PUBLIC HEARINGS**

Chairman Trzupek conducted the swearing in of all those wishing to speak during the public hearing on the agenda for the meeting.

**Z-18-2018: 8400 Oak Knoll Drive (Marsheh); Re-Zoning upon Annexation and Findings of Fact**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Reem Marsheh, who is seeking to annex a property into the Village of Burr Ridge and zone the property as R-2A Residential. It is the practice of the Village to consider appropriate zoning for a property before or concurrent to annexation. The subject property is approximately 5 acres in size and has adequate street frontage to be classified as R-2A Residential without any variations. A single-family home is presently located on the subject property.

There was no discussion or public comment on the consideration.

At 7:39 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Hoch, Irwin, Broline, Praxmarer, Farrell, Stratis, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to recommend that the Board of Trustees approve a re-zoning upon annexation to the R-2A Residential District for the property at 8400 Oak Knoll Drive.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Hoch, Irwin, Broline, Praxmarer, Farrell, Stratis, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

**Z-19-2018: 324 Burr Ridge Parkway (Grasso); Special Use, Variation, and Findings of Fact**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Gary Grasso, representative of Capri Ristorante, located at 324 Burr Ridge Parkway. The petitioner requests approval as per Section VIII.B.2.x to amend the conditions of an existing special use to expand the seating capacity of a permitted sidewalk dining area as well as add an additional sidewalk dining area and a variation from Section XI.C.13 to permit an expansion of a restaurant without the required number of parking spaces at Capri. Capri currently has a special use for a restaurant with outdoor seating and sidewalk dining, the latter of which is limited to four tables and eight chairs to the left of the front door. This petition requests to amend the current special use to expand the restaurant by 280 square feet, all contained within a new sidewalk dining area, with four tables and sixteen chairs in each sidewalk dining area. The expansion would add an additional four tables and 24 total chairs all located in sidewalk dining areas.

Gary Grasso, representative for Capri, presented the plan for an amended sidewalk seating area and discussed history of parking at the shopping center.

Mark Thoma, 7515 Drew, said that the parking had gotten out of hand at the property, especially in the winter, and that the request should be denied or additional parking be added.

Commissioner Stratis asked if any crime occurred at the property. Mr. Walter said that no issues exist at the property. Commissioner Stratis asked if the property owner had ever attempted to purchase additional land to add parking. Mr. Walter said that he was unaware of any such attempt. Commissioner Stratis said that it was his impression that the property owner was not interested in solving the parking problem, and that if variations were approved, there would be less incentive for the issue to be addressed.

Commissioner Farrell asked how outdoor seating was managed in the winter. Mr. Grasso said that there was no winter outdoor seating. Commissioner Farrell asked if any other businesses were utilizing the PACE lot for parking. Mr. Walter said that no other business had access to the property.

Commissioner Praxmarer asked if Capri had inquired about using the TCF Bank property to park cars. Mr. Grasso said that TCF Bank has not been amenable to such an arrangement.

Commissioner Broline asked when the impact of parking would be most saliently observed if the restaurant were expanded. Mr. Grasso said that evening hours would be the most logical time to see additional traffic.

Commissioner Petrich asked how fully the PACE lot was utilized. Mr. Grasso said that valet routinely uses the lot to store cars and the business requires their staff to keep staff cars in this location as well.

Commissioner Irwin said that the additional tables would alleviate some parking issues due to additional capacity being available and tables turning over faster.

Commissioner Hoch said that she was disappointed that the property owner was not present and asked staff about the Village's authority to enforce traffic laws on the property. Mr. Walter said that the recently expired agreement had been renewed but most of the signage that the Village needs to enforce the laws are either not compliant with State law or non-existent. Commissioner Hoch said that she was not able to support a parking variation until the parking was addressed.

Chairman Trzupek said that he also could not support a parking variation until and unless the parking addressed.

Some discussion occurred regarding the responsibility of the property owner to the tenants to provide parking.

Mr. Walter said that other tenants near Capri had spoken to him regarding an overall parking plan. Mr. Walter suggested the concept of a PUD to the property owner in that it would allow for a blank slate to be applied solely to the property at County Line Square.

Commissioner Stratis asked how many requests for parking variations had been received, and if they were for new uses. Mr. Walter said that two total requests have been received, Capri and Cyclebar and that only Cyclebar was a new use, which was granted on the basis that the subject location had been vacant for a very long time.

Mr. Walter explained that with an approved special use amendment Capri would be permitted to expand the left sided outdoor seating area from 8 to 24 seats without a parking variation. Mr. Grasso said that it was the preference of the business owner to pursue both the special use and variation.

At 8:27 p.m. a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Praxmarer to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Irwin, Praxmarer, Broline, Hoch, Farrell, Stratis, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees approve a request for an amended special use to permit four tables and 16 chairs in two separate outdoor seating areas and for a parking variation to permit a 280 square foot expansion of a restaurant without the required parking spaces subject to the following special use and variation conditions:

1. The special use is limited to four tables and sixteen chairs located within each enclosed area as depicted on the submitted site plan.
  2. The tables and chairs shall match other sidewalk tables and chairs in County Line Square as depicted in the submitted photographs attached hereto.
  3. The outdoor dining areas shall be located and shall be enclosed with aluminum fences or railings as shown on the submitted site plan and photograph.
  4. All fences or railings surrounding outdoor seating areas shall have matching elevations and colors.
  5. All furniture shall be removed during the winter season.
  6. There shall be no advertising, signs, or leaflets on the tables, chairs, fences, or railings.
  7. An emergency gate shall be provided for the outdoor dining areas as required by Section VIII.A.5 of the Zoning Ordinance.
  8. Tables shall be cleaned promptly after use.
  9. The outdoor dining area shall have hours not extending beyond the hours of the restaurant.
  10. Failure at any time to comply with these regulations shall deem this special use approval null and void.
- 
1. That all employee vehicles shall be parked in the PACE parking lot after 5:30 PM each and every night that the restaurant is open.
  2. Signs shall be posted and enforced in the parking lot stating that parking is for County Line Square customers only and that violators will be towed.
  3. That valet parking shall be provided each and every night that the restaurant is open and overflow valet parking shall utilize the west end of the shopping center or the PACE parking lot.
  4. That four spaces shall be designated in the parking lot for staging of valet parking.
  5. That the restaurant operator shall diligently and faithfully enforce all terms of this parking variation.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Irwin, Broline, and Praxmarer

**NAYS:** 4 – Hoch, Farrell, Stratis, and Trzupek

**MOTION FAILED** by a vote of 4-3.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees approve a request for an amended special use to permit four tables and 16 chairs in two separate outdoor seating areas subject to the following conditions:

1. The special use is limited to four tables and sixteen chairs located within each enclosed area as depicted on the submitted site plan.
2. The tables and chairs shall match other sidewalk tables and chairs in County Line Square as depicted in the submitted photographs attached hereto.
3. The outdoor dining areas shall be located and shall be enclosed with aluminum fences or railings as shown on the submitted site plan and photograph.
4. All fences or railings surrounding outdoor seating areas shall have matching elevations and colors.
5. All furniture shall be removed during the winter season.

6. There shall be no advertising, signs, or leaflets on the tables, chairs, fences, or railings.
7. An emergency gate shall be provided for the outdoor dining areas as required by Section VIII.A.5 of the Zoning Ordinance.
8. Tables shall be cleaned promptly after use.
9. The outdoor dining area shall have hours not extending beyond the hours of the restaurant.
10. Failure at any time to comply with these regulations shall deem this special use approval null and void.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Irwin, Broline, Praxmarer, Hoch, Farrell, Stratis, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees approve a request for a parking variation to permit a 280 square foot expansion of a restaurant without the required parking spaces.

1. That all employee vehicles shall be parked in the PACE parking lot after 5:30 PM each and every night that the restaurant is open.
2. Signs shall be posted and enforced in the parking lot stating that parking is for County Line Square customers only and that violators will be towed.
3. That valet parking shall be provided each and every night that the restaurant is open and overflow valet parking shall utilize the west end of the shopping center or the PACE parking lot.
4. That four spaces shall be designated in the parking lot for staging of valet parking.
5. That the restaurant operator shall diligently and faithfully enforce all terms of this parking variation.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Irwin, Broline, and Praxmarer

**NAYS:** 4 – Hoch, Farrell, Stratis, and Trzupek

**MOTION FAILED** by a vote of 4-3.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees deny a request for a parking variation to permit a 280 square foot expansion of a restaurant without the required parking spaces and to direct staff to prepare Findings of Fact.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Stratis, Hoch, Farrell, and Trzupek

**NAYS:** 3 – Irwin, Broline, and Praxmarer

**MOTION CARRIED** by a vote of 4-3.

**Z-04-2018: 7950 Drew Avenue (Patera); PUD, Variation, and Findings of Fact**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Nick Patera, representative of the property owner of 7950 Drew Avenue. The petition was originally filed as a PUD containing nine units on a private street, but has since been revised to reduce the number of homes from nine to eight. Mr. Walter described several aspects of the revised site plan, including the engineering plan, architectural concepts, and home sizes.

Nick Patera, Teska Associates, provided a brief overview of the revised plan.

Chairman Trzupek asked for public comment.

Sandra Szynal, 7819 Drew, provided several questions to the petitioner regarding flooding, wetland buffers, and density, objecting to the PUD plan. Mr. Patera said that wetland buffers could be built upon and were a 50' average, not a strict border. Mr. Walter said that the petitioner has met with the County on this matter and has received instruction on how to mitigate their impact on the buffer should any occur.

Angelo Lazzara, 7519 Drew, asked if the HOA would be responsible for maintaining the wetlands. Mr. Patera said that the HOA would be legally required to maintain the wetland area in a manner consistent with County regulations.

Joanne Palmisano, 15W230 79<sup>th</sup> Street, objected to the engineering plan in that she felt it would direct water onto her property. Bill Zalewski, Advantage Engineering, described the grading plan and showed that no water would be artificially directed onto the neighboring property, as the practice was not permitted per Village code.

Sharon Charneia, 1 Jack Pine Lane, said that the new development would negatively impact her property due to additional flooding.

Ilya Dinkin, 8005 Drew Avenue, objected to the PUD and by-right plan, saying neither plan provided any community value. Mr. Dinkin said that there was no such development in the area. Mr. Patera said that there were several other detached cluster developments in the vicinity that were denser and provided less setback from neighbors than what was proposed in the PUD.

Gary Charneia, 1 Jack Pine Lane, objected to the development in that it would negatively impact the natural areas in the vicinity of his property.

Alice McGuire, 120 79<sup>th</sup> Street, said that the PUD option was preferred to the by-right plan, but the by-right plan was not viable and objected to the amount of units in either plan.

Joan Lewis, 7725 Drew Avenue, said that the PUD should be denied on the basis that it did not meet the 40-acre standard.

Alice Krampits, 7515 Drew, said that she opposed the PUD and objected to the plan.

Jesus Davila, 124 79<sup>th</sup> Street, asked why the petitioner was trying to develop an 8-unit PUD. Mr. Patera said that the zoning permits for 8 lots on the property.

Mr. Dinkin asked if the Village would be able to re-zone the property. Staff said that this would be a taking and the Village would be forced to compensate the property owner for such an action.

Commissioner Hoch said she felt the by-right subdivision was not marketable. Commissioner Hoch asked what the next steps would be for the PUD proposal. Mr. Walter explained that on top

of the Village engineering review, the County, State Department of Natural Resources, Army Corps of Engineers would also have jurisdiction over the plan. Mr. Walter explained that whatever was approved on a site and engineering basis would be carried with the land in perpetuity.

Chairman Trzupsek asked what options were currently available to the Plan Commission. Mr. Walter said that the PUD could be continued as many times as was necessary, but in discussion with the property owner, there was only so much more revision that could be done to the PUD before they elected to build the by-right subdivision. Mr. Walter said that if the Plan Commission preferred a PUD to the by-right plan but had issues with particular elements of it, that specific direction would be helpful so that staff could work to solve those issues with the petitioner.

Commissioner Irwin said that a PUD plan was clearly preferred to the by-right subdivision, but requested that the PUD's unit count be reduced from eight to six.

Commissioner Petrich asked staff to clarify what was left to approve regarding the by-right subdivision. Mr. Walter provided an explanation.

Commissioner Broline said that a PUD is compelling in that a single HOA would have control over wetland maintenance, and supported an 8-unit PUD subdivision.

Commissioner Praxmarer supported an 8-unit PUD subdivision and liked having more control over all aspects of the planning, including architectural concepts, through a PUD.

Commissioner Farrell said that a PUD plan was preferred in that it was more creative and enhances flexibility on a property with wetland area.

Commissioner Stratis said that the PUD plan was preferred to the by-right plan, but a reduction in units would not make any difference in the quality of the plan and supported it as-is. Commissioner Stratis said that he did not feel that property values would be materially impacted by the PUD due to the equitable home values that presently exist in the area and felt that the comparisons to Lake Ridge Club and Savoy Club on a density basis were compelling. Commissioner Stratis said that the neighbors would be less satisfied with the by-right subdivision, as the property would be clear cut with a clear sight line of the entire street.

Chairman Trzupsek said that the petitioner had improved the plan in terms of accommodating the neighbor to the south but neglected to add plantings on the west. Mr. Patera said that the tree line did not extend as far to the western property line compared to the southern property line, but would work with staff if a PUD was approved to add plantings to the west side as a screening method. Chairman Trzupsek said that if such a commitment were made, he could support the PUD.

Commissioner Hoch asked if a lookout or walking path would be able to be added. Mr. Walter said that since the entire property would be controlled by an HOA, any public access would be trespassing without an easement, and that it would be an additional expense to maintain.

At 11:14 PM **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Irwin, Farrell, Hoch, Broline, Praxmarer, and Trzupsek

**NAYS:** 0 – None



**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees adopt the petitioner's findings of fact and approve a request for a Planned Unit Development as per Section VI.F.2.h of the Burr Ridge Zoning Ordinance to permit eight single-family homes on the subject property and for a variation from Section VI.F.3.b(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres with the following conditions:

1. Additional landscaping be added on the western property line.
2. Anti-monotony standards be incorporated in terms of building elevation and garage orientation.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Farrell, Hoch, Broline, Praxmarer, and Trzupek

**NAYS:** 1 – Irwin

**MOTION CARRIED** by a vote of 6-1.

After the PUD was motioned for approval, Mr. Patera withdrew the request for a preliminary plat of subdivision for an 8-unit by-right subdivision on the subject property, which was acknowledged.

#### **IV. CORRESPONDENCE**

#### **V. OTHER CONSIDERATIONS**

##### **PC-09-2018: 8600 County Line Road (Camarena); Private Sanitary Sewer System for New Home**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Romaldo Camarena, owner of the property at 8600 County Line Road. Mr. Camarena has applied for a permit for a new home to be built on the property which would be served by a private sanitary sewer system. Mr. Walter stated that staff from both Community Development and Engineering had no objection to the request from the petitioner and that the property owner would be required to disconnect the private sewer system and connect to a public system within six months of occurrence should one become available adjacent to the property.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees approve a request a private sanitary sewer at 8600 County Line Road, with the condition that the property owner abandon the private sewer within six months should a public system become available.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Hoch, Broline, Irwin, Praxmarer, Farrell, Stratis, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

##### **PC-10-2018: DuPage County ZBA Hearing; Z18-048; 15-Unit Townhome Development; 8601 Route 83, Burr Ridge, IL**

As directed by Chairman Trzupek, Mr. Walter described this consideration as follows: a legal notice from the DuPage County Zoning Board of Appeals. The notice is for a proposed 15-unit townhome development at 8601 Route 83. The property is located within the planning area of Burr Ridge in an unincorporated area. The petition seeks re-zoning from single-family housing to multi-family housing under the DuPage County Zoning Ordinance. Staff has determined that the property does not meet the density standards for a multi-family housing development in the R-5 District; permitted multi-family uses in the R-5 District are required to have no more than 4.2 units per acre, while the proposed development is proposed to have slightly more than 5 units per acre. The property also does not meet the standards for a Planned Unit Development in that it is 2.87 acres in area instead of the 20 acres as presently required.

It was the consensus of the Plan Commission that no official comment should be submitted to DuPage County but that it should be put on record that if the property were to be annexed into the Village after development that the property was not developed to Village R-5 zoning standards.

## **VI. FUTURE SCHEDULED MEETINGS**

### **September 17, 2018**

#### **A. Z-18-2018: V-03-2018: 8200 Steepleside Drive (Bart); Variation and Findings of Fact; Remanded from the Board of Trustees**

Requests a variation pursuant to Section VI.D.7 of the Burr Ridge Zoning Ordinance to reduce the required rear yard setback at a property in the R-2A Residential District from 60 feet to 45 feet.

#### **B. Z-20-2018: 16W020 79<sup>th</sup> Street (Dodevski); Text Amendment, Special Use, and Findings of Fact**

Requests an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit chain link fence as a special use in a non-residential district and requests a special use as per the amended Section IV.J to permit a chain link fence on the subject property.

### **October 1, 2018**

There is no business currently scheduled for this meeting. If none is scheduled by September 17, this meeting should be cancelled.

## **VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to **ADJOURN** the meeting at 11:35 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 11:35 p.m.

**Respectfully  
Submitted:**

---

Evan Walter, Assistant to the Village Administrator

## ORDINANCE NO.

ORDINANCE ANNEXING CERTAIN REAL ESTATE  
(Marshes - 8400 Oak Knoll Drive)

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Burr Ridge, DuPage and Cook Counties, Illinois, as follows:

**Section 1:** That this President and Board of Trustees find as follows:

- (a) A petition has been filed with the Village Clerk and presented in proper form to the President and Board of Trustees of the Village of Burr Ridge, requesting that the territory described in Section 2 of this Ordinance be annexed to the Village of Burr Ridge, DuPage and Cook Counties, Illinois.
- (b) Said petition was signed by all of the owners of record of such territory. There are no electors who reside within said territory.
- (c) Such territory is not within the corporate limits of any municipality, but is contiguous to the Village of Burr Ridge, DuPage and Cook Counties, Illinois, a municipality existing under the laws of the State of Illinois.
- (d) That the Village of Burr Ridge, DuPage and Cook Counties, Illinois, does not provide either fire protection or public library services.

**Section 2:** That the property being annexed is commonly known as 8400 Oak Knoll Drive and is legally described as follows:

Parcel 1:

That part of the southwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 31, Township 38 North, Range 12 East of the third principal meridian, bounded and described as follows: commencing at the southwest corner of said southeast  $\frac{1}{4}$ ; thence south 89 degrees 33 minutes 17 seconds east, along south line of said southeast  $\frac{1}{4}$  a distance of 89.72 feet to the center line of a 50 foot easement, recorded as document number 23152192, said centerline also being the point of beginning; thence along said centerline of easement, along a curve to the left (concave northwesterly) having a tangent that bears north 62 degrees 24 minutes 35 seconds east and a radius of 190 feet, an arc distance of 142.81 feet to a point of compound curve; thence

continuing, along said centerline of easement, along a curve to the left (concave westerly) having a radius of 1000.00 feet, an arc distance of 139.41 feet to a point in line which is 233.00 feet north of and parallel with the south line of said southeast  $\frac{1}{4}$ ; thence south 89 degrees 33 minutes 17 seconds east, parallel with said south line, 477.82 feet to the center line of Flag Creek; thence northerly along the centerline of Flag Creek, being a curve concave easterly having a radius of 230.00 feet an arc distance of 30.25 feet; thence north 89 degrees 33 minutes 17 second east 371.53 feet; thence south 0 degrees 26 minutes 43 seconds west 263.16 feet to the south line of said southwest  $\frac{1}{4}$ ; thence north 89 degrees 33 minutes 17 seconds west along the south line of said  $\frac{1}{4}$ , 972.08 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Plat of Easement recorded as document number 23152192.

**PERMANENT REAL ESTATE INDEX NUMBER: 18-31-402-006**

be and the same is hereby annexed to the Village of Burr Ridge, DuPage and Cook Counties, Illinois, all in conformance with and as shown on a plat and map of annexation of said territory prepared by a registered land surveyor of the State of Illinois, attached hereto and made a part hereof as **EXHIBIT A**.

**Section 3:** That the Village Clerk is hereby and herewith instructed to record with the Recorder of Deeds of DuPage County, Illinois, and to file with the County Clerk of DuPage County, Illinois;

- (a) a copy of this Ordinance certified as correct by the Clerk of said Village of Burr Ridge; and
- (b) a plat of the land included in this annexation, as required by law, said plat to be attached to the afore-said certified copy of this Ordinance.

**Section 4:** That this Ordinance shall be in full force and effect from and after its adoption and approval as required by law.

**ADOPTED** this 27<sup>th</sup> day of August, 2018, by a majority of the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** by the President of the Village of Burr Ridge on the 27th day of August, 2018.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527  
(630) 654-8181 • Fax (630) 654-8269 • [www.burr-ridge.gov](http://www.burr-ridge.gov)

**6B** Mickey Straub  
Mayor

Karen J. Thomas  
Village Clerk

J. Douglas Pollock  
Village Administrator

August 22, 2018

President Straub and Board of Trustees  
7660 County Line Road  
Burr Ridge, Illinois 60527

**Re: Z-18-2018: 8400 Oak Knoll Drive (Marshah); Rezoning Upon Annexation**

Dear President and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation to approve a request by Reem Marshah for rezoning upon annexation as per Section VI of the Burr Ridge Zoning Ordinance to the R-2A Single Family Residence District.

After due notice, as required by law, the Plan Commission held a public hearing on August 20, 2018. The property meets all size and width requirements for the R-2A Residential District and would be the final parcel on Oak Knoll Drive to annex into the Village. An existing single-family home exists on the property, with the petitioner annexing to access the Village water system. No public comment was given.

After due consideration, the Plan Commission, by a vote of 7 to 0, **recommends that the Board of Trustees approve** rezoning of the property upon annexation to the R-2A District.

Sincerely,

Greg Trzupek, Chairman  
Village of Burr Ridge  
Plan Commission/Zoning Board of Appeals

GT:EBW/mm

Enclosures

ORDINANCE NO.

AN ORDINANCE REZONING PROPERTY FROM THE R-1 DISTRICT TO THE R-2A  
DISTRICT OF THE BURR RIDGE ZONING ORDINANCE

(Z-18-2018: 8400 Oak Knoll Drive - Marsheh)

---

**WHEREAS**, an application for rezoning certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

**WHEREAS**, said Plan Commission of this Village held a public hearing on the question of rezoning on August 20, 2018 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

**WHEREAS**, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in The Doings Weekly, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

**WHEREAS**, the Village of Burr Ridge Plan Commission has made its report on the request for rezoning, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

**NOW THEREFORE, Be It Ordained** by the President and Board of

Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

**Section 1:** All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of the rezoning indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

**Section 2:** That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the rezoning of the property located at 8400 Oak Knoll Drive, Burr Ridge, Illinois, is Ms. Reem Harsheh, (hereinafter "Petitioner"). The Petitioner requests rezoning of the property upon annexation from the R-1 District to the R-2A District of the Burr Ridge Zoning Ordinance.
- B. That the property is surrounded by single-family residences on all sides and is adjacent to the R-2A District.

**Section 3:** That the property at 8400 Oak Knoll Drive with the Permanent Real Estate Index Numbers of ***is hereby rezoned*** from the R-1 District to the R-2A District of the Burr Ridge Zoning Ordinance of the Burr Ridge Zoning Ordinance with the Permanent Real Estate Index Number of: **18-31-402-006**.

**Section 4:** That this Ordinance shall be in full force and effect



from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

**PASSED** this 27<sup>th</sup> day of August, 2018, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** by the President of the Village of Burr Ridge on this 27<sup>th</sup> day of August, 2018.

---

Village President

ATTEST:

---

Village Clerk



# VILLAGE OF BURR RIDGE

## PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 8400 Oak Knoll Dr Burr Ridge PIN # 18 31 402 006

### GENERAL INFORMATION

PETITIONER: Reem Beckerly + Husam Marshen  
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 10670 Brookridge Drive Frankfort IL 60423

PHONE: 6173208786

EMAIL: rbeckerly@yahoo.com

PROPERTY OWNER: Reem Beckerly + Husam Marshen STATUS OF PETITIONER: \_\_\_\_\_

OWNER'S ADDRESS: 10670 Brookridge Dr Frankfort IL 60423 PHONE: 6173208786

### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 217,800 EXISTING ZONING: \_\_\_\_\_

EXISTING USE/IMPROVEMENTS: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

### DESCRIPTION OF REQUEST

PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

☐ Special Use ☒ Rezoning ☐ Text Amendment ☐ Variation(s)

Annexation into village of Burr ridge

Please Provide Written Description of Request - Attach Extra Pages If Necessary

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Petitioner's Signature [Signature]

6-20-18  
Date Petition is Filed



# PLAT OF SURVEY

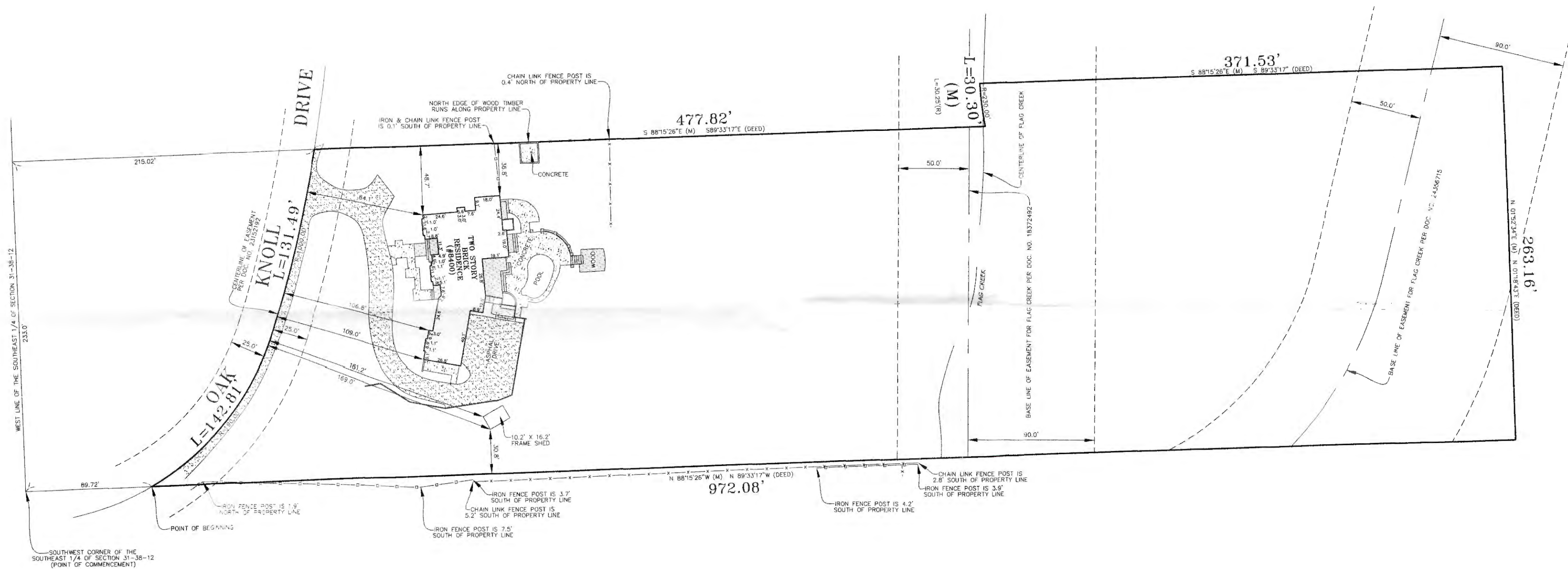
OF

## PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS EAST, ALONG SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 89.72 FEET TO THE CENTER LINE OF A 50 FOOT EASEMENT, RECORDED AS DOCUMENT NUMBER 23152192, SAID CENTERLINE ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE OF EASEMENT, ALONG A CURVE TO THE LEFT (CONCAVE NORTHWESTERLY) HAVING A TANGENT THAT BEARS NORTH 62 DEGREES 24 MINUTES 35 SECONDS EAST AND A RADIUS OF 190.00 FEET, AN ARC DISTANCE OF 142.81 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING, ALONG SAID CENTERLINE OF EASEMENT, ALONG A CURVE TO THE LEFT (CONCAVE WESTERLY) HAVING A RADIUS OF 1000.00 FEET, AN ARC DISTANCE OF 139.41 FEET TO A POINT IN A LINE WHICH IS 233.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 477.82 FEET TO THE CENTER LINE OF FLAG CREEK; THENCE NORTHERLY ALONG THE CENTERLINE OF FLAG CREEK, BEING A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 230.00 FEET AN ARC DISTANCE OF 30.25 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 17 SECONDS EAST 371.53 FEET; THENCE SOUTH 0 DEGREES 26 MINUTES 43 SECONDS WEST 263.16 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 33 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID 1/4, 972.08 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF EASEMENT RECORDED AS DOCUMENT NUMBER 23152192.



### LEGEND

(R/M) - RECORD / MEASURED  
L - ARC LENGTH  
R - RADIUS  
CH - CHORD  
AREA = 217,800 SQ. FT.  
MORE OR LESS

PREPARED FOR: THE THOLLANDER LAW FIRM (ATTORNEYS AT LAW)

JOB ADDRESS: 8400 OAK KNOLL DRIVE, BURR RIDGE, IL

SELLER/BUYER: NAKEVICH / MARSHER

JOB NO.: 15-05-0017

**NEKOLA SURVEY, INC.**

PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX

☒ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON-MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



40 20 0 40  
SCALE: 1" = 40'



FIELD WORK COMPLETED ON THE 16TH DAY OF MAY, 2015.

(STATE OF ILLINOIS)  
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 20TH DAY OF MAY, 2015.

Wayne W. Nekola  
IPLS No. 2923  
LICENSE RENEWAL DATE: 30 NOVEMBER 2016.



Findings of Fact  
**Map Amendment (Rezoning)**  
Burr Ridge Zoning Ordinance

Address:

8400 Oak Knoll Drive

As per Section XIII.J.3 of the Village of Burr Ridge Zoning Ordinance, for an amendment to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- a. Existing uses of property within the general area of the property in question.

*The current use is a single family residential home in a single family residential neighborhood. The status will not change if annexed.*

- b. The zoning classification(s) of property within the general area of the property in question.

*The property seeks to re-zone to R-2A, which is the zoning designation surrounding the property.*

- c. The suitability of the property in question to the uses permitted under the existing zoning classification.

*The property is ideally suited and corresponds to the land use surrounding the subject property.*

- d. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.

*The property is surrounded by an established residential neighborhood.*

- e. The impact upon the objectives of the Official Comprehensive Plan of the Village of Burr Ridge, as amended.

*There will be no impact on the Comp Plan if annexed.*

July 30, 2018

## NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

1. **Z-18-2018: 8400 Oak Knoll Drive** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Reem Beckerly Marsheh and Husam Marsheh for rezoning upon annexation as per Section VI of the Burr Ridge Zoning Ordinance to the R-2A Single Family Residence District. The petition number and property address is **Z-18-2018: 8400 Oak Knoll Drive** and the Permanent Real Estate Index Number is: **18-31-402-006-0000.**

A public hearing to consider this petition is scheduled for:

**Date:** Monday, August 20, 2018

**Time:** 7:00 P.M. or as soon thereafter as the matter may be heard.

**Location:** Village of Burr Ridge  
Board Room  
7660 County Line Road  
Burr Ridge, IL 60527

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please contact:

Evan Walter, Assistant to the Village Administrator  
(630) 654-8181 ext. 2010  
ewalter@burr-ridge.gov

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.





Étiquette de format 25 mm x 67 mm compatible avec Avery® 5160/8160  
label size 1" x 2 5/8" compatible with Avery® 5160/8160

|  |   |   |
|--|---|---|
| Janet & James Tuthill<br>8000 Oak Knoll Drive<br>Burr Ridge, IL 60527<br>18 31 303 011 | Ayesha Akbar/ Anwar Zaki<br>8403 Oak Knoll<br>Willow Springs, IL 60480<br>183 402 017       | Surinder & Tripat Sahajpal<br>8200 Oak Knoll Drive<br>Burr Ridge, IL 60527<br>23 06 200 001 |
| Marian Tiedt<br>9100 S Wolf Road<br>Hinsdale, IL 60527<br>23 06 200 005                | Randall Langer<br>11549 W 87th Street<br>Burr Ridge, IL 60527<br>23 06 101 029              | Janet & Robert Davids<br>11425 Mildred Ct<br>Willow Springs, IL 60480<br>18 31 408 015      |
| Jiawie Lin & Jiaozhang Yu<br>8627 Dory Ln<br>Willow Springs, IL 60480<br>18 31 402 012 | Alissa & Kevin Danaher<br>11400 87th Street<br>Hinsdale, IL 60527<br>23 06 200 095          | Chake & Thankamma Kuriakose<br>8631 Dory Ln<br>Willow Springs, IL 60480<br>18 31 408 013    |
| Cynthia Phillips<br>8636 Dory Ln<br>Willow Springs, IL 60480<br>18 31 408 020          | Maria & John Cabana<br>11415 Mildred Ct<br>Willow Springs, IL 60480<br>18 31 408 014        | Diane & Kenneth Kowalski<br>11420 Mildred Ct<br>Willow Springs, IL 60480<br>18 31 408 018   |
| Sylvia & Jesus Parra<br>11430 Mildred Ct<br>Willow Springs, IL 60480<br>18 31 408 017  | Beverly & Slauko Marasovic<br>11410 Mildred Ct<br>Willow Springs, IL 60480<br>18 31 408 019 | Cook County Treasurer<br>8501 Oak Knoll Drive<br>Hinsdale, IL 60527<br>18 31 402 014        |
|  | Jyotika & Tashwant Amin<br>11435 Mildred Ct<br>Willow Springs, IL 60480<br>18 31 408 016    |   |

DL G INV LLC  
8806 Wolf Road  
Burr Ridge, IL 60527  
23 06 200 113



Étiquette de format 25 mm x 67 mm compatible avec Avery® 5160/8160  
label size 1" x 2 5/8" compatible with Avery® 5160/8160

Souzan Kattaleh/ Mohamad Martini  
8405 Oak Knoll Drive  
Burr Ridge, IL 60527  
18 31 402 018

Amir K Motarjeme  
8450 Oak Knoll Drive  
Willow Springs, IL 60480  
18 31 402 008



Jul 12, 2018 10:57:52 AM

8400



## NOTICE

Village of Burr Ridge

There will be a public hearing to consider zoning changes or approvals for this property.

For further information, please call or visit:

Burr Ridge Village Hall  
7660 County Line Road  
(630)654-8181, Extension

Ask for Information Re: Z-18-2018

Further details are available at:

[www.burr-ridge.gov](http://www.burr-ridge.gov)

(see Public Hearing/Plan Commission Agenda)





VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**Z-18-2018: 8400 Oak Knoll Drive (Marshah); Requests rezoning upon annexation as per Section VI of the Burr Ridge Zoning Ordinance to the R-2A Single Family Residence District.**

**HEARING:**

August 20, 2018

**TO:**

Plan Commission  
Greg Trzupsek, Chairman

**FROM:**

Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**

Reem Marshah

**PETITIONER STATUS:**

Property Owner

**EXISTING ZONING:**

Unincorporated

**LAND USE PLAN:**

Recommends Residential Uses

**EXISTING LAND USE:**

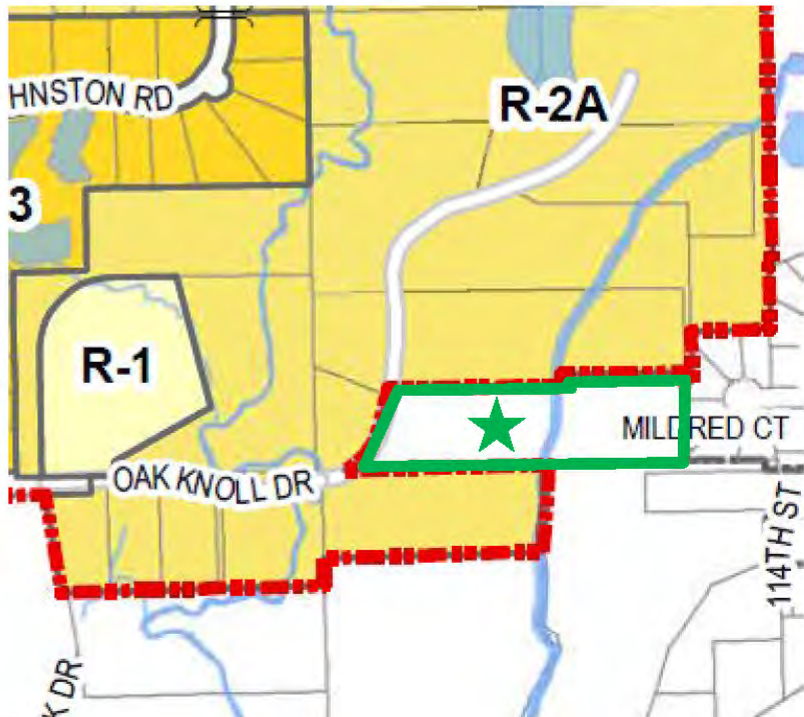
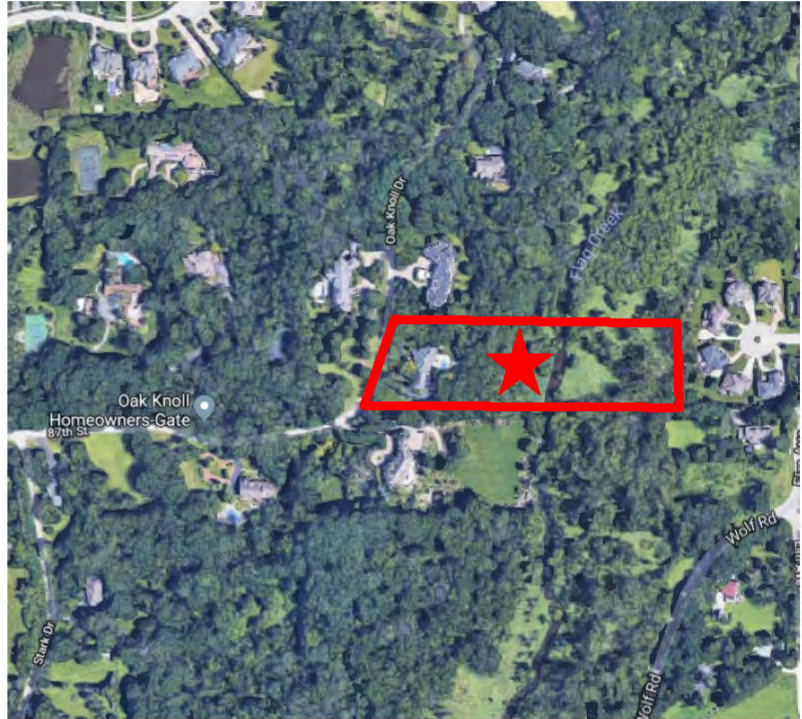
Single-Family Home

**SITE AREA:**

5 Acres

**SUBDIVISION:**

Oak Knoll





The petitioner is Reem Harsheh, owner of the property at 8400 Oak Knoll Drive. The petitioner is seeking to annex a property into the Village of Burr Ridge and zone the property as R-2A Residential to be able to connect to the Village water system. Once the property is zoned, the petitioner plans to annex shortly thereafter. It is the practice of the Village to consider appropriate zoning for a property before or concurrent to annexation. The subject property is approximately 5 acres in size and has adequate street frontage to be classified as R-2A Residential without any variations. A single-family home is presently located on the subject property.

### **Comprehensive Plan**

The Future Land Use Plan in the Burr Ridge Comprehensive Plan recommends single family residential use for this property and the surrounding area. The Plan further recommends that “Future residential developments should be encouraged to have lot sizes of 30,000 square feet or larger.” The R-2A Residential District has a minimum lot size of 40,000 square feet.

### **Surrounding Zoning**

The property is surrounded by the R-2A Residential District on all sides except to the east, which is located outside of the Village’s corporate boundaries.

### **Public Hearing History**

No public hearings have been held regarding this property.

### **Public Comment**

One resident on Oak Knoll Drive supported the annexation of the property and re-zoning to the R-2A Residential District.

### **Findings of Fact and Recommendation**

The petitioner has submitted Findings of Fact and may be approved if the Plan Commission is in agreement.

### **Appendix**

Exhibit A – Petitioner’s Materials

ORDINANCE NO. A-661-\_\_\_-18ORDINANCE AMENDING THE VILLAGE OF BURR RIDGE  
PERSONNEL MANUAL ADOPTED BY ORDINANCE NUMBER 661

**WHEREAS**, the President and Board of Trustees have previously adopted Ordinance No. 661 entitled "Ordinance Adopting the Village of Burr Ridge Personnel Manual and Repealing Ordinance Numbers 403 and 415, As Amended", including subsequent amendments thereto; and

**WHEREAS**, the President and Board of Trustees intend, by the adoption of this Ordinance, to revise and/or otherwise amend information contained in the aforementioned "**Village of Burr Ridge Personnel Manual**"; and

**WHEREAS**, the President and Board of Trustees intend, by the adoption of this Ordinance, to incorporate changes into said Personnel Manual;

**NOW, THEREFORE**, Be It Ordained by the President and Board of Trustees of the Village of Burr Ridge, DuPage and Cook Counties, Illinois, as follows:

**Section 1:** That Ordinance No. 661, as amended, entitled "Ordinance Adopting the Village of Burr Ridge Personnel Manual and Repealing Ordinance Numbers 403 and 415, As Amended" is hereby amended by the adoption of the following revisions to ARTICLE V EMPLOYEE BENEFITS Paragraph VI Deferred Compensation:

VI. Deferred Compensation

The Village currently offers all employees the option of participating in ~~the ICMA-RC~~ deferred compensation plans ~~offered by ICMA-RC and AXA Advisors, LLC~~. Deferred compensation is a tax-sheltered retirement plan which involves deducting a portion of the employee's salary, with the money transferred to an investment fund

selected by the employee. Currently, under federal tax law, the employee's gross or taxable income is reduced by the amount deferred; therefore, income taxes are reduced. Income taxes are paid when the funds are paid back to the employee (upon retirement, termination of Village employment or in the event of an emergency). The Finance Department can provide further information on this program.

**Section 2:** That Ordinance No. 661, as amended, entitled "Ordinance Adopting the Village of Burr Ridge Personnel Manual and Repealing Ordinance Numbers 403 and 415, As Amended" is hereby further amended.

**Section 3:** Any and all other ordinances in conflict with the provisions of this Ordinance adopted hereby, are hereby repealed to the extent of such conflict.

**Section 4:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

**ADOPTED** this 27<sup>th</sup> day of August, 2018, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:**

**NAYS:**

**ABSENT:**

## RESOLUTION NO.

## RESOLUTION APPROVING PLAT OF EASEMENT AND VACATION

MEADOWBROOK PLACE SUBDIVISION

WHEREAS, the subdivision known as Meadowbrook Place (hereinafter referred to as the "Subdivision" or "Subdivision Plat") was previously approved for development by Resolution R-24-07; and

WHEREAS, the subdivision plat has lapsed since this approval, and is no longer valid with the County of DuPage, which requires a new engineering review by said County; and

WHEREAS, the County of DuPage has issued new requirements for the granting of easements on the subdivision plat, which add and remove certain easements from said subdivision plat for the jurisdictional benefit of the County of DuPage;

**NOW, THEREFORE, Be It Resolved** by the President and Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

**Section 1:** The subdivision plat, substantially in the form of **Exhibit A** attached hereto and made a part hereof, is hereby amended and approved, and the Village Clerk is hereby authorized to execute the plat of easement and vacation subject to all conditions included in Resolution R-24-07.

**Section 2:** This Resolution shall be in full force and effect upon its adoption and approval as required by law.

**ADOPTED** this 27<sup>th</sup> day of August, 2018, by a roll call vote as follows:

**AYES:**

**NAYS:**

**ABSENT:**



DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350; EXPIRES 04-30-19




Pleasantdale Elementary School  
8100 School Street  
La Grange, IL 60525  
708.246.4700 Fax: 708.246.4625



Pleasantdale Middle School  
7450 S. Wolf Road  
Burr Ridge, IL 60527  
708.246.3210 Fax: 708.352.0092

8A

Pleasantdale School District 107 | 7450 S. Wolf Road | Burr Ridge, IL 60527 | 708.784.2013 | Fax: 708.246.0161 | [www.d107.org](http://www.d107.org)

To: Douglas Pollock  
From: Dave Palzet   
RE: Arrowhead Farm/Highland Fields Gate  
Date: August 20, 2018

Over the course of the past several weeks the Pleasantdale School District administration has been in contact with the Burr Ridge Village Administrator and the homeowner's association presidents of Arrowhead Farm and Highland Fields regarding the use of a pass through gate on Johnston Road. For more than ten years, the school buses have used a clicker to open the gate when they've needed to travel through it to pick up students in the other subdivision. The gate closes immediately following the bus using it. This occurs six times per day.

The impact of closing the gate is a safety issue for some of the youngest residents of Burr Ridge and students of our school district. If the buses are not allowed to travel through the gate, the buses will be forced to turn around at the cut out all the way near 8662 Johnston Road, thus forcing some kindergarteners, and multiple 1st grade students to walk along Johnston Road in order to ride the bus. In one instance, the first grader will have to walk past 12 houses on Johnston Road. In January, when it is light later, darker earlier, and can be snowy, this is an unsafe situation that can be prevented.

There are several steps that can be taken to resolve this issue. Some potential solutions include:

- Improved signage that delineates use of the gate for buses and emergency vehicles only and the consequences for improper use of the pass through.
- An increased police presence to enforce proper use of the pass through.
- The installation of cameras on either side of the gate.
- Installation of temporary speed bumps.

The school district is committed to investigating a long-term and mutually beneficial solution that ensures safe travel for our students to and from school and respects property owners of these neighborhoods. We would expect that the Village Board of Trustees would support the safe passage of our youngest residents and allow the district to use the pass through gate through a decree, approval, or resolution.



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527  
(630) 654-8181 • Fax (630) 654-8269 • [www.burr-ridge.gov](http://www.burr-ridge.gov)

**8B** Mickey Straub  
Mayor

Karen J. Thomas  
Village Clerk

J. Douglas Pollock  
Village Administrator

August 22, 2018

President Straub and Board of Trustees  
7660 County Line Road  
Burr Ridge, Illinois 60527

**Re: Z-19-2018: 324 Burr Ridge Parkway (Grasso); Special Use, Variation, and Findings of Fact**

Dear President and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation to approve a request by Gary Grasso on behalf of Capri Ristorante for a special use pursuant to Section VIII.B.2.x of the Burr Ridge Zoning Ordinance to amend the conditions of an existing special use to expand the seating capacity of a permitted sidewalk dining area as well as add an additional sidewalk dining area and to deny a request for a variation from Section XI.C.13 of the Burr Ridge Zoning Ordinance. to permit an expansion of a restaurant without the required number of parking spaces, both at 324 Burr Ridge Parkway.

After due notice, as required by law, the Plan Commission held a public hearing on August 20, 2018. The Plan Commission considered the expansion of new sidewalk seating with the need to be conscious of parking at County Line Square. The restaurant is proposed to be expanded by 280 square feet, thus necessitating an additional three parking spaces to be provided on the property or by the granting of a variation. The Plan Commission concluded that the petitioner could expand the restaurant through an amended special use but denied the request for a parking variation. Under these circumstances, the petitioner is only permitted to expand the restaurant if the property owner can add three additional parking spaces, therefore ensuring that a parking variation is not required. One resident objected to the granting of a parking variation at the public hearing.

The Plan Commission, by a vote of 7 to 0, ***recommends that the Board of Trustees approve*** an amended special use for Capri Ristorante to permit four tables and 16 chairs in two separate outdoor seating areas subject to the following conditions:

1. The special use is limited to four tables and sixteen chairs located within each enclosed area as depicted on the submitted site plan.
2. The tables and chairs shall match other sidewalk tables and chairs in County Line Square as depicted in the submitted photographs attached hereto.
3. The outdoor dining areas shall be located and shall be enclosed with aluminum fences or railings as shown on the submitted site plan and photograph.
4. All fences or railings surrounding outdoor seating areas shall have matching elevations and colors.
5. All furniture shall be removed during the winter season.

6. There shall be no advertising, signs, or leaflets on the tables, chairs, fences, or railings.
7. An emergency gate shall be provided for the outdoor dining areas as required by Section VIII.A.5 of the Zoning Ordinance.
8. Tables shall be cleaned promptly after use.
9. The outdoor dining area shall have hours not extending beyond the hours of the restaurant.
10. Failure at any time to comply with these regulations shall deem this special use approval null and void.

The Plan Commission, by a vote of 4 to 3, ***recommends that the Board of Trustees deny*** a request by Capri Ristorante for a parking variation to permit a 280 square foot expansion of a restaurant without the required parking spaces.

Sincerely,

Greg Trzupek, Chairman  
Village of Burr Ridge  
Plan Commission/Zoning Board of Appeals

GT:EBW/mm  
Enclosures





# VILLAGE OF BURR RIDGE

EXHIBIT A

## PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 324 Burr Ridge Parkway

PIN #

18-30-305-005; 18-30-305-003; 18-30-305-004; 18-30-301-001

### GENERAL INFORMATION

PETITIONER: 5 Brothers, Inc. d/b/a Capri Ristorante

(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS County Line Square, Burr Ridge

PHONE: Gary Grasso, Counsel - 630-654-4500

EMAIL: ggrasso@grassolaw.com

PROPERTY OWNER: Bob Garber/Reegs Properties STATUS OF PETITIONER: Tenant

OWNER'S ADDRESS: 115 S. Vine Street Hinsdale, IL 60521 PHONE: N/A

### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ. FOOTAGE: 4000 SF EXISTING ZONING: B-1 Business

EXISTING USE/IMPROVEMENTS: Restaurant with bar and outdoor dining - lunch & dinner service

SUBDIVISION: County Line Square

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

### DESCRIPTION OF REQUEST

PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):



Special Use



Rezoning



Text Amendment



Variation(s)

Requests amendment to previous special use to allow four tables with sixteen chairs on both sides of the main door, an additional 280 SF of outdoor dining space, and parking variation to allow for outdoor dining at a shopping center without the required number of parking spaces.

Please Provide Written Description of Request - Attach Extra Pages If Necessary

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Petitioner's Signature

Gary H. Grasso for 5-Brothers, Inc. 7/24/2018

Date Petition is Filed



Findings of Fact  
**Special Use**  
Burr Ridge Zoning Ordinance

Address:

324 Burr Ridge Parkway

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.
- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.
- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.
- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

Paragraphs a through h are confirmed.

By: 

Gary A. Grasso, Counsel for 5 Brothers, Inc.  
d/b/a Capri Ristorante



**VILLAGE OF BURR RIDGE  
PLAN COMMISSION AND  
ZONING BOARD OF APPEALS**

**Consent to Install Public Notice Sign**

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

324 Burr Ridge Parkway

Property Owner or Petitioner:

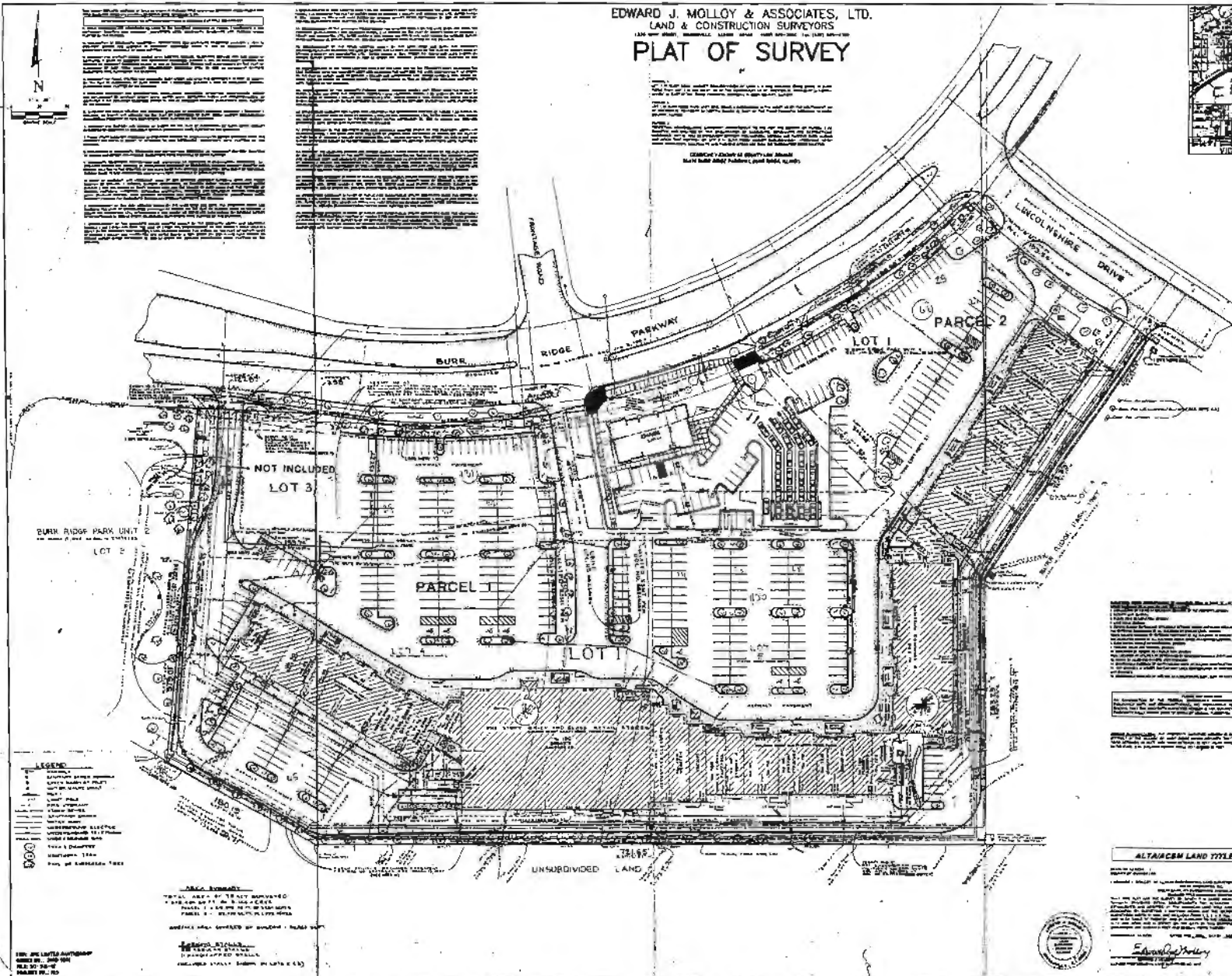
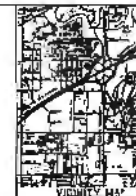
Gary Grasso Counsel for 5 Brothers d/b/a Capri Ristorante

(Print Name)

(Signature)

# PLAT OF SURVEY

© 2007 The Authors  
Journal compilation © 2007 Blackwell Publishing Ltd







VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527  
(630) 654-8181 • Fax (630) 654-8269 • [www.burr-ridge.gov](http://www.burr-ridge.gov)

Mickey Straub  
Mayor

Karen J. Thomas  
Village Clerk

J. Douglas Pollock  
Village Administrator

July 26, 2018

**NOTICE OF PUBLIC HEARING**

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Gary Grasso on behalf of Capri Ristorante for special use approval as per Section VIII.B.2.x to amend the conditions of an existing special use to expand the seating capacity of a permitted sidewalk dining area as well as add an additional sidewalk dining area and for a variation from Section XI.C.13 to permit an expansion of a restaurant without the required number of parking spaces. The petition number and property address is **Z-19-2018: 324 Burr Ridge Parkway** and the Permanent Real Estate Index Numbers are: **18-30-305-005; 18-30-305-003; 18-30-305-004; and 18-30-301-001.**

A public hearing to consider this petition is scheduled for:

**Date:** Monday, August 20, 2018  
**Time:** 7:00 P.M. or as soon thereafter as the matter may be heard.  
**Location:** Village of Burr Ridge  
Board Room  
7660 South County Line Road  
Burr Ridge, IL 60527

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please contact:

Evan Walter, Assistant to the Village Administrator  
(630) 654-8181 ext. 2010  
[ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.

|   |  |   |
|---|--|---|
| S + O Aatel<br>PO Box 267<br>Westmont, IL 60559                       | Winkle Lee<br>850 Village Center Dr. #317<br>Burr Ridge, IL 60527        | C + S Prosek<br>8218 Kathryn Court<br>Burr Ridge, IL 60527              |
| P. Jepsen<br>850 Village Center Dr. #308<br>Burr Ridge, IL 60527      | Christine Randin<br>250 E. Pearsen St. #3203<br>Chicago, IL 60611        | Samuel Basilous<br>529 Lisk Avenue<br>Staten Island, NY 10303           |
| Jovic<br>7920 Deer View Ct.<br>Burr Ridge, IL 60527                   | Kathleen Kaszka<br>850 Village Center Dr. #319<br>Burr Ridge, IL 60527   | Gregory Schultz<br>7900 Cass Avenue<br>Darien, IL 60527                 |
| J Kuksta<br>850 Village Center Dr. #310<br>Burr Ridge, IL 60527       | Sharma<br>PO Box 450<br>Palos Heights, IL 60463                          | Williams Kalnes<br>850 Village Center Dr. #413<br>Burr Ridge, IL 60527  |
| Wesley Tate<br>850 Village Center Dr. #311<br>Burr Ridge, IL 60527    | Nick Simov<br>850 Village Center Dr. #321<br>Burr Ridge, IL 60527        | Richard Michalak<br>850 Village Center Dr. #414<br>Burr Ridge, IL 60527 |
| Norbert Kuksta<br>850 Village Center Dr. #312<br>Burr Ridge, IL 60527 | James Chesniak<br>850 Village Center Dr. #404<br>Burr Ridge, IL 60527    | Diane Vivo<br>850 Village Center Dr. #415<br>Burr Ridge, IL 60527       |
| Anthony Formato<br>5236 Victor St.<br>Downers Grove, IL 60515         | P + A Sevs<br>850 Village Center Dr.<br>Burr Ridge, IL 60527             | Perm Sharma<br>505 Ambriance Drive<br>Burr Ridge, IL 60527              |
| Vijaya Sarma<br>7707 Hamilton Avenue<br>Burr Ridge, IL 60527          | Allan Thom<br>850 Village Center Dr. #406<br>Burr Ridge, IL 60527        | 850 BR LLC<br>2500 S. Highland Ave.<br>Lombard, IL 60148                |
| David Atkenson<br>14640 John Humphrey Drive<br>Orland Park, IL 60462  | George Gianakas<br>9320 W. 122 <sup>nd</sup> St.<br>Palos Park, IL 60464 | Marwan Kasi<br>850 Village Center Dr. #418<br>Burr Ridge, IL 60527      |
| Jason Nash<br>850 Village Center Dr. #316<br>Burr Ridge, IL 60527     | John Vanney<br>131 Rancho Mirage Dr.<br>Kissimmee, FL 34759              | Kumod Barman<br>9311 Tandragee Dr.<br>Orland Park, IL 60462             |

|  |  |   |
|--|--|---|
| Paul Walk<br>36 Old Mill Lane<br>Burr Ridge, IL 60527                      | Indigo Management<br>7223 Route 83 PMB 208<br>Willowbrook, IL 60527      | C. Boccmmini<br>850 Village Center Dr. #218<br>Burr Ridge, IL 60527     |
| Canino<br>850 Village Center Dr. #202<br>Burr Ridge, IL 60527              | Nancy Segretti<br>850 Village Center Dr. #210<br>Burr Ridge, IL 60527    | Vincenzo Marino<br>850 Village Center Dr. #203<br>Burr Ridge, IL 60527  |
| R. Silekis<br>850 Village Center Dr. #211<br>Burr Ridge, IL 60527          | Silvia Lee<br>850 Village Center Dr.<br>Burr Ridge, IL 60527             | Amartit Singh<br>850 Village Center Dr. #204<br>Burr Ridge, IL 60527    |
| Current Resident<br>850 Village Center Dr. #212<br>Burr Ridge, IL 60527    | Dominic Altobelli<br>850 Village Center Dr. #220<br>Burr Ridge, IL 60527 | Jerry Simmons<br>850 Village Center Dr. #205<br>Burr Ridge, IL 60527    |
| E. Carnevale<br>850 Village Center Dr. #213<br>Burr Ridge, IL 60527        | Alice Martin<br>6115 Timber Ridge Ct.<br>Burr Ridge, IL 60527            | Michael Yost<br>850 Village Center Dr. #206<br>Burr Ridge, IL 60527     |
| Janet Plecki<br>850 Village Center Dr. #214<br>Burr Ridge, IL 60527        | Ashot Kohari<br>850 Village Center Dr. #301<br>Burr Ridge, IL 60527      | Evaldas Galentas<br>850 Village Center Dr. #207<br>Burr Ridge, IL 60527 |
| Sheela Singh<br>9457 Fallingwater Dr.<br>Burr Ridge, IL 60527              | Michalak<br>850 Village Center Dr. #208<br>Burr Ridge, IL 60527          | Ather Nizam<br>401 Tamerton Parkway<br>Burr Ridge, IL 60527             |
| Francisco Cervantes<br>850 Village Center Dr. #304<br>Burr Ridge, IL 60527 | Tracy Schoppen<br>850 Village Center Dr. #216<br>Burr Ridge, IL 60527    | Devindra Sharma<br>6625 Manor Dr.<br>Burr Ridge, IL 60527               |
| Kil Nam and Heega Kim<br>5623 Garfield Avenue<br>Hinsdale, IL 60527        | Real Estate 911<br>114 Shore Drive<br>Burr Ridge, IL 60527               | Gould<br>450 Village Center Dr. #310<br>Burr Ridge, IL 60527            |
| Jelinek<br>450 Village Center Dr. #403<br>Burr Ridge, IL 60527             | Hurka<br>450 Village Center Dr. #415<br>Burr Ridge, IL 60527             | Lee<br>450 Village Center Dr. #311<br>Burr Ridge, IL 60527              |

|   |  |  |
|---|--|--|
| Bartolome<br>450 Village Center Dr. #404<br>Burr Ridge, IL 60527        | Michalski<br>450 Village Center Dr. #416<br>Burr Ridge, IL 60527     | Santillo<br>450 Village Center Dr. #312<br>Burr Ridge, IL 60527  |
| Henning<br>450 Village Center Dr. #405<br>Burr Ridge, IL 60527          | Broucek<br>450 Village Center Dr. #417<br>Burr Ridge, IL 60527       | Rola<br>450 Village Center Dr. #313<br>Burr Ridge, IL 60527      |
| Chang<br>9550 Pacific Ct.<br>Burr Ridge, IL 60527                       | Burritz Real Estate<br>8403 Oak Knoll Dr.<br>Burr Ridge, IL 60527    | Nuccio<br>7961 Creekwood Dr.<br>Burr Ridge, IL 60527             |
| Jankowski<br>4809 Grand Ave.<br>Western Springs, IL 60558               | Rasimaviciote<br>450 Village Center Dr. #410<br>Burr Ridge, IL 60527 | Murphy<br>450 Village Center Dr. #316<br>Burr Ridge, IL 60527    |
| Current Resident<br>450 Village Center Dr. #317<br>Burr Ridge, IL 60527 | Phelps<br>180 Stone Lake Dr.<br>Makanda, IL 62958                    | Cales<br>450 Village Center Dr. #401<br>Burr Ridge, IL 60527     |
| Murry Homestead<br>3 Paddock<br>Lemont, IL 60439                        | Caurney<br>6265 Wildwood Ln.<br>Burr Ridge, IL 60527                 | Toellner<br>450 Village Center. Dr. #414<br>Burr Ridge, IL 60527 |
| JP Bryant<br>130 Northgate Pl.<br>Burr Ridge, IL 60527                  | John Hartigan<br>137 Northgate Pl.<br>Burr Ridge, IL 60527           | Elizabeth Burt<br>113 Northgate Pl.<br>Burr Ridge, IL 60527      |
| Kathryn Harris<br>129 Northgate Pl.<br>Burr Ridge, IL 60527             | Floyd Stone<br>118 Northgate Pl.<br>Burr Ridge, IL 60527             | Randall Grant<br>115 Northgate Pl.<br>Burr Ridge, IL 60527       |
| Margaret Wojcik<br>128 Northgate Pl.<br>Burr Ridge, IL 60527            | L. Peterson<br>117 Northgate Pl.<br>Burr Ridge, IL 60527             | Susan O'Donnell<br>120 Northgate Pl.<br>Burr Ridge, IL 60527     |
| Linda Lucatorto<br>116 Northgate Pl.<br>Burr Ridge, IL 60527            | Joy Nitti<br>127 Northgate Pl.<br>Burr Ridge, IL 60527               | Marlene Lingle<br>119 Northgate Pl.<br>Burr Ridge, IL 60527      |



|  |   |  |
|--|---|--|
| R. Stanko<br>133 Northgate Pl.<br>Burr Ridge, IL 60527           | Brook Fuller<br>121 Northgate Pl.<br>Burr Ridge, IL 60527           | Peter Little<br>72 Trent Ct.<br>Burr Ridge, IL 60527     |
| Anatoly Okun<br>132 Northgate Pl.<br>Burr Ridge, IL 60527        | George Daker<br>122 Northgate Pl.<br>Burr Ridge, IL 60527           | Current Resident<br>86 Trent Ct.<br>Burr Ridge, IL 60527 |
| Dolosic<br>131 Northgate Pl.<br>Burr Ridge, IL 60527             | Voss<br>123 Northgate Pl.<br>Burr Ridge, IL 60527                   | Shirley Zaher<br>85 Trent Ct.<br>Burr Ridge, IL 60527    |
| Patricia Rojakovick<br>134 Northgate Pl.<br>Burr Ridge, IL 60527 | Walter Robertson<br>124 Northgate Pl.<br>Burr Ridge, IL 60527       | Christopher Malo<br>84 Trent Ct.<br>Burr Ridge, IL 60527 |
| Paul Hare<br>135 Northgate Pl.<br>Burr Ridge, IL 60527           | Frank Sibr<br>125 Northgate Pl.<br>Burr Ridge, IL 60527             | K. Rao<br>73 Trent Ct.<br>Burr Ridge, IL 60527           |
| Barbara Schneider<br>136 Northgate Pl.<br>Burr Ridge, IL 60527   | David & Laura Schetter<br>126 Northgate Pl.<br>Burr Ridge, IL 60527 | E. Prodehl<br>104 Ambriance Ct.<br>Burr Ridge, IL 60527  |
| Forkan<br>104 Ambriance Ct.<br>Burr Ridge, IL 60527              | E. Prodehl<br>104 Ambriance Ct.<br>Burr Ridge, IL 60527             | E. Prodehl<br>104 Ambriance Ct.<br>Burr Ridge, IL 60527  |
| E. Prodehl<br>305 Ambriance Ct.<br>Burr Ridge, IL 60527          | Patel<br>104 Ambriance Ct.<br>Burr Ridge, IL 60527                  | E. Prodehl<br>104 Ambriance Ct.<br>Burr Ridge, IL 60527  |
| E. Prodehl<br>104 Ambriance Ct.<br>Burr Ridge, IL 60527          | E. Prodehl<br>202 Ambriance Ct.<br>Burr Ridge, IL 60527             | Suri<br>103 Ambriance Ct.<br>Burr Ridge, IL 60527        |
| Yu<br>407 Ambriance Ct.<br>Burr Ridge, IL 60527                  | Mahoney<br>201 Ambriance Ct.<br>Burr Ridge, IL 60527                | Lee<br>205 Ambriance Ct.<br>Burr Ridge, IL 60527         |

|  |  |   |
|--|--|---|
| Reddy<br>406 Ambriance Dr.<br>Burr Ridge, IL 60527     | DeYoung<br>121 Ambriance Dr.<br>Burr Ridge, IL 60527     | Mendi<br>302 Ambriance Dr.<br>Burr Ridge, IL 60527      |
| Singhal<br>405 Ambriance Dr.<br>Burr Ridge, IL 60527   | Bekteshi<br>14 Ambriance Dr.<br>Burr Ridge, IL 60527     | Kolosa<br>303 Ambriance Dr.<br>Burr Ridge, IL 60527     |
| Kirby<br>16 Ambriance Dr.<br>Burr Ridge, IL 60527      | Andrew Oh<br>74 Trent Ct.<br>Burr Ridge, IL 60527        | Kabir<br>304 Ambriance Dr.<br>Burr Ridge, IL 60527      |
| Fern Inc.<br>15 Ambriance Dr.<br>Burr Ridge, IL 60527  | H. Monindra<br>402 Ambriance Dr.<br>Burr Ridge, IL 60527 | Szot<br>301 Ambriance Dr.<br>Burr Ridge, IL 60527       |
| Gattuso<br>401 Ambriance Dr.<br>Burr Ridge, IL 60527   | Abboud<br>206 Ambriance Dr.<br>Burr Ridge, IL 60527      | Chronis<br>404 Ambriance Dr.<br>Burr Ridge, IL 60527    |
| Shinneman<br>207 Ambriance Dr.<br>Burr Ridge, IL 60527 | Gandhi<br>403 Ambriance Dr.<br>Burr Ridge, IL 60527      | Micaletti<br>203 Ambriance Dr.<br>Burr Ridge, IL 60527  |
| John Hayes<br>75 Trent Ct.<br>Burr Ridge, IL 60527     | Thomas Schmidt<br>78 Trent Ct.<br>Burr Ridge, IL 60527   | B. Spinato<br>104 Waterside Pl.<br>Burr Ridge, IL 60527 |
| Eleanor Nickel<br>79 Trent Ct.<br>Burr Ridge, IL 60527 | J. Sokolowski<br>87 Trent Ct.<br>Burr Ridge, IL 60527    | Kulkman<br>105 Waterside Pl.<br>Burr Ridge, IL 60527    |
| Mary Mateja<br>80 Trent Ct.<br>Burr Ridge, IL 60527    | Louis Cano<br>88 Trent Ct.<br>Burr Ridge, IL 60527       | Serwat<br>106 Waterside Pl.<br>Burr Ridge, IL 60527     |
| Schulze<br>81 Trent Ct.<br>Burr Ridge, IL 60527        | Patyk<br>89 Trent Ct.<br>Burr Ridge, IL 60527            | Navickas<br>107 Waterside Pl.<br>Burr Ridge, IL 60527   |

|   |   |   |
|---|---|---|
| Kircher<br>90 Trent Ct.<br>Burr Ridge, IL 60527                 | Hunt<br>82 Trent Ct.<br>Burr Ridge, IL 60527                  | Mulvenna<br>108 Waterside Pl.<br>Burr Ridge, IL 60527       |
| Weiss<br>91 Trent Ct.<br>Burr Ridge, IL 60527                   | Berdelle<br>83 Trent Ct.<br>Burr Ridge, IL 60527              | Roth<br>109 Waterside Pl.<br>Burr Ridge, IL 60527           |
| Frank Digiovanni<br>92 Trent Ct.<br>Burr Ridge, IL 60527        | Susan Schaus<br>94 Trent Ct.<br>Burr Ridge, IL 60527          | Failkowski<br>110 Waterside Pl.<br>Burr Ridge, IL 60527     |
| Craig Mares<br>93 Trent Ct.<br>Burr Ridge, IL 60527             | Clement Urban<br>95 Trent Ct.<br>Burr Ridge, IL 60527         | Kett<br>111 Waterside Pl.<br>Burr Ridge, IL 60527           |
| Daniel Foxen<br>76 Trent Ct.<br>Burr Ridge, IL 60527            | Nancy Tepler<br>96 Trent Ct.<br>Burr Ridge, IL 60527          | Williams<br>112 Waterside Pl.<br>Burr Ridge, IL 60527       |
| Ellen Blakeman<br>77 Trent Ct.<br>Burr Ridge, IL 60527          | Serpe<br>113 Waterside Ct.<br>Burr Ridge, IL 60527            | Kuksta<br>99 Waterside Pl.<br>Burr Ridge, IL 60527          |
| Sharma<br>98 Waterside Ct.<br>Burr Ridge, IL 60527              | Gapslott<br>102 Waterside Pl.<br>Burr Ridge, IL 60527         | Sellers<br>101 Waterside Pl.<br>Burr Ridge, IL 60527        |
| Jenkins<br>100 Waterside Pl.<br>Burr Ridge, IL 60527            | Hanna<br>103 Waterside Pl.<br>Burr Ridge, IL 60527            | Wida<br>450 Village Center Dr. #210<br>Burr Ridge, IL 60527 |
| J.L. Fox<br>450 Village Center Dr. #217<br>Burr Ridge, IL 60527 | Glimco<br>450 Village Center Dr. #201<br>Burr Ridge, IL 60527 | Cole<br>450 Village Center Dr. #301<br>Burr Ridge, IL 60527 |
| Levy<br>450 Village Center Dr. #202<br>Burr Ridge, IL 60527     | Murray<br>450 Village Center Dr. #211<br>Burr Ridge, IL 60527 | Vea<br>2 Saddle Court<br>Burr Ridge, IL 60527               |

|  |   |  |
|--|---|--|
| Vijay Singhal<br>405 Ambriance Drive<br>Burr Ridge, IL 60527           | Komar<br>8161 Ridgepoint Drive<br>Burr Ridge, IL 60527            | Dillard<br>801 Village Center Dr. #307<br>Burr Ridge, IL 60527           |
| James O'Brien<br>6345 Martin Drive<br>Willowbrook, IL 60527            | Dombro<br>801 Village Center Dr. #205<br>Burr Ridge, IL 60527     | Denard<br>801 Village Center Dr. #308<br>Burr Ridge, IL 60527            |
| Jogar LLC<br>750 Village Center Drive<br>Burr Ridge, IL 60527          | Alka Srivastava<br>9 Lake Ridge Court<br>Burr Ridge, IL 60527     | Sharma<br>6652 Manor Dr.<br>Burr Ridge, IL 60527                         |
| Jon Skulborstad<br>1000 Village Center Dr.<br>Burr Ridge, IL 60527     | Sidhu<br>3816 Littlestone Ct.<br>Naperville, IL 60564             | DeClaral<br>909 Cleveland Dr.<br>Hinsdale, IL 60521                      |
| Currant<br>760 Village Center Dr. #220<br>Burr Ridge, IL 60527         | Meyers<br>801 Village Center Dr. #208<br>Burr Ridge, IL 60527     | P. Sutkowski Markha<br>801 Village Center Dr. #4<br>Burr Ridge, IL 60527 |
| PPC Real Estate<br>760 Village Center Dr. #220<br>Burr Ridge, IL 60527 | Zapka<br>801 Village Center Dr. #302<br>Burr Ridge, IL 60527      | Larry Siebs<br>801 Village Center Dr. #404<br>Burr Ridge, IL 60527       |
| Jerate LLC<br>760 Village Center Dr. #200<br>Burr Ridge, IL 60527      | Rizzuto<br>801 Village Center Dr. #303<br>Burr Ridge, IL 60527    | Pondaleeka<br>502 Ambriance Drive<br>Burr Ridge, IL 60527                |
| Johnson<br>801 Village Center Dr. #201<br>Burr Ridge, IL 60527         | Fava<br>801 Village Center Dr. #304<br>Burr Ridge, IL 60527       | Salamone<br>801 Village Center Dr.<br>Burr Ridge, IL 60527               |
| Richaed Holee<br>14331 Oakwood Ct<br>Orland Park, IL 60462             | Bellisario<br>801 Village Center Dr. #305<br>Burr Ridge, IL 60527 | Harbour<br>801 Village Center Dr. #407<br>Burr Ridge, IL 60527           |
| Daniel Keefe<br>801 Village Center Dr. #203<br>Burr Ridge, IL 60527    | Tooleimat<br>801 Village Center Dr. #306<br>Burr Ridge, IL 60527  | Wasz<br>801 Village Center Dr.<br>Burr Ridge, IL 60527                   |

|  |   |  |
|--|---|--|
| Kevin Kopp<br>450 Village Center Dr. #212<br>Burr Ridge, IL 60527        | Bilthuis<br>450 Village Center Dr. #303<br>Burr Ridge, IL 60527     | Meyering<br>7900 Bulldog Dr.<br>Summit, IL 60501                     |
| Vicki Shaw<br>197 Foxborough Pl.<br>Burr Ridge, IL 60527                 | Napolitano<br>450 Village Center Dr. #304<br>Burr Ridge, IL 60527   | Philip Timyan<br>450 Village Center Dr. #205<br>Burr Ridge, IL 60527 |
| Mekhail<br>450 Village Center Dr. #214<br>Burr Ridge, IL 60527           | Tarjkov<br>450 Village Center Dr. #305<br>Burr Ridge, IL 60527      | Lykouratzos<br>450 Village Center Dr. #206<br>Burr Ridge, IL 60527   |
| Presidio Cap. LLC<br>450 Village Center Dr. #215<br>Burr Ridge, IL 60527 | Millinowiseh<br>450 Village Center Dr. #306<br>Burr Ridge, IL 60527 | Joan Tameling<br>450 Village Center Dr. #207<br>Burr Ridge, IL 60527 |
| Frank Silzer<br>46 Stone Creek Dr.<br>Lemont, IL 60439                   | Dorminey<br>450 Village Center Dr. #209<br>Burr Ridge, IL 60527     | Joitis<br>450 Village Center Dr. #308<br>Burr Ridge, IL 60527        |
| Thomas<br>450 Village Center Dr. #216<br>Burr Ridge, IL 60527            | Strzyz<br>450 Village Center Dr. #309<br>Burr Ridge, IL 60527       |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   |  |

# NOTICE OF PUBLIC HEARING

This property will be the subject of a public hearing conducted by the Village of Burr Ridge Plan Commission as follows:

1. **Z-19-2018: 324 Burr Ridge Parkway** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Gary Grasso on behalf of Capri Ristorante for special use approval as per Section VIII.B.2.x to amend the conditions of an existing special use to expand the seating capacity of a permitted sidewalk dining area as well as add an additional sidewalk dining area and for a variation from Section XI.C.13 to permit an expansion of a restaurant without the required number of parking spaces. The petition number and property address is **Z-19-2018: 324 Burr Ridge Parkway** and the Permanent Real Estate Index Numbers are: **18-30-305-005; 18-30-305-003; 18-30-305-004; and 18-30-301-001.**

The public hearing to consider this petition is scheduled for:

**Date:** Monday, August 20, 2018  
**Time:** 7:00 P.M. or as soon thereafter as the matter may be heard.  
**Location:** Village of Burr Ridge  
Board Room  
7660 County Line Road  
Burr Ridge, IL 60527

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please contact:

Evan Walter, Assistant to the Village Administrator  
(630) 654-8181 ext. 2010  
ewalter@burr-ridge.gov

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.



Jul 26, 2018 1:08:51 PM  
Burr Ridge



NOTICE OF  
PUBLIC HEARING

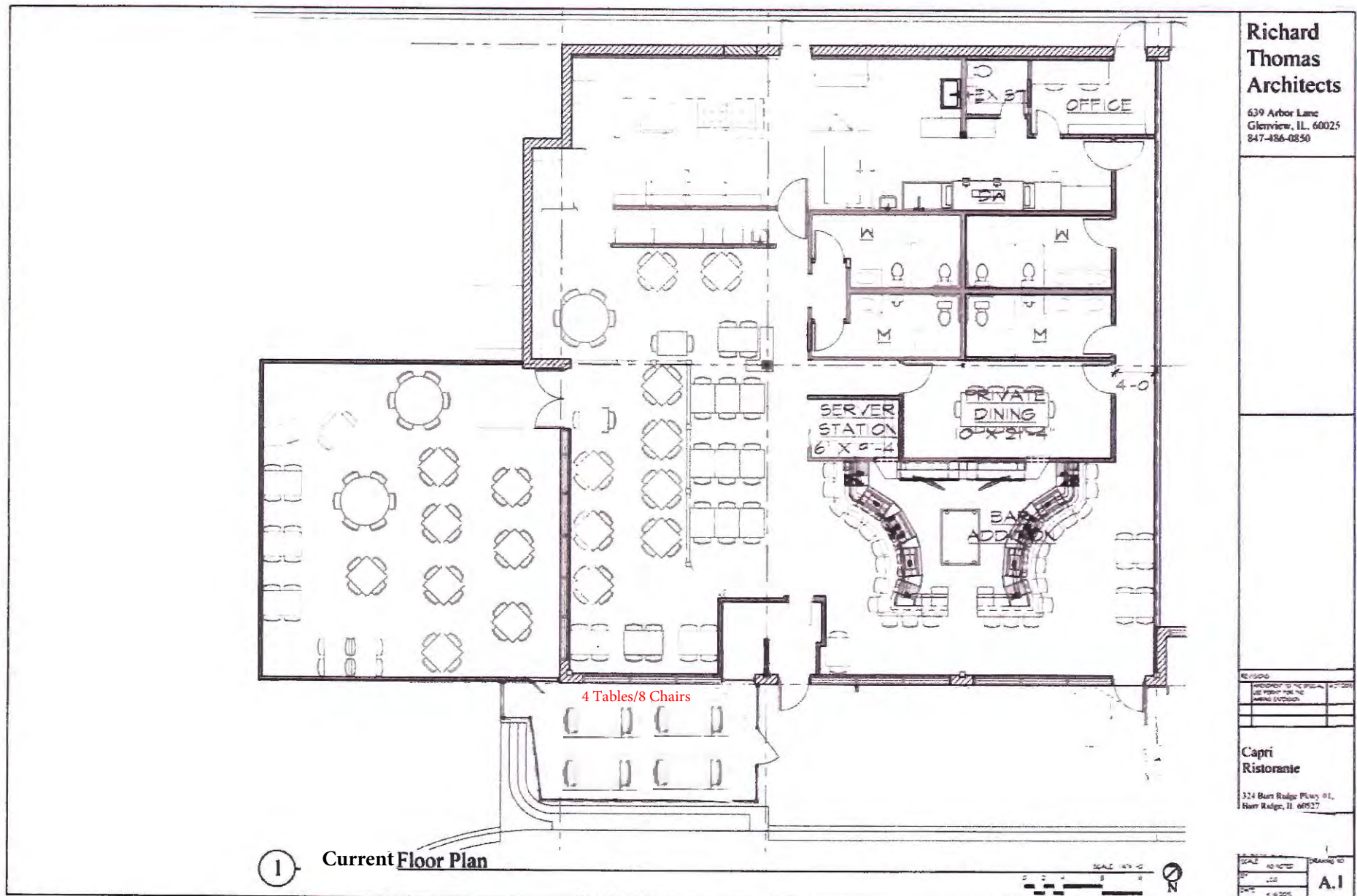
On July 26, 2018, at 1:00 PM, the Board of Directors of the Burr Ridge Community Unit School District No. 202 will hold a public hearing to consider the proposed development of a new building for the Burr Ridge Community Unit School District No. 202. The proposed development is located at 11111 S. Halsted Street, Burr Ridge, Illinois 60527. The proposed development consists of a new building for the Burr Ridge Community Unit School District No. 202. The proposed development is located at 11111 S. Halsted Street, Burr Ridge, Illinois 60527. The proposed development consists of a new building for the Burr Ridge Community Unit School District No. 202. The proposed development is located at 11111 S. Halsted Street, Burr Ridge, Illinois 60527. The proposed development consists of a new building for the Burr Ridge Community Unit School District No. 202.

Capri  
LOUNGE

Please  
Use  
Other  
Door



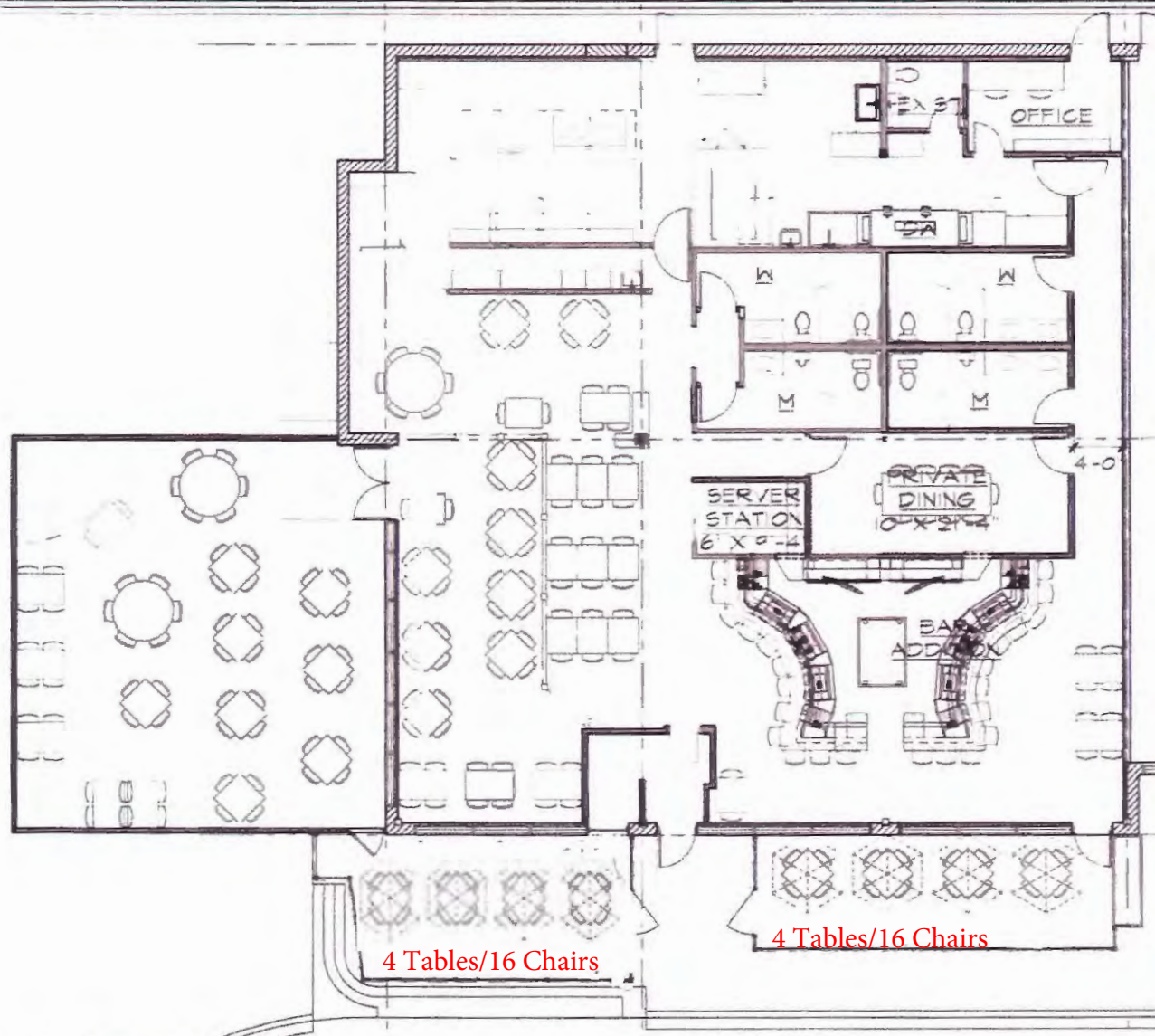
# EXHIBIT B





**Richard  
Thomas  
Architects**

639 Arbor Lane  
Glenview, IL 60025  
847-486-0850



① Proposed Floor Plan

|                         |           |
|-------------------------|-----------|
| REVISIONS               |           |
| APPROVED BY THE SPECIAL | 4-21-2009 |
| SEE PERMIT FROM THE     |           |
| LOCAL OFFICIALS         |           |

Capri  
Ristorante

324 Burn Ridge Place #1,  
Hunt Ridge, IL 60027

**RESTAURANT  
EXPANSION  
FLOOR PLAN**

|       |              |             |
|-------|--------------|-------------|
| SCALE | 1/8" = 1'-0" | DRAWING NO. |
| DATE  | 4-16-2009    | A.1         |



Aug 15, 2018 11:06:17 AM

Burr Ridge



| Address                                 | Occupant       | Land Use      | Floor Area<br>(square<br>feet) | Floor Area<br>(-10%) | Floor Area<br>(Gross) | Total Staff | Required<br>Parking | Lot  |
|---|----------------|---------------|--------------------------------|----------------------|-----------------------|-------------|---------------------|------|
| 50                                      | Outlot (4)     | office        | 2465                           | 2610                 | 2,900                 | 13          | 10                  | West |
| 78                                      | Patti's Café   | restaurant    | 2581                           | 2733                 | 3,037                 | 10          | 36                  | West |
| 80                                      | Post Net       | mailing       | 1122                           | 1188                 | 1,320                 | 4           | 4                   | West |
| 82                                      | State Farm     | office        | 1020                           | 1080                 | 1,200                 | 4           | 4                   | West |
| 84                                      | Kuman          | tutoring      | 1037                           | 1098                 | 1,220                 | 4           | 4                   | West |
| 88                                      | Remax          | realtor       | 3162                           | 3348                 | 3,720                 | 15          | 13                  | West |
| 92                                      | Rug Company    | rug sales     | 1037                           | 1098                 | 1,220                 | 2           | 4                   | West |
| 94                                      | Kirsten's      | bakery        | 1683                           | 1782                 | 1,980                 | 10          | 7                   | West |
| 96                                      | China King     | restaurant    | 570                            | 603                  | 670                   | 2           | 8                   | West |
| 98                                      | Imperial Jewel | jewelry       | 595                            | 630                  | 700                   | 1           | 2                   | West |
| 100                                     | Brookhaven     | grocery store | 22100                          | 23400                | 26,000                | 40          | 88                  | West |
| 102                                     | Kerkstra's     | cleaners      | 1594                           | 1688                 | 1,875                 | 15          | 6                   | East |
| 104                                     | Great Bagel    | restaurant    | 1581                           | 1674                 | 1,860                 | 4           | 20                  | East |
| 106                                     | Magic Nails    | salon         | 1360                           | 1440                 | 1,600                 | 5           | 5                   | East |
| 108                                     | Vince's Floral | flower shop   | 1139                           | 1206                 | 1,340                 | 4           | 5                   | East |
| 110                                     | Salon Hype     | salon         | 1122                           | 1188                 | 1,320                 | 5           | 4                   | East |
| 112                                     | Subway         | restaurant    | 1020                           | 1080                 | 1,200                 | 4           | 14                  | East |
| 114                                     | Capri Express  | restaurant    | 1020                           | 1080                 | 1,200                 | 4           | 14                  | East |
| 118                                     | LaCabinita     | restaurant    | 1431                           | 1516                 | 1,684                 | 6           | 20                  | East |
| 120                                     | ATI            | medical       | 2040                           | 2160                 | 2,400                 | 4           | 8                   | East |
| 124                                     | Cyclebar       | health        | 2244                           | 2376                 | 2,640                 | 3           | 20                  | East |
| 150                                     | Chase Bank     | bank          | 2975                           | 3150                 | 3,500                 | 35          | 12                  | East |
| 200                                     | Dao            | restaurant    | 3400                           | 3600                 | 4,000                 | 10          | 44                  | East |
| 208                                     | Wine Merchant  | restaurant    | 1020                           | 1080                 | 1,200                 | 2           | 12                  | East |
| 212                                     | Fred Astaire   | dance         | 3418                           | 3619                 | 4,021                 | 12          | 14                  | East |
| 304                                     | Beach for Dogs | pet store     | 2125                           | 2250                 | 2,500                 | 4           | 9                   | East |
| 306                                     | Henn House     | art studio    | 1113                           | 1178                 | 1,309                 | 8           | 4                   | East |
| 308                                     | Amore Yoga     | health        | 1020                           | 1080                 | 1,200                 | 2           | 4                   | East |
| 312                                     | Lepa Boutique  | retail        | 1029                           | 1089                 | 1,210                 | 2           | 4                   | East |
| 314                                     | Chiro One      | medical       | 1122                           | 1188                 | 1,320                 | 4           | 6                   | East |
| 318                                     | Dental Fitness | dental        | 1080                           | 1143                 | 1,270                 | 1           | 6                   | East |
| 320                                     | Medandspa      | medical       | 2159                           | 2286                 | 2,540                 | 6           | 18                  | East |
| 324                                     | Capri          | restaurant    | 3400                           | 3600                 | 4,000                 | 18          | 52                  | East |
| <b>Total Required Parking Spaces =</b>  |                |               | <b>75783</b>                   | <b>80240</b>         | <b>89156</b>          | <b>263</b>  | <b>483</b>          |      |
| <b>Total Available Parking Spaces =</b> |                |               |                                |                      |                       |             | <b>432</b>          |      |
| <b>Net Parking Capacity</b>             |                |               |                                |                      |                       |             | <b>51</b>           |      |





VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**Z-19-2018: 324 Burr Ridge Parkway (Grasso); Requests special use approval as per Section VIII.B.2.x to amend the conditions of an existing special use to expand the seating capacity of a permitted sidewalk dining area as well as add an additional sidewalk dining area and a variation from Section XI.C.13 to permit an expansion of a restaurant without the required number of parking spaces.**

**HEARING:**

August 20, 2018

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**

Gary Grasso o/b/o Capri Ristorante

**PETITIONER STATUS:**

Representative of Business

**PROPERTY OWNER:**

Reegs Properties, LLC

**EXISTING ZONING:**

B-1 Business District

**LAND USE PLAN:**

Recommends Commercial Uses

**EXISTING LAND USE:**

Restaurant

**SITE AREA:**

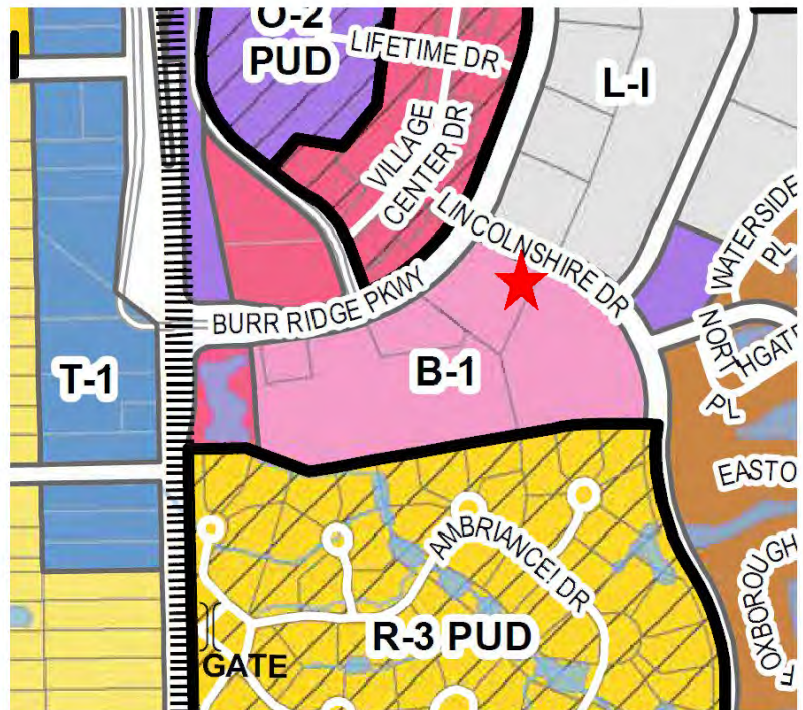
7.2 Acres

**SUBDIVISION:**

County Line Square

**AVAILABLE PARKING:**

432 Public Spaces and 30  
Employee Spaces



The petitioner is Gary Grasso, representative of Capri Ristorante, located at 324 Burr Ridge Parkway. The petitioner requests approval as per Section VIII.B.2.x to amend the conditions of an existing special use to expand the seating capacity of a permitted sidewalk dining area as well as add an additional sidewalk dining area and a variation from Section XI.C.13 to permit an expansion of a restaurant without the required number of parking spaces at Capri. Capri currently has a special use for a restaurant with outdoor seating and sidewalk dining, the latter of which is limited to four tables and eight chairs to the left of the front door. This petition requests to amend the current special use to expand the restaurant by 280 square feet, all contained within a new sidewalk dining area, with four tables and sixteen chairs in each sidewalk dining area. The expansion would add an additional four tables and 24 total chairs all located in sidewalk dining areas.

### **Land Use and Site Analysis**

Capri is located within County Line Square, which is zoned B-1 Business. County Line Square (including the two outlots) currently has a total of 432 parking spaces. The existing uses within the shopping center require 483 parking spaces to be available. In that the shopping center is non-conforming, any new or expanded use cannot exceed the number of parking spaces that were required for the use it is replacing without a variation. Capri is requesting to create 280 square feet of additional sidewalk dining space which requires three additional parking spaces, as restaurants must provide one parking space per 100 square feet of dining space. Since there are not three additional unaccounted for parking spaces available, Capri cannot add additional dining area unless they can show compliance with the standards and receive approval for a parking variation.

### **Public Hearing History**

Several public hearings have been held related to Capri. Capri was granted a special use for a restaurant with the sale of alcoholic beverages and outdoor seating in 1998; amendments to their special use to extend the hours for the sale of alcoholic beverages in 2007 and 2009; modifications to their outdoor seating area in 2010; special use for an outdoor sidewalk seating area in 2012; and finally, an expansion of the interior restaurant space, alteration of outdoor décor, and a parking variation in 2015.

### **Public Comment**

Two residents contacted staff to voice their objection to expansion of the restaurant, both citing parking concerns.

### **Applicable Zoning Ordinance Section(s)**

Section VIII.A.5 of the Zoning Ordinance states the following regarding outdoor dining in Business Districts:

*Restaurant outdoor dining areas, when permitted as a special use, shall be subject, at a minimum, to the following:*

- a. The dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant;*
- b. Door to the dining area shall be self-closing;*
- c. Tables shall be cleaned promptly following use;*
- d. Furniture and umbrellas shall be weighted to prevent their movement in the wind;*
- e. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;*

- f. No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant;*
- g. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;*
- h. Outdoor food preparation, storage or display is prohibited;*
- i. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.*

Based on the site plan provided by the petitioner as well as per the existing special use, the amended special use would comply with each of these regulations.

Section XI.C.13 of the Zoning Ordinance states that *“there shall be provided for each building and use hereafter erected, structurally altered or enlarged, at least the minimum number of accessory off-street parking spaces in accordance with the [Zoning Ordinance’s] requirements (in multi-use and/or multi-user buildings, the number of spaces shall be computed separately on the basis of each particular use)”*.

Section XI.C.4 of the Zoning Ordinance states that *“when determination of the number of off-street parking spaces required by this Ordinance results in a requirement of a fractional space, any fraction of one-half or greater shall be counted as requiring one additional parking space.”*

#### **Findings of Fact and Recommendation**

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend amending the existing special use, staff recommends that the special use be limited to the following conditions:

1. The special use is limited to four tables and sixteen chairs located within each enclosed area as depicted on the submitted site plan.
2. The tables and chairs shall match other sidewalk tables and chairs in County Line Square as depicted in the submitted photographs attached hereto.
3. The outdoor dining areas shall be located and shall be enclosed with aluminum fences or railings as shown on the submitted site plan and photograph.
4. All fences or railings surrounding outdoor seating areas shall have matching elevations and colors.
5. All furniture shall be removed during the winter season.
6. There shall be no advertising, signs, or leaflets on the tables, chairs, fences, or railings.
7. An emergency gate shall be provided for the outdoor dining areas as required by Section VIII.A.5 of the Zoning Ordinance.
8. Tables shall be cleaned promptly after use.
9. The outdoor dining area shall have hours not extending beyond the hours of the restaurant.
10. Failure at any time to comply with these regulations shall deem this special use approval null and void.

If the Plan Commission chooses to recommend a variation to permit the expansion of the restaurant without the required number of parking spaces, staff recommends that the variation be made subject to the following conditions:

1. That all employee vehicles shall be parked in the PACE parking lot after 5:30 PM each and every night that the restaurant is open.
2. Signs shall be posted and enforced in the parking lot stating that parking is for County Line

Square customers only and that violators will be towed.

3. That valet parking shall be provided each and every night that the restaurant is open and overflow valet parking shall utilize the west end of the shopping center or the PACE parking lot.
4. That four spaces shall be designated in the parking lot for staging of valet parking.
5. That the restaurant operator shall diligently and faithfully enforce all terms of this parking variation.

### **Appendix**

Exhibit A – Petitioner’s Materials

Exhibit B – Current/Proposed Floor Plan & Fence Elevation





VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527  
(630) 654-8181 • Fax (630) 654-8269 • [www.burr-ridge.gov](http://www.burr-ridge.gov)

**8C** Mickey Straub  
Mayor

Karen J. Thomas  
Village Clerk

J. Douglas Pollock  
Village Administrator

August 22, 2018

President Straub and Board of Trustees  
7660 County Line Road  
Burr Ridge, Illinois 60527

**Re: Z-04-2018: 7950 Drew Avenue (Patera); PUD, Variation, and Findings of Fact**

Dear President and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation to approve a request by Nick Patera for a PUD to accommodate an eight-unit subdivision as well as a variation to permit a PUD on 8.87 acres rather than the required 40 acres, both at 7950 Drew Avenue.

After due notice, as required by law, the Plan Commission held public hearings on March 5, May 7, and August 20, 2018. The property is currently zoned R-3 Residential, which means that eight legally-conforming lots could be built without any variations. The petitioner initially proposed a nine-unit subdivision, but revised the plan to eight units after receiving public comment. The proposed public benefit of the PUD is an additional amount of stormwater capacity beyond what is required by the Village's Subdivision Ordinance, as well as the opportunity to preserve open space that would not be possible under standard R-3 zoning.

While the property is 8.87 acres in size, a federally-protected 3.5-acre wetland is present on the north end of the property, thus limiting the buildable area to approximately 4.75 acres on the south end of the property. The Plan Commission ultimately felt that the site plan offered under the PUD was preferred to what was feasible under a "by right" subdivision, as the PUD called for additional stormwater capacity and restricted runoff, preservation of existing tree groves, and a reduction in the number of units which would be directly adjacent to neighboring properties. The Plan Commission noted that the PUD had less than one unit per acre, which was found to be significantly less dense than nearby cluster developments such as Lake Ridge Club and Savoy Club, as well as that the location of the units on the PUD's site plan met all of the setback requirements for a standard R-3 subdivision. Considerable public comment was received throughout the public hearing process, almost all of which were neighboring residents who objected to the proposed density as well as the perceived lack of public benefit demonstrated in the PUD site plan.

The Plan Commission, by a vote of 6 to 1, ***recommends that the Board of Trustees approve*** a request for a Planned Unit Development as per Section VI.F.2.h of the Burr Ridge Zoning Ordinance to permit eight single-family homes on the subject property and for a variation from Section VI.F.3.b(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres subject to the following conditions:



1. Additional landscaping be added on the western property line.
2. Anti-monotony standards be incorporated in terms of building elevation and garage orientation.

Sincerely,

Greg Trzupek, Chairman  
Village of Burr Ridge  
Plan Commission/Zoning Board of Appeals

GT:EBW/mm  
Enclosures



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**Z-04-2018: 7950 Drew (Patera);** Requests special use approval as per Section VI.F.2.h of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development and requests a variation from Section VI.F.3.b(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres; continued from March 5, 2018 and May 7, 2018.

**HEARING DATE:**

August 20, 2018; continued from  
May 7, 2018 and March 5, 2018

**TO:**

Plan Commission  
Greg Trzupsek, Chairman

**FROM:**

Evan Walter  
Asst. to Village Administrator

**PETITIONER:**

Nicholas Patera

**PETITIONER STATUS:**

Development Consultant

**PROPERTY OWNER:**

Anthony Perino  
Jarper Properties

**EXISTING ZONING:**

R-3 Residential

**LAND USE PLAN:**

Recommends Residential Uses

**EXISTING LAND USE:**

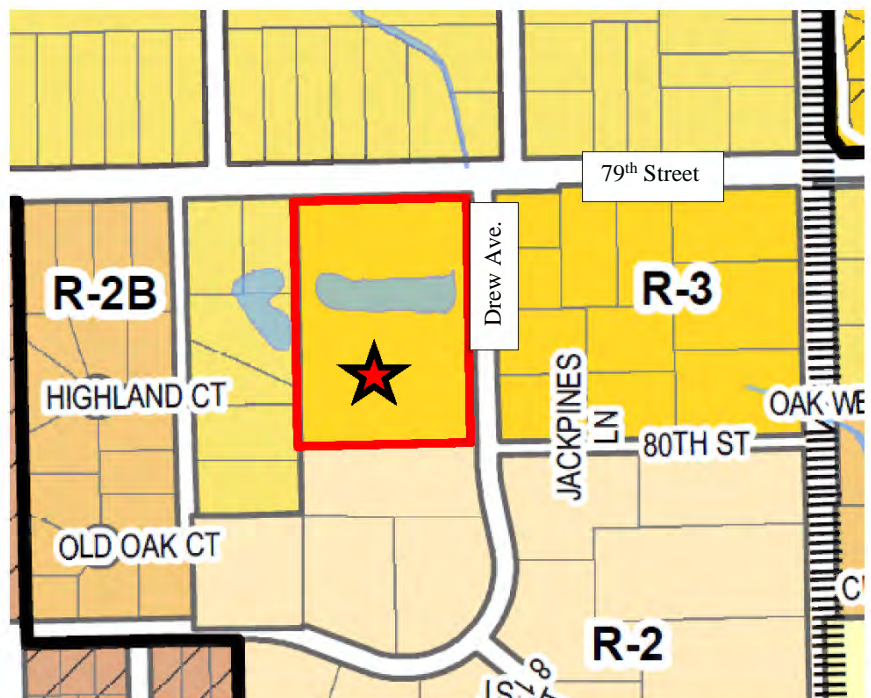
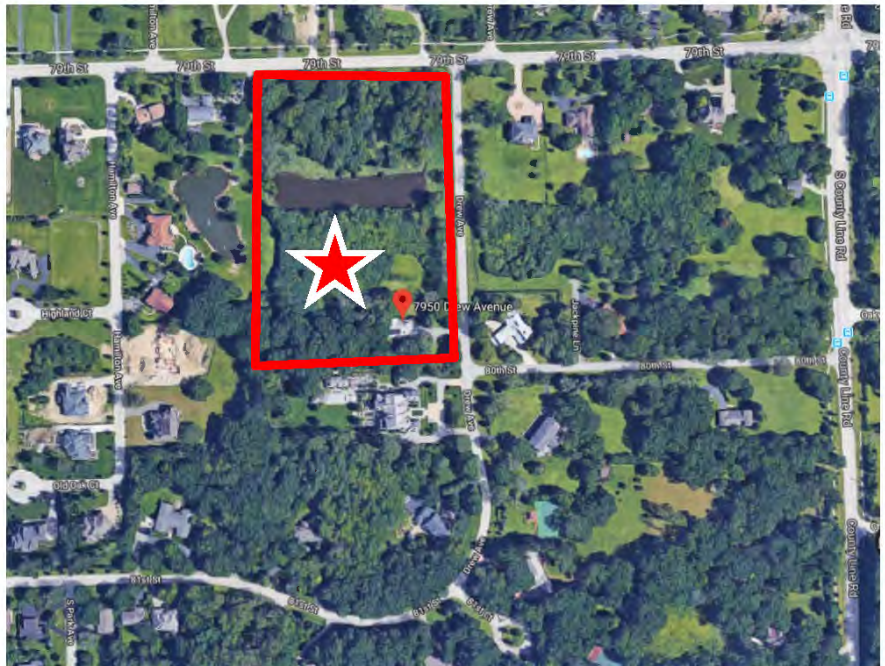
Vacant Single-Family Residential

**SITE AREA:**

8.87 Acres

**SUBDIVISION:**

Korinek's Owners



This petition was previously continued from March 5, 2018 and May 7, 2018. The petition was originally filed as a PUD containing nine units on a private street, but has since been revised to reduce the number of homes from nine to eight. The petitioner has also submitted a preliminary plat of approval for consideration for a “by right” eight-lot subdivision on the August 20 agenda should this PUD be recommended for denial by the Plan Commission. Relative to the revised PUD proposal, staff has identified several items requiring additional clarification.

**Site Plan** - A revised site plan has been submitted which reduces the total number of homes from nine to eight by removing one home from the southern portion of the property. This revision has increased the setback between the nearest home and the south property line from 50 feet to 80 feet as well as to allow the PUD to retain all of the existing mature trees on the southern property line and provide a transition to the south neighboring property.

**Engineering Plan** – While the petitioner has reduced the number of homes shown on the site plan from nine to eight, the petitioner’s engineering plan maintains the same amount of stormwater capacity as was proposed with nine homes, all of which serves as the PUD’s proposed public benefit.

**Architectural Concepts** – The petitioner has included several new concepts regarding the style of homes proposed to be built in the PUD.

**Home Size** – In the proposed PUD, homes of approximately 3,500 square feet will be built, with additional uncounted living space in the basements and garage, bringing the usable total of square footage to well over 5,000 square feet on the primary living, ground floor and second floor areas. Under standard R-3 Residential zoning, property owners would be permitted to build a home no more than 20% the size of their lot; for example, a 4,000 square foot home could be built on a 20,000 square foot lot, with basement and garage areas similarly uncounted. In summary, the proposed homes in the PUD are of comparable size to what could be built under standard R-3 Residential zoning.

**Front Yard Setbacks** – Lots 1, 2, 4, 6, and 7 have front yard setbacks less than the 30 feet required by the R-3 District. The driveway at lot 6 also contains a driveway which is not long enough to accommodate a car without extending into the public right-of-way, which is a violation of the Village’s traffic ordinances. Staff recommends that each property have a front yard setback of at least 20 feet from the property line to the garage entrance to ensure that cars have ample space to park without blocking the street. If the street were made private, there would be no violation of cars blocking rights-of-way with a 20-foot setback as the right-of-way would become an easement.

## **PUBLIC COMMENT**

One resident submitted a letter regarding the proposed development, which is included as Exhibit B. There was also extensive public comment at the prior Plan Commission hearings.

## **FINDINGS OF FACT AND RECOMMENDATION**

The petitioner has prepared findings of fact for the PUD which may be adopted if the Plan Commission is in agreement with those findings. The petition also includes a request for a variation. Below is a recap of these requests.

- **PUD Size:** The petitioner requests a variation to permit a PUD on 8.87 acres rather than the required minimum of 40 acres.

- **Improvements to 79<sup>th</sup> Street and Drew Avenue:** The petitioner proposes no improvements to be made to 79<sup>th</sup> Street or Drew Avenue as these are areas that were either recently improved by the Village or border natural areas. Typically, the Village has required a contribution to the capital fund and a contribution to the Pathway Fund in lieu of required street and sidewalk improvements. Acceptance of a fee in lieu of required street and sidewalk improvements or waiver thereof, will be determined by the Board of Trustees and is not typically addressed by the Plan Commission.

In conclusion, the petitioner is requesting designation of the property as a Planned Unit Development. If this petition is approved, it will represent a preliminary plat approval. The petitioner would then need to prepare final engineering plans for review by Village staff and a final plat of subdivision for approval by the Village Board of Trustees. As previously discussed, the petitioner has also submitted a preliminary plat for consideration to develop an eight-unit “by right” subdivision should the current consideration be recommended for denial. The petitioner has a strong preference seeking commission approval of the PUD plan over the “By Right” plan for greater preservation of open space and creation of a maintenance-free, coordinated neighborhood that is respectful of zoning, neighborhood character and environment.

#### **Appendix**

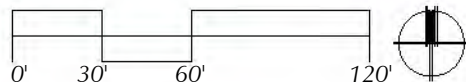
Exhibit A – Petitioner’s Materials





8 Homes on Commonly Owned Open Space Plan  
8 Homes with 2,200 s.f. Floorplate and  
Approximately 3,500 s.f. of Primary Dwelling Area

Total Property Area = 8.87 Ac.  
Homes+Drives = 1.02 Ac. (11.5%)  
Dedicated Open Space/Common Area  
Managed by Homeowner Association  
= 7.85 Ac. (88.5%)



Conceptual Site Plan  
7950 Drew Avenue  
Burr Ridge, IL

SHEET L-7

JARPER PROPERTIES, LLC  
16 W. 231 S. Frontage Road #17  
Burr Ridge, IL 60527  
June 22, 2018







## 1 Proposed Project Site

|                 |               |
|-----------------|---------------|
| Site area       | 8.83 Ac.      |
| Unit            | 8             |
| Density         | 0.90 u/Ac     |
| Unit Size       | 3,500+/- s.f. |
| Bldg separation | 20'           |

## 2 Lake Ridge Club

|                 |            |
|-----------------|------------|
| Site Area       | 14.86 Ac.  |
| Unit            | 68         |
| Density         | 4.58 u/Ac  |
| Unit Size       | 3,920 s.f. |
| Bldg separation | 8-10'      |

### 3 Garfield

|                 |            |
|-----------------|------------|
| Site Area       | 5.04 Ac.   |
| Unit            | 28         |
| Density         | 5.5 u/Ac   |
| Unit Size       | 3,485 s.f. |
| Bldg separation | 20'        |

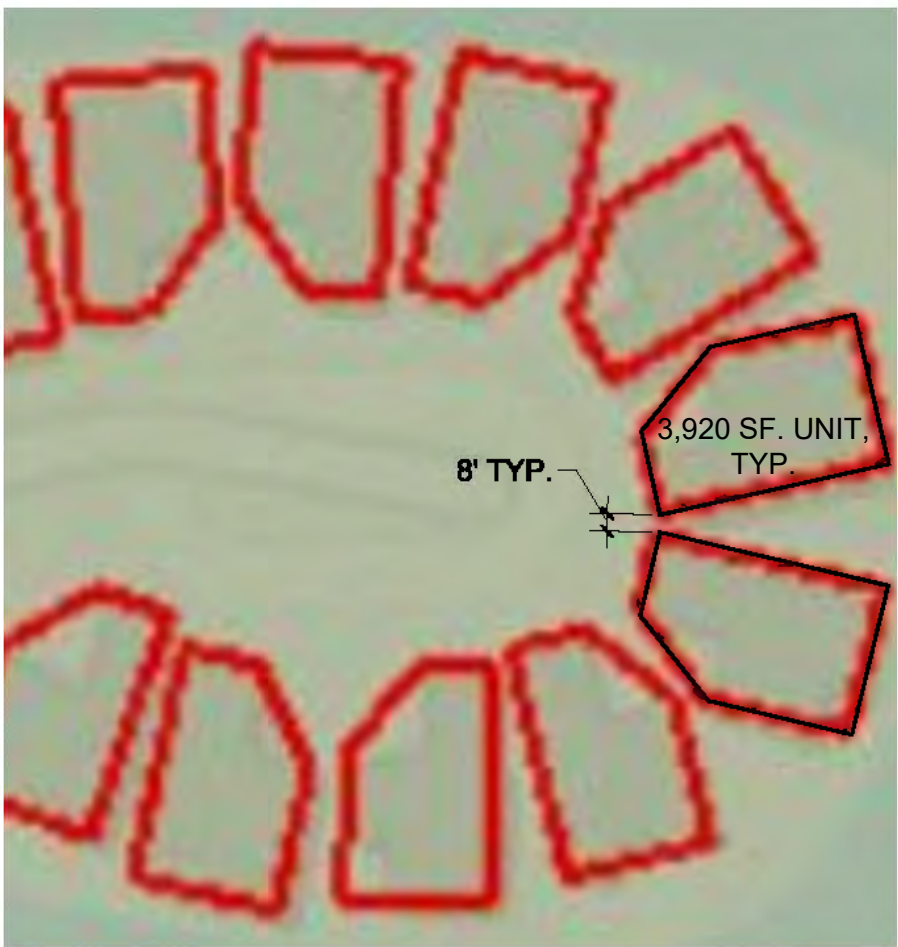
#### 4 Savoy Club

|                 |            |
|-----------------|------------|
| Site Area       | 25.5 Ac.   |
| Unit            | 52         |
| Density         | 2.04 u/Ac  |
| Unit Size       | 3,820 s.f. |
| Bldg separation | 20' min.   |



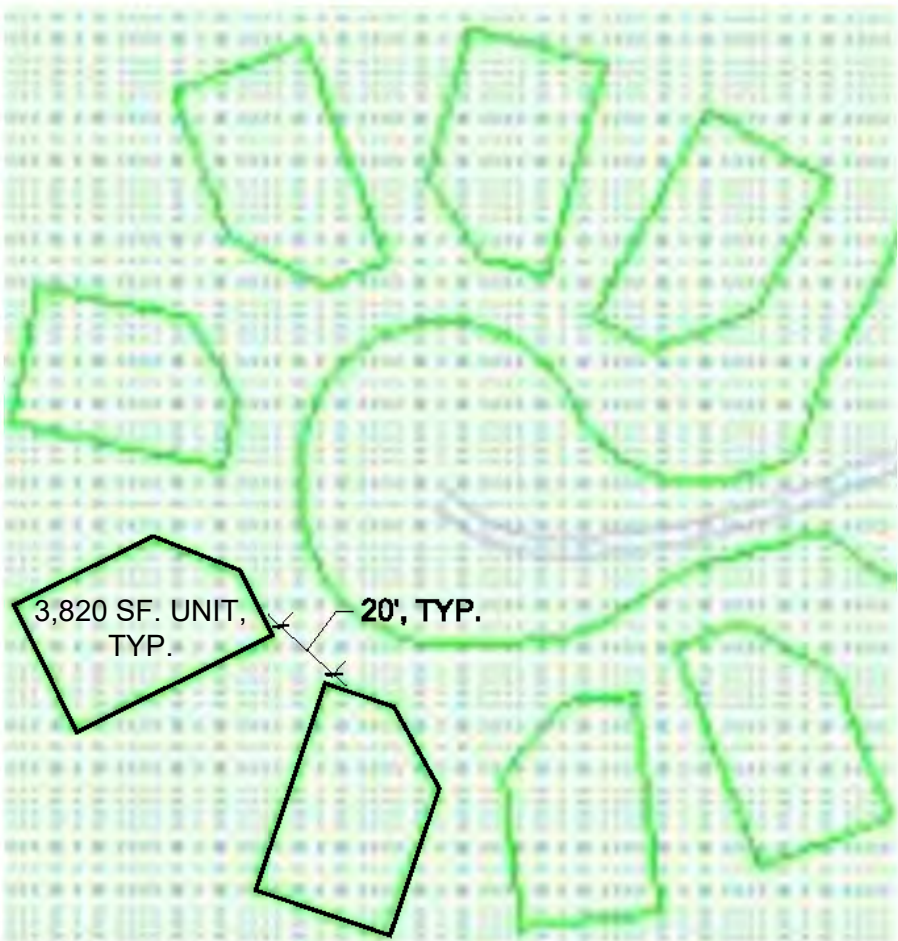
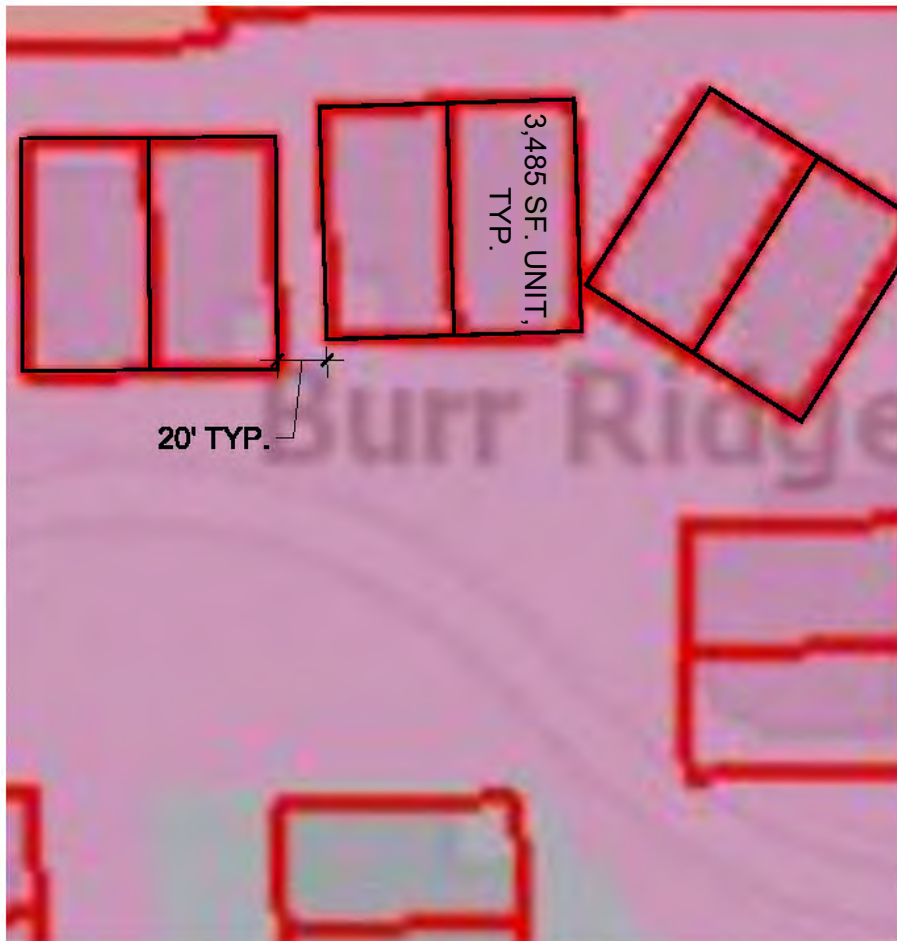
**teska**  
associates  
627 Grove Street  
Evanston, Illinois





**1 Proposed Project Site** [Drew Ave. & 79th St.]  
 Site area 8.83 Ac.  
 Ground Floor Area 2,200 s.f. to 3,200 s.f.  
 Bldg separation 20'

**2 Lake Ridge Club** [Lake Ridge Club Dr. & 79th St.]  
 Site Area 14.86 Ac.  
 Ground Floor Area 3,920 s.f.  
 Bldg separation 8-10'



**3 Garfield** [Pine Tree Lane & S. Garfield St.]  
 Site Area 5.04 Ac.  
 Ground Floor Area 3,485 s.f.  
 Bldg separation 20'

**4 Savoy Club** [Savoy Club Ct. & 79th St.]  
 Site Area 25.5 Ac.  
 Ground Floor Area 3,820 s.f.  
 Bldg separation 20' min.



# PLAT OF SURVEY

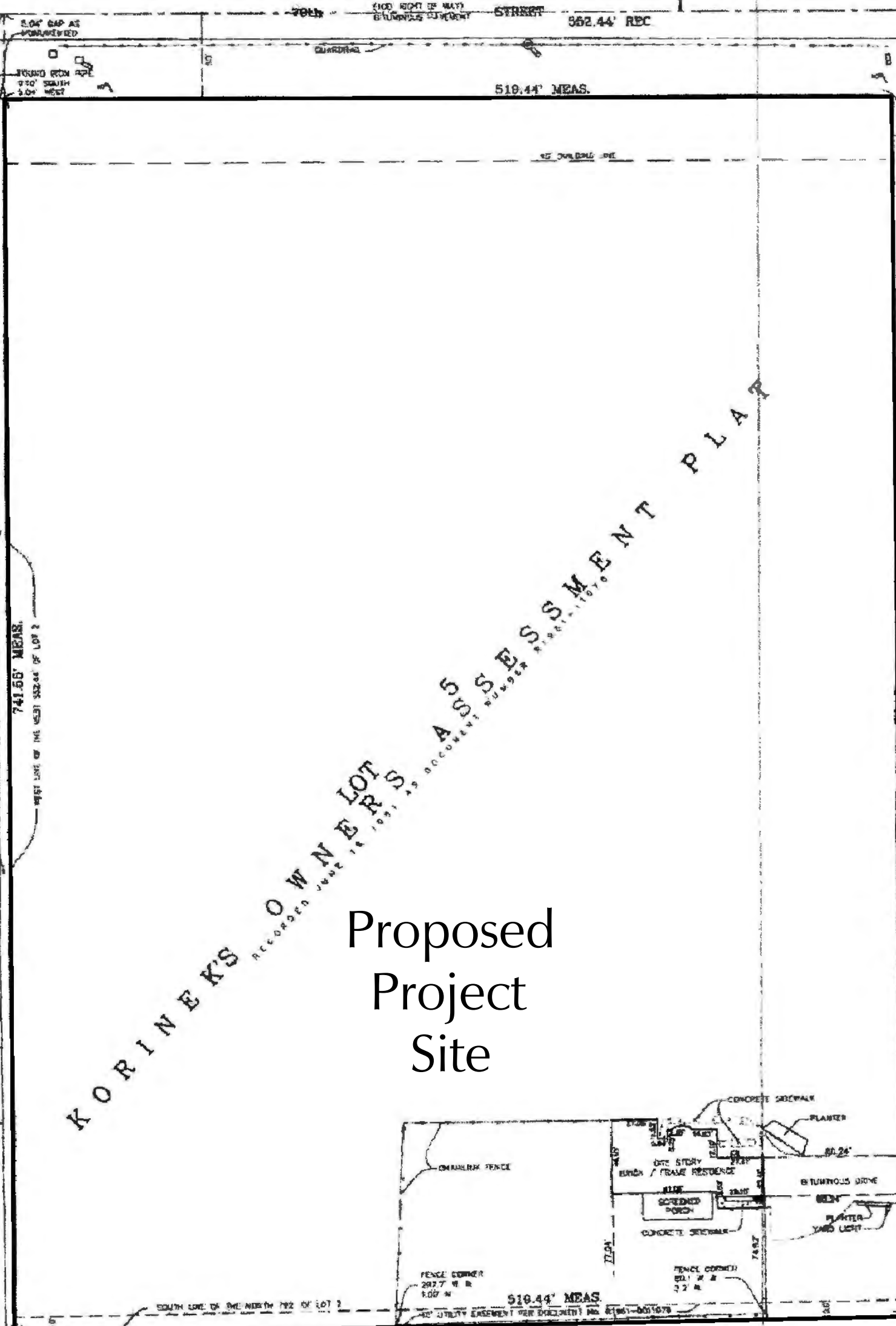
PART OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 33 NORTH, RANGE 11 EAST OF THE 1000 PRINCIPAL MERIDIAN, DEPAUL COUNTY, ILLINOIS



SCHAEFFER'S RESUBDIVISION  
PER DEC. 8/17/19-022240

LAURA LEE RESUBDIVISION  
PER DEC. 8/19/12-033600

SEIGFORD, JACOB & GEILOR PLAT



## LEGEND

- |                        |                         |                          |
|------------------------|-------------------------|--------------------------|
| STREET LIGHT           | ELECTRIC MANNHOLE       | MAIL BOX                 |
| FLAG POLE              | CAULDRON                | REINFORCED CONCRETE PIPE |
| WELT                   | PETROLEUM MARKER        |                          |
| FLAGGED END SECTION    | WATER VALVE             |                          |
| UTILITY POLE           | FIRE HYDRANT WITH VALVE |                          |
| HAND HOLE              | TELEPHONE PEDestal      |                          |
| TRAFFIC SIGNAL CABINET | STREET SIGN             |                          |
| TRAFFIC SIGNAL ARM     |                         |                          |

## LEGAL DESCRIPTION:

THE WEST 502.44 FEET OF THE NORTH TWO FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 11 EAST OF THE 1000 PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 22, 1940 IN BOOK 1 OF PLATS, PAGE 13, DEPAUL COUNTY, ILLINOIS.

STATE OF ILLINOIS  
COUNTY OF DEPAUL

I, DONALD E. HENNING, COUNTY CLERK, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SURVEY DATED AT WARWICK, ILL. ON 11/11/19-022240 A.D. 2020.

ILLINOIS RECORDED LAND SURVEYOR NO. 33-5425  
EXPIRES NOVEMBER 30, 2028

|             |                    |      |        |
|-------------|--------------------|------|--------|
| DRAWN BY    | R.O.G.             | DATE | 5/2/23 |
| CHECKED BY  | D.S.M.             | DATE | 5/2/23 |
| APPROVED BY | D.S.M.             | DATE | 5/2/23 |
| DATE        | 10/10/2023         |      |        |
| BY          | MICHAEL R. NASELLI |      |        |



MR. MICHAEL R. NASELLI  
7850 DREW ST.  
BURR RIDGE, ILLINOIS

PLAT OF SURVEY

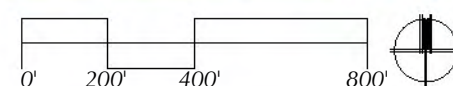
|          |        |
|----------|--------|
| BOOK     | 1-1    |
| PAGE     | 1      |
| DATE     | 5/2/23 |
| FILE NO. | 122240 |





R3 Min. Lot Size = 20,000 s.f.  
Min. Lot Width = 100'

Total Property Area = 8.87 Ac.  
Open Space = 7.85 Ac. (88.5%)



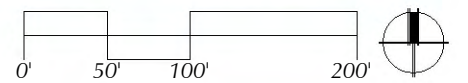
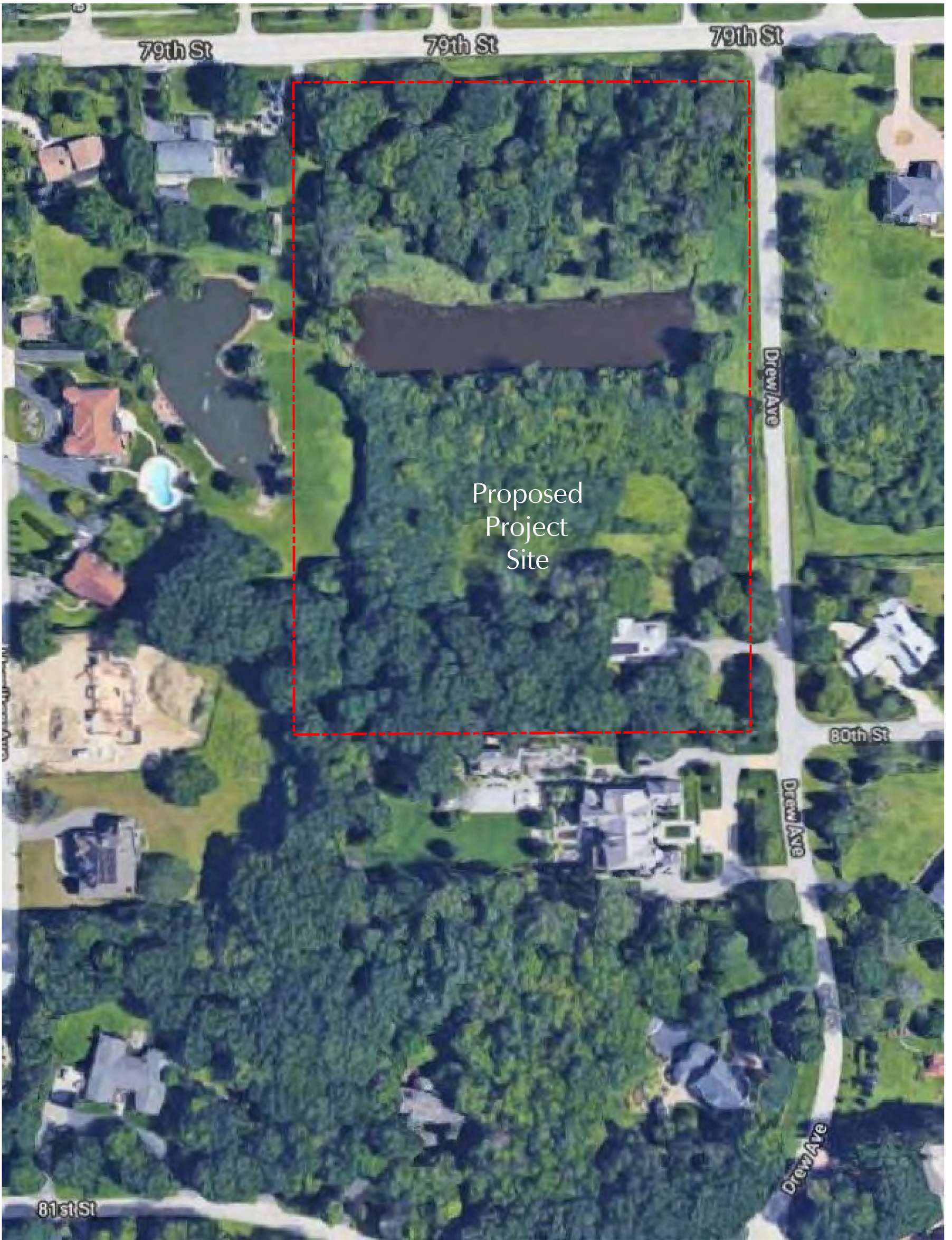
Site Context Plan  
7950 Drew Avenue  
Burr Ridge, IL

SHEET L-5

JARPER PROPERTIES, LLC  
16 W. 231 S. Frontage Road #17  
Burr Ridge, IL 60527  
June 22, 2018







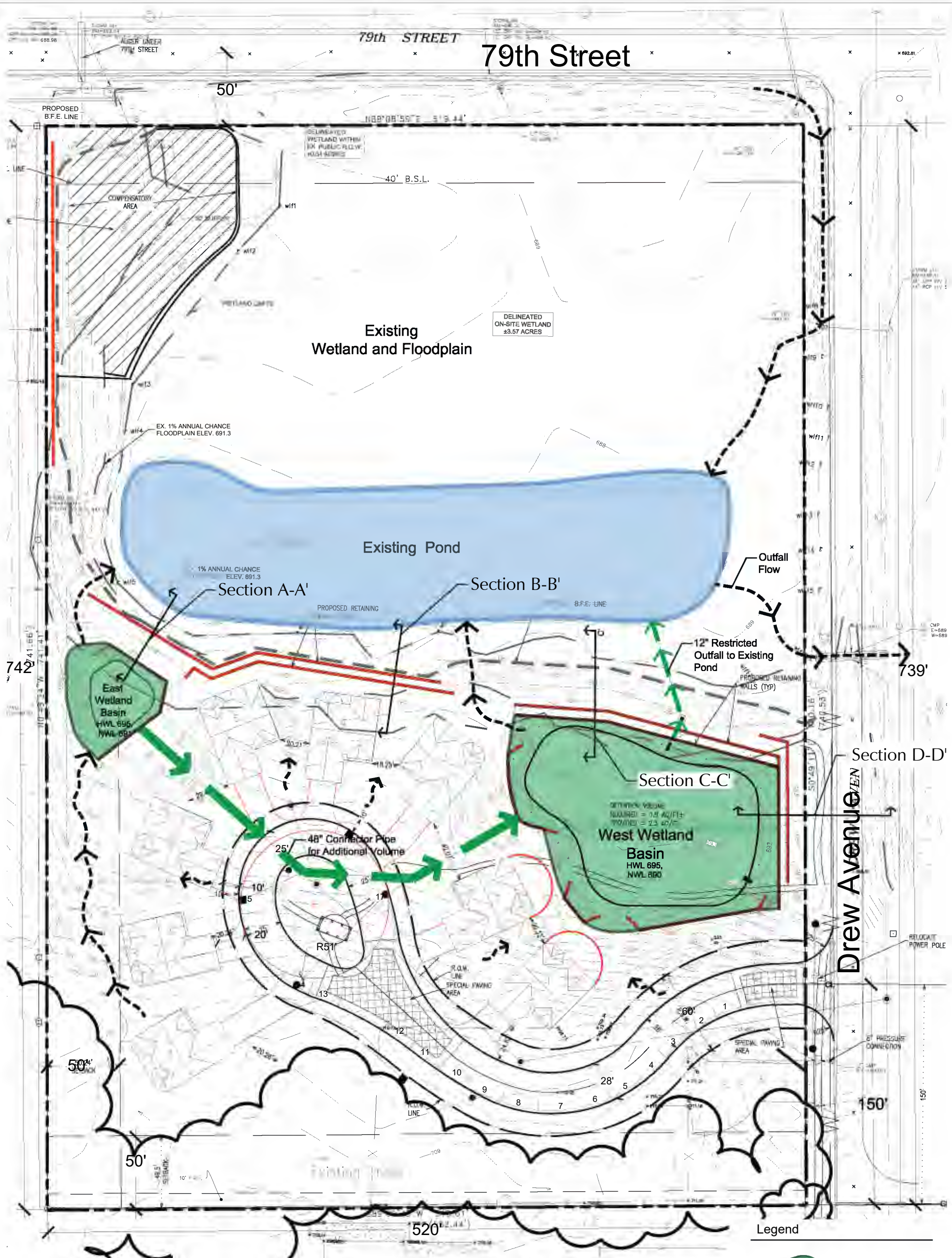
Site Context Plan  
7950 Drew Avenue  
Burr Ridge, IL

SHEET L-6

JARPER PROPERTIES, LLC  
16 W. 231 S. Frontage Road #17  
Burr Ridge, IL 60527  
June 22, 2018





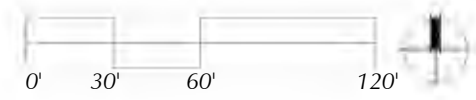


### Stormwater Management

Required Detention Volume = 1.9 acre/feet  
 Proposed Detention Volume = 2.3 acre/feet  
 Additional Volume of Onsite Detention =  
 .40 acre/feet or 21% above required volume

**Legend**

- East and West Wetland Basins
- 12" Restricted Outfall to Existing Pond
- 48" Connector Pipe for Additional Volume
- Overland Flow Direction



Stormwater Management Diagram  
 7950 Drew Avenue  
 Burr Ridge, IL

SHEET L-10

JARPER PROPERTIES, LLC  
 16 W. 231 S. Frontage Road #17  
 Burr Ridge, IL 60527  
 June 22, 2018

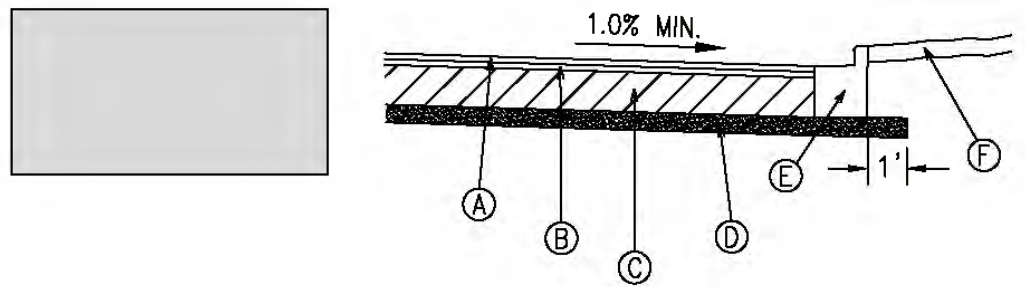




| PROPOSED | DESCRIPTION  | EXISTING |
|----------|--|----------|
|          | STORM SEWER<br>WATER MAIN WITH SIZE<br>SANITARY SEWER<br>RIGHT-OF-WAY<br>CONTOUR<br>SPOT GRADE<br>SANITARY MANHOLE<br>STORM MANHOLE<br>STORM INLET<br>STORM CATCH BASIN<br>FIRE HYDRANT<br>BUFFALO BOX<br>GATE VALVE W/VAULT<br>STREET LIGHT<br>STREET LIGHT W/MAST<br>OVERFLOW DIRECTION<br>CURB<br>SILT FENCE<br>ROAD SIGN<br>ELECTRIC<br>GAS<br>UTILITY POLE<br>DEPRESSED CURB FOR RAMP/DRIVEWAY<br>TOP OF FOUNDATION<br>TOP OF CURB, DEPRESSED<br>TOP WALL, BOTTOM OF WALL<br>RIM FOR STRUCTURES<br>RISER FOR SANITARY SERVICE<br>HIGH/NORMAL WATER LEVEL<br>CLEAN OUT<br>FIRE DEPARTMENT CONNECTION |          |

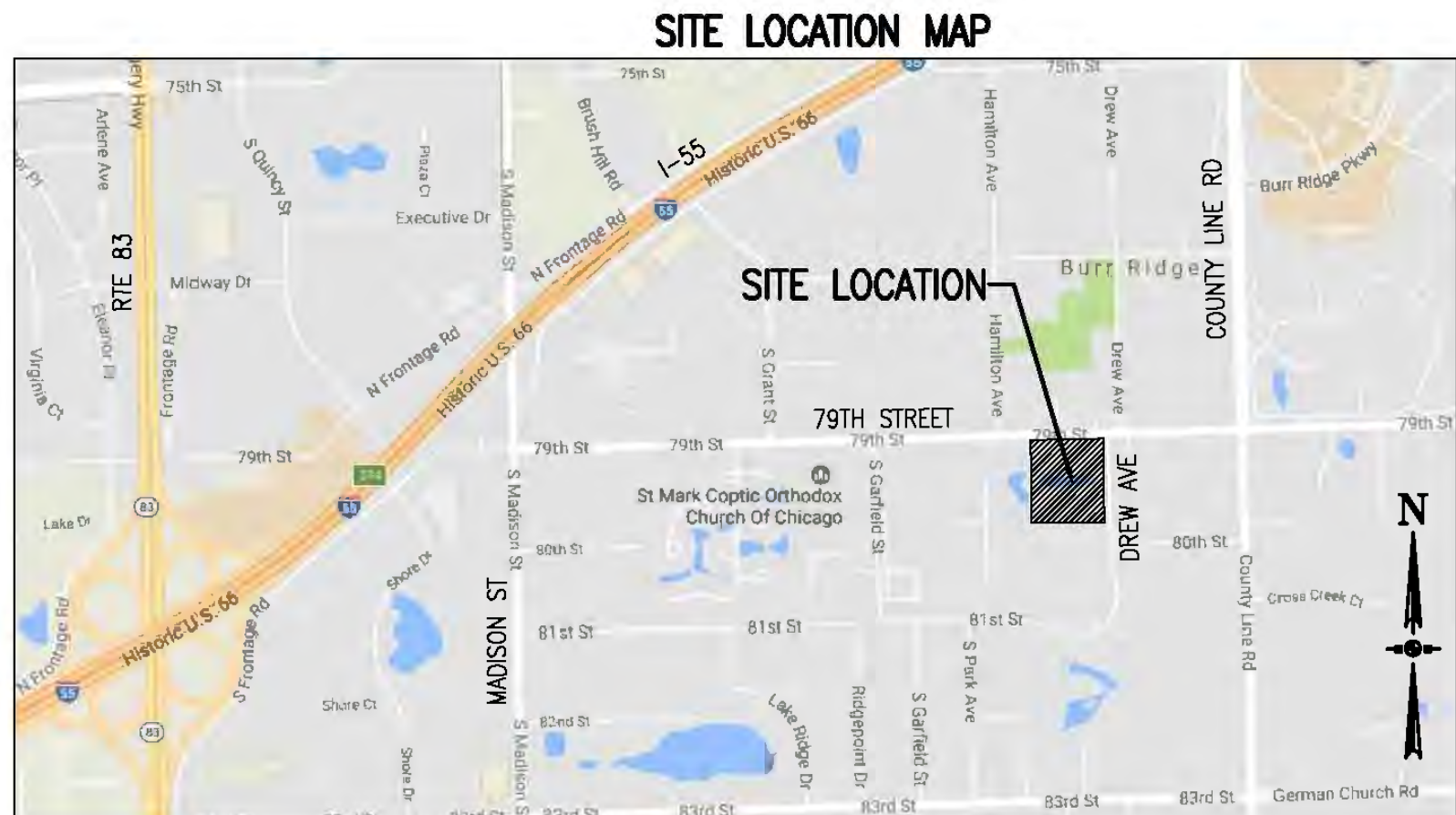
- GENERAL NOTES
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE VILLAGE OF BURR RIDGE.
  - ALL SANITARY SEWERS SHALL BE PVC PIPE, TYPICALLY ASTM D-3034, SDR 26, 8" DIAMETER, UNLESS NOTED OTHERWISE.
  - ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT TIME OF FINAL ENGINEERING.
  - ALL WATER MAIN TO BE DUCTILE IRON PIPE, CLASS 52, SIZE TO BE 8" DIAMETER UNLESS NOTED OTHERWISE. AT A DEPTH OF 5'-6" FROM FINISHED SURFACE ELEVATION.
  - A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS & STRUCTURES.
  - LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
  - PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
  - APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE PLAN.
  - UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC R.O.W. ARE TO BE PROVIDED AS WELL AS STORM WATER MANAGEMENT EASEMENTS FOR STORM WATER MANAGEMENT FACILITIES.
  - ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE MOST RESTRICTIVE ADA CODE REQUIREMENTS.

NOTE: SPECIAL PAVING AREAS TO BE DESIGNED BY OTHERS.



- A 1.5" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX C, N50  
B 2" BITUMINOUS CONCRETE BINDER COURSE, HOT MIX ASPHALT, IL19, N50  
C 6" BITUMINOUS CONCRETE BASE COURSE, HOT MIX ASPHALT, IL19, N50  
D 4" CA-6 SUB-BASE, TY. B  
E CONC. CURB AND GUTTER, TYPE M-3.12 (UNLESS NOTED OTHERWISE)  
F TOP SOIL AND SEEDING

#### ASPHALT PAVEMENT SECTION







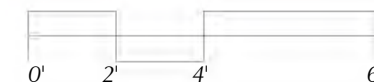
SECTION A-A', EAST WETLAND BASIN TO EXISTING POND



SECTION B-B', PROPOSED HOUSING TO EXISTING POND

Stormwater Management Sections  
**7950 Drew Avenue**  
 Burr Ridge, IL

SHEET L-11

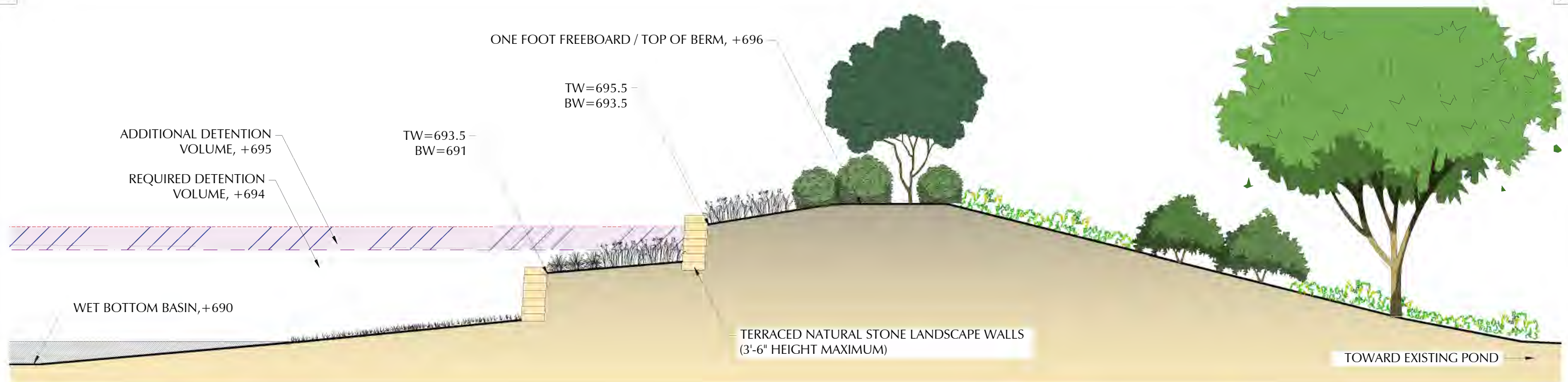


JARPER PROPERTIES, LLC  
 16 W. 231 S. Frontage Road #17  
 Burr Ridge, IL 60527

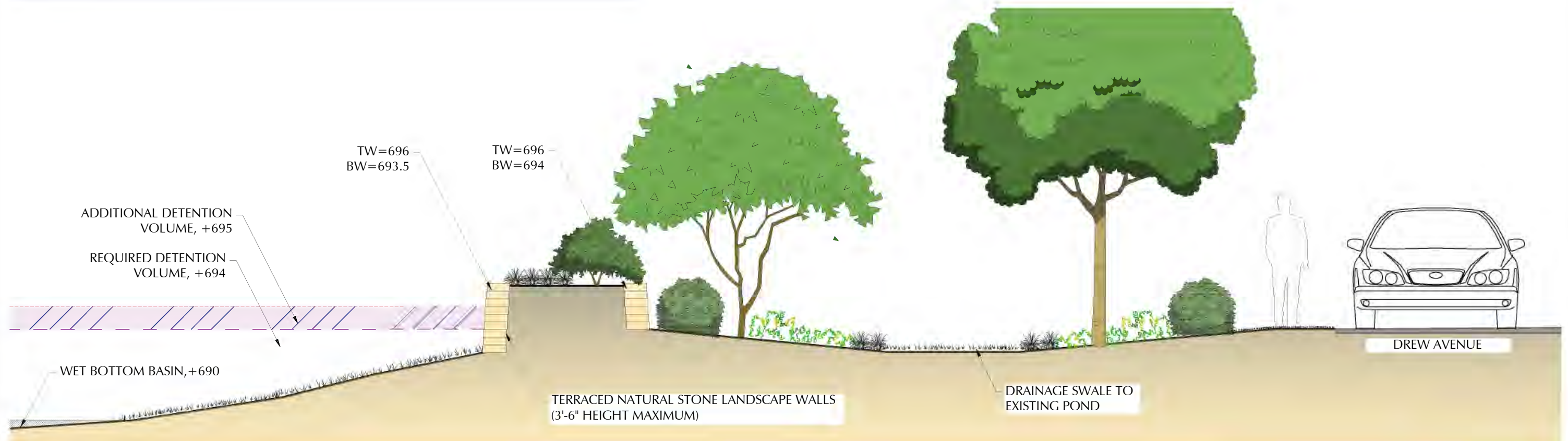
June 22, 2018







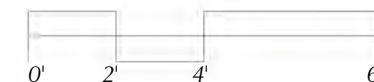
SECTION C-C', WEST WETLAND BASIN TO EXISTING POND



SECTION D-D', EAST WETLAND BASIN TO DREW AVENUE

Stormwater Management Sections  
7950 Drew Avenue  
Burr Ridge, IL

SHEET L-12



JARPER PROPERTIES, LLC  
16 W. 231 S. Frontage Road #17  
Burr Ridge, IL 60527

June 22, 2018







#### Architectural Elements will Include:

- Homes are shown at one and two story heights
- Homes will feature ground floor for living room, kitchen, dining and master bedroom as primary living area
- Second floor will have additional bedrooms and bathrooms
- Basements will be walkout or lookout to grade level
- Architectural facades will feature a variety of stone, horizontal siding, and shingle siding
- Details may include watertable base stone, exposed roof brackets, shutters, divided light windows, porches, and garage doors with window and panel detailing

Architectural Vision Theme  
7950 Drew Avenue  
Burr Ridge, IL

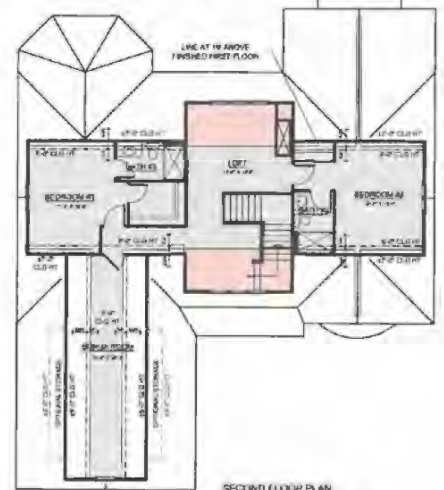
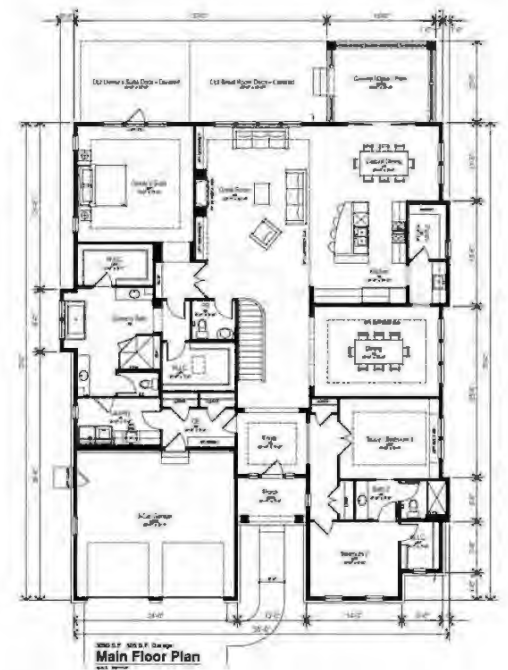
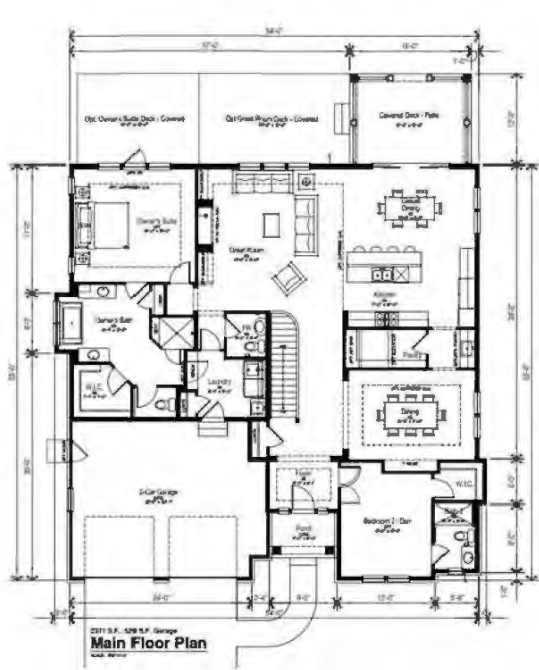
SHEET L-8

JARPER PROPERTIES, LLC  
16 W. 231 S. Frontage Road #17  
Burr Ridge, IL 60527

June 22, 2018







Sample Home Prototype Images  
7950 Drew Avenue  
Burr Ridge, IL

SHEET L-9

JARPER PROPERTIES, LLC  
16 W. 231 S. Frontage Road #17  
Burr Ridge, IL 60527

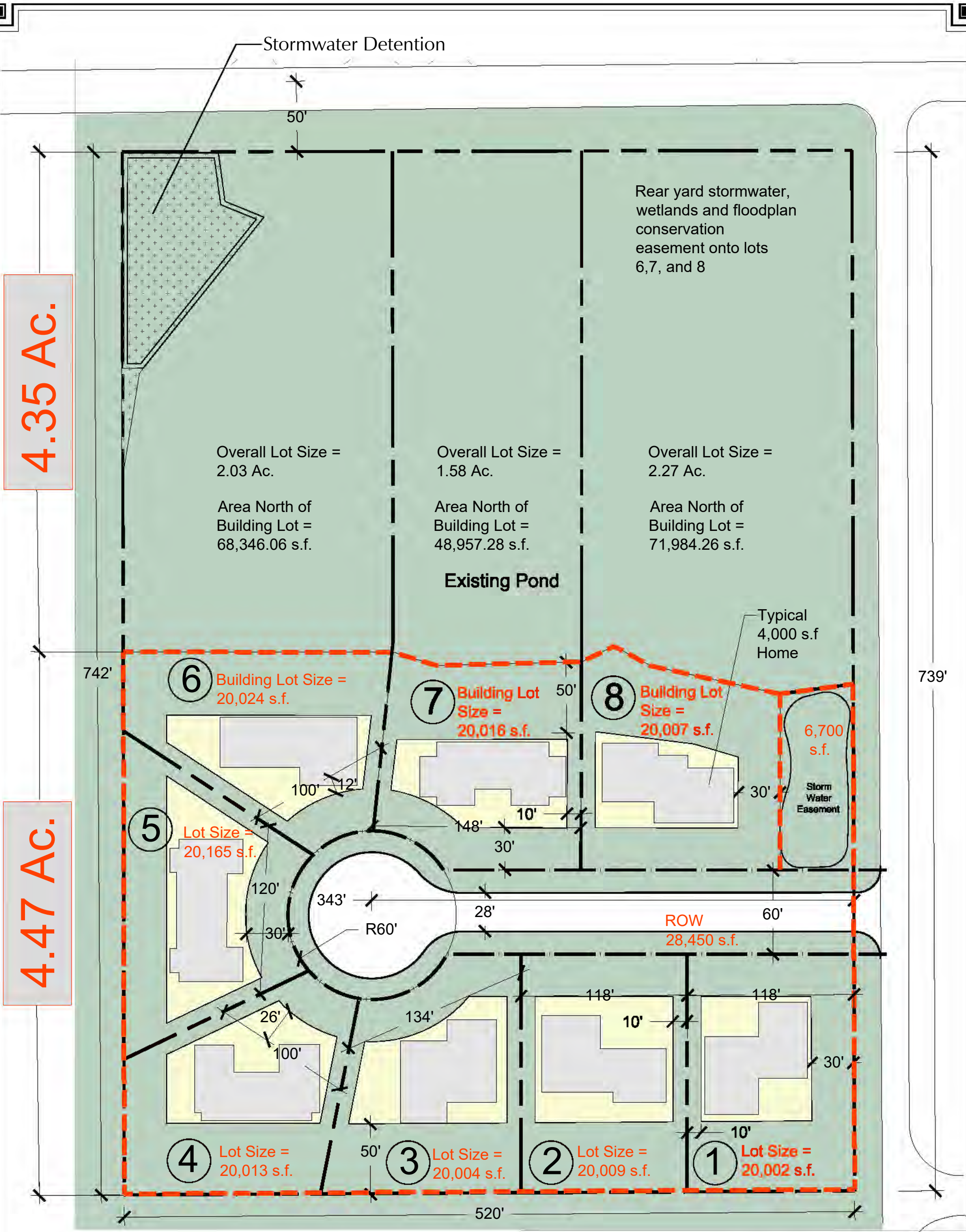
June 22, 2018





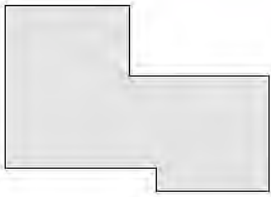
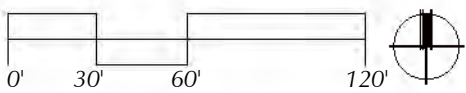
4.35 Ac.

4.47 Ac.



R3 Min. Lot Size = 20,000 s.f.  
Min. Lot Width = 100'

Total Property Area = 8.82 Ac.



Typical 4,000 s.f. Home  
Footprint for Reference

8-Lot R3 Yield Conforming Plan  
Provides for 8 Homes at 4,000 s.f. each; Total 32,000 s.f.  
7950 Drew Avenue  
SHEET L-4

Burr Ridge, IL

JARPER PROPERTIES, LLC  
16 W. 231 S. Frontage Road #17  
Burr Ridge, IL 60527

June 22, 2018







Findings of Fact  
**Special Use**  
Burr Ridge Zoning Ordinance

Address:  
7950 Drew Ave. Burr Ridge IL

---

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.**

Creation of a planned residential cluster development reduces disturbances to the north natural area, wetland and flood plain and provides benefit to the downstream neighbors by controlling storm water runoff that is not presently restricted.

- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

The benefit of a compact cluster arrangement for the proposed homes as a planned unit residential development produces 61% less square footage (19,800 sq. ft.) of home area compared to the allowable (32,000 sq. ft.) of home area on the same property of a the conventional R-3 zoning district, it is distinct and unique to this property only. The result of petitioning for a special use will allow a less intensive but high value use compared to the conventional R-3 zoning, therefore the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.**

The location of proposed planned unit development homes are specifically placed to emphasize open space and view preservation of 7.7 acres (87%) of the site. The ability to view natural areas and planned and commonly managed landscape open space area will benefit the use and enjoyment to this development and provide attractive benefit to surrounding neighbors and travelers on 79th and Drew Ave. The proposed homes and open space areas will be maintained and managed in a consistent manner as a maintenance free setting providing enhancement and to neighborhood property values. The open space will be deed restricted and provide an open space buffer to separate the proposed internal road from the



neighboring property to the south as a landscape separation and not impose a requirement for corner lot building setback imposition to the neighboring south property.

- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The establishment of a special use as a planned cluster development allows for the preservation of open space natural area, wetlands, floodplain and views is specific to the 7950 Drew property. Given the unique nature of the property configuration and presence of natural areas, topography, wetland and floodplain, this petition will not act as a catalyst for other properties to justify planned unit development.

The proposed planned development will create enhanced property value and not have detrimental impact to the normal and orderly development and demonstrate an improvement to benefit the surrounding property. Management of the homes and landscape common areas will act as a positive catalyst to show property improvement in a unified, well maintained and coordinated manner.

- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.**

The preliminary engineering of the site as a planned development provides for comprehensive engineering design at one time providing adequate site grading, utility routing and road access that are complementary to the site and surrounding infrastructure.

- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

The proposed Drew Ave. access road is offset 150' north of from 80th St. to provide safe ingress and egress separation and clear sight lines. The type of proposed residential floorplan features ground floor as the primary living area intended to produce low density traffic flow to minimize congestion at a level that is suitable for Drew Ave. design capacity as a residential collector street.

- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.**



The proposed use respects underlying residential R-3 zoning density by producing a restrained 19,800 sq. ft. (61% less) of home building area and is less than the allowable 32,000 sq. ft. allowable under conventional R-3 development. The reduced home size and reduced impervious area abides by the Comprehensive Plan recommendations allowing protection of the natural areas, wetlands and floodplain areas. The proposed plan incorporates as a coordinated theme by using native landscape, rural streetscape character and unified neighborhood identifying elements. The proposed residential cluster site plan allows homes to be compact and arranged in a group to create views, enhance natural topography, wetlands and floodplain and to preserve natural wooded and landscaped areas.

- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.**

The special use as a planned unit development provides flexibility that allows for a clustered arrangement of homes with reduced building square footage than otherwise attainable by conventional R-3 standards. This provision allows for compact development and results in providing a greater open area of the site to be preserved in a park like open space setting, managed and maintained in perpetuity by covenants and restrictions for the enhancement of the neighborhood.



July 30, 2018

Dear Evan Walter and Burr Ridge Plan Commission/Zoning Board of Appeals:

The purpose of this letter is to again convey our deep concerns regarding the latest zoning variance request (dated June 22, 2018) submitted by Nicholas Patera/Anthony Perino of Jarper Properties, LLC.

Property owners (approximately 40-50) in attendance at the May 7 Public hearing addressed concerns that such a variance, if granted, would not only impact adjoining properties, financially, aesthetically, and environmentally, but the entire character of the neighborhood. Indeed, the very concept of Burr Ridge as a "very special place" would be diminished.

In the intervening months since the May 7 Public hearing, the developer has submitted another request for a variance which appears not only does it NOT address issues of concern expressed by those in attendance, but appears to have increased the probability of worse flood water management and increased flooding. The number of residences has decreased by one but the total square footage of the impervious surfaces has increased due to increased square footage and floor areas of the eight homes. Additionally the density of the homes on the 3 plus buildable acreage is NOT consistent with the character of the neighborhood in which most homes are on acreage.

Referring to page L-10 of the request for variance (Storm water Management Diagram) arrows (highlighted in attached copy) indicated flood waters to flow between homes and into either the future constructed East or West Wetlands Basins (detention rather than retention ponds). From those two ponds, the flood water will flow directly into the EXISTING POND which is the source of the flooding onto Drew Avenue (and even 79<sup>th</sup> street on several occasions in the past).

On a personal note, we have been residents of Burr Ridge for almost forty years, as well as other neighbors. During that time we have experienced severe flooding in our back yard which has increased in intensity and frequency. (attached email shows most recent example of flooding). Our property is subject to flooding due to the construction by the village approximately 25 years ago of a drainage swale/ditch through the easement of our and our neighbor's properties to direct water from Drew. Not only would the proposed development increase the amount of flood waters entering our property but the duration of the flooding would be increased due to detention rather than retention ponds.

We plan on being in attendance at the next public hearing scheduled for August 20, 2018 and hope that the contents of this letter will be shared with the board members prior to the meeting.



Burr Ridge is our home. We, as our neighbors, question HOW the proposed Planned Unit Development would be an enhancement financially, aesthetically, or environmentally positive addition to Burr Ridge ?????

Thank you in advance Sharon and Gary Charneia 1 Jack Pine Lane

*Sharon Charneia*  
*Gary W. Charneia*







CONNECT TO EXISTING  
3/4" R MAIN

AUGER UNDER  
79TH STREET

79th STREET

79th Street

50'

PROPOSED  
B.F.E. LINE

B.F.E. LINE

VOLUME

COMPENSATORY  
AREA  
THIS AREA TO BE  
USED FOR  
FLOODPLAIN  
COMPENSATORY  
VOLUME

WETLAND LIMITS

Existing  
Wetland

Existing Pond

Retaining  
Wall

PROPOSED RETAINING  
WALLS (TYP)

PROPOSED B.F.E. LINE

Retaining  
Walls

PROPOSED RETAINING  
WALLS (TYP)

Pond  
Stormwater  
Outlet B

Pond

Stormwater Outlet A

20' Setback from  
Public ROW

50'

50'

10' P.U.E.

Existing Trees

520'

60'  
Public ROW

Drew Avenue

DREW AVENUE

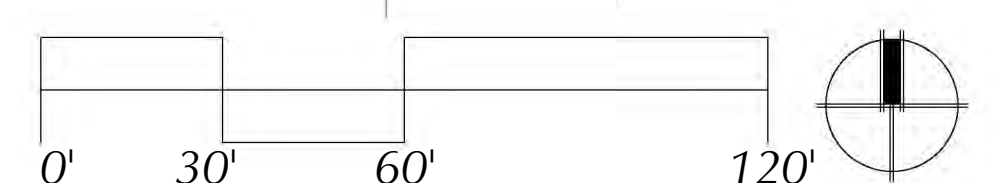
739'

RELOCATE  
POWER POLE

Monument  
Sign

150'

80th Street



Alternative Plan- 20' Setback from Public Right-of-Way  
7950 Drew Avenue

Burr Ridge, IL

JARPER PROPERTIES, LLC  
16 W. 231 S. Frontage Road #17  
Burr Ridge, IL 60527

August 17, 2018





**PROCLAMATION  
CONSTITUTION WEEK  
SEPTEMBER 17-23, 2018**

**WHEREAS**, it is the privilege and duty of the American People to commemorate the two hundred and thirty-first anniversary of the drafting of the Constitution of the United States of America with appropriate ceremonies and activities; and

**WHEREAS**, Public Law 915 guarantees the issuing of a Proclamation each year by the President of the United States of America designating September 17 through 23, 2018, as Constitution Week.

**NOW, THEREFORE**, the Village of Burr Ridge, Cook and DuPage Counties, Illinois, does hereby proclaim September 17 through 23, 2018, as *CONSTITUTION WEEK* and urges all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

**ADOPTED** by the Board of Trustees and **APPROVED** by the Mayor of Burr Ridge this 27<sup>th</sup> day of August, 2018.

**IN WITNESS WHEREOF**, I have set my hand this 27<sup>th</sup> day of August, 2018.

---

Mickey Straub  
Mayor

ATTEST:

---

Karen Thomas  
Village Clerk



8E

**GLOBE CONSTRUCTION INC**

1781 Armitage Court

Addison, IL 60101

Phone: 630-620-0313

Fax: 630-620-0205

E-mail: globeconstructioninc@gmail.com

**ESTIMATE**

| Date     | Estimate # |
|----------|------------|
| 8/9/2018 | 235        |

| Name   |
|--|
| Village of Burr Ridge<br>7660 County Line Rd<br>Burr Ridge, IL 60527 |

| Project   |
|---|
| <i>Lincolnshire Drive<br/>Pathway Replacement</i> |

| Description                                    | Qty    | Rate     | Total     |
|--|--------|----------|-----------|
| Traffic Control and Protection per unit        | 1      | 1,500.00 | 1,500.00  |
| Tree Root Pruning per unit                     | 11     | 1,000.00 | 11,000.00 |
| Asphalt Removal per square yard                | 1,135  | 24.00    | 27,240.00 |
| Furnish & Replace Topsoil per cubic yard       | 190    | 8.00     | 1,520.00  |
| Special Seeding & Blanket per square yard      | 1,680  | 6.00     | 10,080.00 |
| 5" PCC Sidewalk New per square foot            | 10,200 | 6.23     | 63,546.00 |
| Mobilization                                   | 1      | 1,500.00 | 1,500.00  |
| Installation of CA-6 Stone Base per cubic yard | 100    | 35.00    | 3,500.00  |

Payment Due Upon Completion

The above prices and specifications are satisfactory and are hereby accepted.

**Total:** \$119,886.00

Signature: \_\_\_\_\_

Date: \_\_\_\_\_





VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527  
(630) 654-8181 • Fax (630) 654-8269 • [www.burr-ridge.gov](http://www.burr-ridge.gov)

8F

Mickey Straub  
Mayor

Karen J. Thomas  
Village Clerk

J. Douglas Pollock  
Village Administrator

August 22, 2018

President Straub and Board of Trustees  
7660 County Line Road  
Burr Ridge, Illinois 60527

**Re: PC-09-2018: 8600 County Line Road (Camarena); Approval of Private Sanitary Sewer for New Home**

Dear President and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation to approve a request by Vilmantas Venclovas to build a new home at 8600 County Line Road to be serviced by a private sanitary sewer system. The Zoning Ordinance requires all new homes be served by public sewer systems except in areas that are not served with public sewers, private sewer systems may be permitted subject to review by the Plan Commission and approval by the Board of Trustees. The Zoning Ordinance further requires properties serviced by private sanitary sewers be at least 150 feet wide and one acre in area. The subject property complies with these lot size requirements.

The Plan Commission considered this request at their August 20, 2018 meeting. The Commission determined that extending the public sewer to the property was not practical due to the difficulties of connecting to a public system a great distance from the subject property. The Village Engineer has concluded that the property owners have made a good faith effort to connect to a public sewer system but such options are not feasible.

Accordingly, by a vote of 7 to 0, the Plan Commission ***recommends that the Board of Trustees approve*** a request to build a new home at 8600 County Line Road to be serviced by a private sanitary sewer system subject to a covenant being recorded on the property that the home be connected to a public sewer within six months if it becomes publicly available.

Sincerely,

Greg Trzupek, Chairman  
Village of Burr Ridge  
Plan Commission/Zoning Board of Appeals

GT:EBW/mm  
Enclosures





## VILLAGE OF BURR RIDGE

### MEMORANDUM

**TO:** Village of Burr Ridge Plan Commission  
Greg Trzupek, Chairman

**FROM:** Evan Walter, Assistant to the Village Administrator

**DATE:** August 15, 2018

**RE:** **PC-09-2018; 8600 County Line Road; Request for Private Sanitary Sewer System**

The petitioner is Romaldo Camarena, owner of the property at 8600 County Line Road. Mr. Camarena has applied for a permit for a new home to be built on the property which would be served by a private sanitary sewer system. Section IV.L of the Burr Ridge Zoning Ordinance requires all new homes “*shall be served by public or community sewer and water systems.*” For properties in areas that are not served with public sewers, private or individual sewage disposal (septic) systems may be permitted subject to review by the Plan Commission and approval by the Board of Trustees. Section IV.L further states that approval to build a new home with a private sanitary sewer system may be recommended by the Plan Commission and approved by the Board of Trustees if it is determined “*that it is impractical to extend public or community sewer...to serve the area, and (b) there is an irrevocable commitment by the owners of the lot that connections shall be made to a public or community sewer ....system not less than six months after any such system has been installed or extended to serve the lot.*” This section of the Zoning Ordinance also requires that lots with private sewer systems be at least 150 feet wide and one acre in area. The petitioner’s property meets both the size and width requirements for installing a private sanitary sewer.

The Village Engineer has reviewed the petitioner’s request and submitted a report regarding the proposal (Exhibit A). Staff concurs with the petitioner’s assertion that a good faith effort has been made to connect to nearby public sewer systems, with the property’s location abutting two county rights-of-way as well as being located several hundred feet and multiple properties away from the nearest public system making connection challenging. While the petitioner has stated that they will pursue a septic system as a first option if approved, they do not plan to rule out connecting to a public system if a practical option becomes available. In considering each of these factors, staff has no objection to the proposed private septic system design at 8600 County Line Road.

#### Appendix

Exhibit A – Report from Village Engineer





## Dynamic Heating & Piping Company

HVAC SYSTEMS & SERVICE

"A Minority Owned Business"

4739 West 136<sup>th</sup> Street • Crestwood, IL 60418 • (708) 388-8120 • FAX (708) 3140

Village of Burr Ridge  
7660 S. County Line Road  
Burr Ridge, Illinois 60527

August 2, 2018

Quote M1850

ATTN: John Wernimont

Re: Compressor Replacement

Dynamic Heating & Piping Company proposes to provide labor and material to complete the following during normal business hours unless otherwise noted.

### Work Included:

- Remove Refrigerant
- Replace (1) Compressor (Option to replace both below)
- Startup of unit

**Please note it is highly recommended by Dynamic that both compressors be replaced at the same time.**

### Not Included:

- Overtime labor
- Fees and Permits
- Other repair parts or services not listed in this proposal

**Total cost for (1) Compressor.....\$ 9,500 (NTE)**

**Total cost for (2) Compressors.....\$14,950 (NTE)**

Thank you for this opportunity and if you have any questions or need any additional information please call me at (708) 388-8120 or email (mschuler @ dynamicpiping.net). Once we have received your authorization, we will order the equipment, related parts and schedule this project. Quote valid for 30 days

Sincerely,  
Dynamic Heating & Piping

ACCEPTED FOR: The Village of Burr Ridge

Mike Schuler  
Service Coordinator

BY \_\_\_\_\_ DATE \_\_\_\_\_

TITLE \_\_\_\_\_



**K T J**

KLEIN, THORPE & JENKINS, LTD.  
Attorneys at Law

20 N. Wacker Drive, Ste 1660  
Chicago, Illinois 60606-2903  
T 312 984 6400 F 312 984 6444

sfuhler@ktjlaw.com  
DD 312-984-6421

15010 S. Ravinia Avenue, Ste 10  
Orland Park, Illinois 60462-5353  
T 708 349 3888 F 708 349 1506

www.ktjlaw.com

August 15, 2018

Mayor Straub and Board of Trustees  
Village of Burr Ridge  
7660 County Line Road  
Burr Ridge, Illinois 60527

**Re: Legal Fees for 2019**

Dear Mayor Straub and Trustees:

Our Firm is proposing to increase our hourly rates for our government clients effective January 1, 2019 by \$5.00 which is an approximate 2 percent increase. We last increased our rates (\$5.00 per hour) for the Village on July 1, 2016. As always, our firm is very grateful for the opportunity to represent the Village of Burr Ridge. Should you have any questions, please feel to contact me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.



Scott F. Uhler

cc: Douglas Pollock, Village Manager



**PROCLAMATION  
ARTS DU PAGE MONTH  
OCTOBER 2018**

---

**WHEREAS**, the arts, culture, and humanities are the embodiment of all things beautiful and entertaining in the world -- the enduring record of human achievement; and,

**WHEREAS**, the arts, culture and humanities enhance every aspect of life in the Village of Burr Ridge, improving our economy, enriching our civic life, driving tourism, and exerting a profound positive influence on the education of our children; and,

**WHEREAS**, arts education research shows that the arts help to foster discipline, creativity, imagination, self-expression, and problem solving skills while also helping to develop a heightened appreciation of beauty and cross-cultural understanding; and,

**WHEREAS**, we use the humanities -- history, literature, philosophy -- to explore what it means to be human; and,

**WHEREAS**, the arts, culture, and humanities play a unique and intrinsically valuable role in the lives of our families in our county; and,

**WHEREAS**, the month of October has been recognized as Arts DuPage Month by Arts DuPage and the arts and cultural organizations in all the communities within DuPage County;

**NOW, THEREFORE**, the Village of Burr Ridge, Cook and DuPage Counties, Illinois, does hereby designate October 2018 as Arts DuPage Month in the Village of Burr Ridge and call upon all citizens to celebrate and promote the arts and culture in DuPage County.

**ADOPTED** by the Board of Trustees and **APPROVED** by the Mayor of Burr Ridge this 27<sup>th</sup> day of August, 2018.

**IN WITNESS WHEREOF**, I have set my hand this this 27<sup>th</sup> day of August, 2018.

---

Mickey Straub  
Mayor

ATTEST:

---

Karen Thomas  
Village Clerk



# 8K

**From:** Alan Hruby  
**To:** [Douglas Pollock](#)  
**Subject:** Notice of Resignation  
**Date:** Friday, August 17, 2018 9:54:36 AM

---

Doug,

Please regard this as my notice of resignation from the Burr Ridge Local School Committee effective immediately. I appreciate the privilege and opportunity to have served on this committee, and I wish continuing success for the rest of the committee members in their future endeavors.

Alan Hruby



VILLAGE OF BURR RIDGE

8L

ACCOUNTS PAYABLE APPROVAL REPORT

BOARD DATE: 08/27/18

PAYMENT DATE: 08/28/18

FISCAL 18-19

| FUND            | FUND NAME                   | PAYABLE              | TOTAL<br>AMOUNT      |
|-----------------|-----------------------------|----------------------|----------------------|
| 10              | General Fund                | 75,614.85            | 75,614.85            |
| 23              | Hotel/Motel Tax Fund        | 14,174.79            | 14,174.79            |
| 51              | Water Fund                  | 515,339.61           | 515,339.61           |
| 52              | Sewer Fund                  | 450.55               | 450.55               |
| 61              | Information Technology Fund | 19,765.61            | 19,765.61            |
| TOTAL ALL FUNDS |                             | <u>\$ 625,345.41</u> | <u>\$ 625,345.41</u> |

PAYROLL

PAY PERIOD ENDING August 11, 2018

|                     | TOTAL<br>PAYROLL     |
|---------------------|----------------------|
| Board & Commissions | 2,990.18             |
| Administration      | 17,925.36            |
| Finance             | 5,988.12             |
| Police              | 103,127.04           |
| Public Works        | 21,538.22            |
| Water               | 25,663.79            |
| Sewer               | 7,106.29             |
| IT Fund             | -                    |
| TOTAL               | 184,339.00           |
| GRAND TOTAL         | <u>\$ 809,684.41</u> |



08/21/2018 11:57 AM

User: sikich

DB: Burr Ridge

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE  
 POST DATES 08/27/2018 - 08/27/2018  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 BOTH OPEN AND PAID

Page: 1/6

| GL Number                                | Invoice Line Desc                | Vendor                     | Invoice Date | Invoice          | Amount    |
|--|----------------------------------|----------------------------|--------------|------------------|-----------|
| Fund 10 General Fund                     |                                  |                            |              |                  |           |
| Dept 1010 Boards & Commissions           |                                  |                            |              |                  |           |
| 10-1010-40-4040                          | 2017-2018 Caucus Dues            | Metropolitan Mayors Caucus | 07/11/08     | 2018-046         | 475.16    |
| 10-1010-40-4040                          | Village Clerk Dues for Cook Coun | Municipal Clerks of S/W S  | 08/15/18     | 09/30/18         | 20.00     |
| 10-1010-40-4040                          | Mileage to DuPage Cty - Thomas,  | Village of Burr Ridge      | 08/15/18     | 081518           | 23.98     |
| 10-1010-50-5010                          | 07/18 Legal Services File #12766 | Clark Baird Smith LLP      | 07/31/18     | 10184            | 418.75    |
| 10-1010-50-5010                          | General Legal Services - June 2  | Klein, Thorpe & Jenkins, I | 07/25/18     | 06/30/18         | 4,472.00  |
| 10-1010-50-5015                          | Prosecution Services - July 2018 | Christine Charkewycz       | 08/02/18     | 38               | 880.00    |
| 10-1010-50-5030                          | Telephone - Bd & Com             | Call One                   | 08/15/18     | 08/15/18         | 64.75     |
| 10-1010-80-8020                          | Village Clerk - Lakeside Pte Fin | Cook County Recorder of De | 07/31/18     | 2797312018       | 274.00    |
| 10-1010-80-8020                          | Village Clerk - Water Lien 7229  | DuPage County Recorder     | 07/23/18     | 201807230064     | 11.00     |
| Total For Dept 1010 Boards & Commissions |                                  |                            |              |                  | 6,639.64  |
| Dept 2010 Administration                 |                                  |                            |              |                  |           |
| 10-2010-40-4042                          | Travel: 07/25, 07/27 & 07/30     | Wal Evan B. Walter         | 08/21/18     | 08/16/18         | 108.67    |
| 10-2010-40-4042                          | Training & Travel Expense Walter | Village of Burr Ridge      | 08/15/18     | 081518           | 25.11     |
| 10-2010-50-5020                          | Cook County Health Dept. Insecti | Cook County Dept of Public | 07/27/18     | 07/27/18         | 2,400.00  |
| 10-2010-50-5020                          | Dramonas Subd Review#3           | Urban Forest Management Ir | 07/23/18     | 180632           | 270.00    |
| 10-2010-50-5030                          | Telephone - Admin                | Call One                   | 08/15/18     | 08/15/18         | 1,068.43  |
| 10-2010-50-5035                          | Legal Notice - Annexation Marshe | Chicago Tribune            | 07/14/18     | 003635854        | 41.09     |
| 10-2010-50-5040                          | Printing - Inspection Forms      | Grasso Graphics            | 07/24/18     | 29575            | 372.63    |
| 10-2010-50-5075                          | 281 Shore Dr Proj#1117835 Plan R | B & E Auto Repair Service  | 08/01/18     | 49815            | 6,509.50  |
| 10-2010-50-5075                          | 999 McClintock Bldg/Plumb Plan R | B & F Construction Code Se | 08/06/18     | 49841            | 150.00    |
| 10-2010-50-5075                          | 07/18 Plan Review                | Don Morris Architects P.C. | 07/31/18     | 07/2018          | 8,760.00  |
| 10-2010-60-6010                          | Code Equipment Walter, E         | Village of Burr Ridge      | 08/15/18     | 081518           | 16.18     |
| Total For Dept 2010 Administration       |                                  |                            |              |                  | 19,721.61 |
| Dept 4010 Finance                        |                                  |                            |              |                  |           |
| 10-4010-50-5030                          | Telephone - Finance              | Call One                   | 08/15/18     | 08/15/18         | 323.77    |
| Total For Dept 4010 Finance              |                                  |                            |              |                  | 323.77    |
| Dept 4020 Central Services               |                                  |                            |              |                  |           |
| 10-4020-50-5081                          | 07/18 FSA Monthly Insurance      | Discovery Benefits, Inc.   | 07/31/18     | 0000904084-IN    | 83.00     |
| 10-4020-60-6000                          | ACI-1188 Courage 20 Stapler      | Runco Office Supply        | 08/14/18     | 720280-0         | 143.14    |
| 10-4020-60-6010                          | Operating Supplies - Coffee Supp | Commercial Coffee Service, | 08/01/18     | 148919           | 153.20    |
| 10-4020-60-6010                          | Operating Supplies - Coffee - Au | Commercial Coffee Service, | 08/09/18     | 149033           | 83.70     |
| 10-4020-60-6010                          | Sam;s/Kirsten Bakery Popp, b Ann | Village of Burr Ridge      | 08/15/18     | 081518           | 105.07    |
| Total For Dept 4020 Central Services     |                                  |                            |              |                  | 568.11    |
| Dept 5010 Police                         |                                  |                            |              |                  |           |
| 10-5010-40-4001                          | Unemployment Payne,R - Apr-Jun   | I.D.E.S                    | 08/21/18     | 08/03/18         | 1,090.00  |
| 10-5010-40-4032                          | FY 18-19 Uniform Allowance       | JG Uniforms, Inc.          | 08/03/18     | 40113            | 47.20     |
| 10-5010-40-4032                          | Initial Issue Uniform Allowance  | JG Uniforms, Inc.          | 08/27/18     | 40615            | 735.00    |
| 10-5010-40-4040                          | 2018 Annual Membership dues      | Illinois Law Enforcement P | 07/01/18     | 7763             | 120.00    |
| 10-5010-40-4040                          | Dues & Subscriptions - Mthly Cou | Law Enforcement Training I | 08/15/18     | 0051             | 1,300.00  |
| 10-5010-40-4042                          | Training @Westmont PD (Glosky/He | North East Multi-Regional  | 08/06/18     | 239941           | 100.00    |
| 10-5010-50-5020                          | Commercial LPR Data Access up to | Brite Computers            | 07/02/18     | 13340            | 6,995.00  |
| 10-5010-50-5020                          | 07/18 Professional Services Repo | LexisNexis Risk Solutions  | 07/31/18     | 1267894-20180731 | 96.75     |
| 10-5010-50-5030                          | Telephone - Police               | Call One                   | 08/15/18     | 08/15/18         | 1,827.03  |
| 10-5010-50-5040                          | Police IR Envelopes 9 x 12"      | Grasso Graphics            | 08/06/18     | 29608            | 293.65    |
| 10-5010-50-5050                          | Maint- HP M575                   | Image Systems & Business S | 08/15/18     | 270376           | 178.90    |
| 10-5010-50-5050                          | Maintenance - HP M575            | Image Systems & Business S | 08/15/18     | 270338           | 104.50    |
| 10-5010-50-5050                          | 09/18 Maintenance Radio-Equipmen | J&L Electronic Service, Ir | 09/01/18     | 1001774          | 37.90     |
| 10-5010-50-5050                          | 10 Radar Cert Stalker Dual DSR a | Municipal Electronics Divi | 07/30/18     | 065747           | 350.00    |
| 10-5010-50-5050                          | 08/15 Maint Unit 3, 11, 16, 7    | Public Safety Direct, Inc  | 08/15/18     | 92711            | 779.98    |



| GL Number                  | Invoice Line Desc                | Vendor                     | Invoice Date | Invoice              | Amount    |
|----------------------------|----------------------------------|----------------------------|--------------|----------------------|-----------|
| Fund 10 General Fund       |                                  |                            |              |                      |           |
| Dept 5010 Police           |                                  |                            |              |                      |           |
| 10-5010-50-5051            | Maintenance-Vehicles Car Washes  | Fuller's Car Wash          | 08/01/18     | 08/01/18             | 122.95    |
| 10-5010-50-5051            | Lic. P14 892/Brake/Tire Check    | Willowbrook Ford           | 08/14/18     | 6278934/2            | 80.00     |
| 10-5010-50-5051            | Maint Lic#M192708 Oil Change Rot | Willowbrook Ford           | 08/13/18     | 6278822/2            | 47.95     |
| 10-5010-50-5051            | Maintenance #1711 Oil Change & F | Willowbrook Ford           | 08/06/18     | 6278244/2            | 45.80     |
| 10-5010-50-5051            | Maint #14049 - Oil Change & Filt | Willowbrook Ford           | 08/03/18     | 6278206/2            | 47.95     |
| 10-5010-50-5051            | Maintenance-#MP13503 Repair Work | Willowbrook Ford           | 08/07/18     | 6278146/3            | 666.97    |
| 10-5010-50-5095            | 96 Gallon Toter                  | Accurate Document Destruct | 07/31/18     | 15630658             | 82.40     |
| 10-5010-50-5095            | Drug Tests PW                    | First Advantage Occupatio  | 07/31/18     | 2517521807           | 54.68     |
| 10-5010-50-5095            | Local Use Rate - x2 - Aug 18     | Motorola Solutions - STARC | 08/01/18     | 370136282018         | 68.00     |
| 10-5010-60-6010            | Operating Supplies PD Shelf      | Menards - Hodgkins         | 07/20/18     | 4961                 | 49.99     |
| 10-5010-60-6010            | Operating Supplies Prisoner mea  | Shell Oil Company          | 06/29/18     | 65216376807          | 8.44      |
| 10-5010-60-6020            | Gasoline & Oil #1701             | Shell Oil Company          | 06/29/18     | 65216376807          | 60.18     |
| 10-5010-70-7000            | Axbiiaa Armor W NV Carrier       | JG Uniforms, Inc.          | 08/08/18     | 40313                | 805.00    |
| Total For Dept 5010 Police |                                  |                            |              |                      | 16,196.22 |
| Dept 6010 Public Works     |                                  |                            |              |                      |           |
| 10-6010-40-4032            | 08/18 Earplugs - PW              | Alexander Equipment Co.    | 08/08/18     | 146738               | 70.00     |
| 10-6010-40-4032            | Uniform rental/cleaning-         | Breens Inc.                | 08/07/18     | 376062               | 72.14     |
| 10-6010-40-4032            | Uniform rental/cleaning-         | Breens Inc.                | 08/14/18     | 376229               | 72.14     |
| 10-6010-40-4042            | PW to VH July 2018               | Shirley Benedict           | 08/07/18     | 08/07/18             | 26.16     |
| 10-6010-50-5030            | Telephone - Public Works         | Call One                   | 08/15/18     | 08/15/18             | 796.06    |
| 10-6010-50-5035            | Publishing - Bids Storm Sewer    | Shaw Media                 | 07/31/18     | 071810074573         | 109.34    |
| 10-6010-50-5050            | Trailer Safety Testing           | Courtney's Safety Lane, Ir | 07/26/18     | 4634                 | 40.00     |
| 10-6010-50-5051            | Brake Repairs to Unit 35         | B & R Repair & Co.         | 07/13/18     | WI066845             | 447.53    |
| 10-6010-50-5051            | Unit 28; Sweeper Misc. Repairs   | Standard Equipment Co.     | 05/11/18     | W00790               | 1,331.16  |
| 10-6010-50-5051            | Unit 31; Transmission Repl. (Lab | Willowbrook Ford           | 07/25/18     | 6277440/1            | 1,325.24  |
| 10-6010-50-5054            | Maintenance -Lighting Street li  | Rag's Electric             | 07/27/18     | 21855                | 454.22    |
| 10-6010-50-5054            | Maintenance - Lighting           | Rag's Electric             | 07/20/18     | 21832                | 704.41    |
| 10-6010-50-5054            | Maintenance - Lighting           | Rag's Electric             | 07/24/18     | 21845                | 259.75    |
| 10-6010-50-5055            | Traffic signal maint- Horn Inspe | Meade Electric Company, Ir | 07/30/18     | 683879               | 143.60    |
| 10-6010-50-5055            | Traffic signal maint BR Pky & Br | Meade Electric Company, Ir | 07/31/18     | 687010               | 175.00    |
| 10-6010-50-5065            | Street Lighting-Electric Comed   | Dynegy Energy Services, LI | 07/31/18     | 196015418071         | 2,722.37  |
| 10-6010-50-5085            | Shop towel rental-               | Breens Inc.                | 08/07/18     | 376062               | 4.50      |
| 10-6010-50-5085            | Shop towel rental-               | Breens Inc.                | 08/14/18     | 376229               | 4.50      |
| 10-6010-50-5095            | 08/18 Traps Checked              | ABC Humane Wildlife        | 08/02/18     | 124477               | 75.00     |
| 10-6010-50-5095            | 07/18 inspect for skunks         | ABC Humane Wildlife        | 07/26/18     | 123372               | 125.00    |
| 10-6010-50-5095            | Mosquito Abatement Services      | Clarke Environmental Mosq  | 08/01/18     | 001003252            | 10,403.50 |
| 10-6010-50-5095            | Drug Tests PD                    | First Advantage Occupatio  | 07/31/18     | 2517521807           | 59.72     |
| 10-6010-50-5096            | 08/18 Weed Cutting - 7 Shiloh    | Vince's Flowers & Landscap | 08/03/18     | 8856-L               | 525.00    |
| 10-6010-60-6010            | Operating Supplies - Speccopatch | Carroll Distributing &     | 07/19/18     | LE035798             | 143.32    |
| 10-6010-60-6010            | Operating Supplies - 10" Sonotub | Carroll Distributing &     | 08/03/18     | LE036393             | 19.12     |
| 10-6010-60-6010            | Operating Supplies 2 tubs        | Home Depot Credit Services | 07/20/18     | 7021798              | 11.50     |
| 10-6010-60-6010            | Operating Supplies - Safety Labe | McMaster-Carr Supply Comp  | 08/02/18     | 69422824             | 13.97     |
| 10-6010-60-6010            | Operating Supplies - Concrete, r | Menards - Hodgkins         | 07/26/18     | 5392                 | 90.22     |
| 10-6010-60-6010            | Operating Supplies - Drano/Pail  | Menards - Hodgkins         | 07/20/18     | 4961                 | 16.43     |
| 10-6010-60-6010            | Supplies - PW batteries/flapdisc | Menards - Hodgkins         | 08/08/18     | 6285                 | 43.41     |
| 10-6010-60-6010            | Operating Supplies - 1000 Sandba | The Sandbagger LLC         | 03/06/18     | 3661                 | 200.00    |
| 10-6010-60-6020            | Gasoline & Oil - PW July 2018    | SuperFleet MasterCard      | 07/26/18     | 06/26/18-07/07/25/18 | 25.52     |
| 10-6010-60-6040            | Supplies-Equipment Panel         | McCann Industries, Inc.    | 07/19/18     | 07239710             | 90.09     |
| 10-6010-60-6040            | Supplies - 7 way plastic trlr co | Menards - Hodgkins         | 07/31/18     | 5708                 | 6.99      |
| 10-6010-60-6040            | Supplies-Equipment- LED Stop Lam | Westown Auto Supply Co. Ir | 08/02/18     | 79122                | 34.00     |
| 10-6010-60-6040            | Supplies-Equipment - Filter Prod | Westown Auto Supply Co. Ir | 07/26/18     | 79025                | 50.49     |

08/21/2018 11:57 AM  
User: sikich  
DB: Burr Ridge

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE  
POST DATES 08/27/2018 - 08/27/2018  
BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

Page: 3/6

| GL Number   | Invoice Line Desc                | Vendor                       | Invoice Date | Invoice           | Amount    |
|---|----------------------------------|------------------------------|--------------|-------------------|-----------|
| Fund 10 General Fund                              |                                  |                              |              |                   |           |
| Dept 6010 Public Works                            |                                  |                              |              |                   |           |
| 10-6010-60-6041                                   | Transmission Tube Lines for Unit | Coffman Truck Sales, Inc.    | 07/19/18     | 10012315961       | 380.21    |
| 10-6010-60-6041                                   | Supplies-Vehicles - PW Glass Kit | Rush Truck Centers, Chicago  | 07/19/18     | 3011319427        | 97.08     |
| 10-6010-60-6041                                   | Stock Filters and Supplies       | Westown Auto Supply Co. Inc  | 07/20/18     | 78957             | 125.49    |
| 10-6010-60-6041                                   | Unit 31: Parts to Repl. Transmis | Willowbrook Ford             | 06/25/18     | 6275090/2         | 4,895.44  |
| 10-6010-60-6043                                   | Supplies-Trees - Proof Tape      | Menards - Hodgkins           | 08/07/18     | 6223              | 3.48      |
| 10-6010-60-6050                                   | Small Tools                      | Menards - Hodgkins           | 07/20/18     | 4961              | 11.97     |
| 10-6010-60-6050                                   | Small Tools - Adj Wrench/slip jo | Menards - Hodgkins           | 08/07/18     | 6223              | 75.94     |
| 10-6010-60-6050                                   | 2-Tire Press. Gauges             | Westown Auto Supply Co. Inc  | 07/20/18     | 78957             | 73.37     |
| Total For Dept 6010 Public Works                  |                                  |                              |              |                   | 26,354.38 |
| Dept 6020 Buildings & Grounds                     |                                  |                              |              |                   |           |
| 10-6020-50-5052                                   | Quarterly Charges - Sep-Nov      | Alarm Detection Systems, Inc | 10/05/18     | 156405-1028       | 289.29    |
| 10-6020-50-5052                                   | PD Floor Drain Service; Blockage | Patrick B Murphy             | 07/24/18     | 10101A            | 385.00    |
| 10-6020-50-5052                                   | Ceiling Lights Repaired; PW Rust | Rag's Electric               | 07/20/18     | 21834             | 1,229.02  |
| 10-6020-50-5052                                   | VH Board Room Beam Light Ballast | Rag's Electric               | 07/20/18     | 21833             | 453.65    |
| 10-6020-50-5052                                   | Pesticide Treatments; 3 Bldgs    | U.S. Pest Control            | 07/17/18     | 3867              | 725.00    |
| 10-6020-50-5057                                   | Turf Weed Control and Fertilizer | Desiderio Landscaping LLC    | 08/01/18     | 9386              | 399.51    |
| 10-6020-50-5058                                   | Mat rental/PD-                   | Breens Inc.                  | 08/07/18     | 376057            | 18.00     |
| 10-6020-50-5058                                   | Mat rental/PD-                   | Breens Inc.                  | 08/14/18     | 376224            | 18.00     |
| 10-6020-50-5058                                   | Janitorial Services - PD         | Eco-Clean Maintenance, Inc   | 07/31/18     | 7131              | 1,866.39  |
| 10-6020-50-5080                                   | Utilities - Windsor Aerator      | COMED                        | 08/03/18     | 7/05-08/3-18      | 84.02     |
| 10-6020-50-5080                                   | Utilities - Lakewood Aerator     | COMED                        | 08/03/18     | 7/05-8/3/18       | 151.30    |
| 10-6020-50-5080                                   | Utilities 451 Commerce           | NICOR Gas                    | 08/09/18     | 07/12/18-08/09/18 | 104.14    |
| 10-6020-60-6010                                   | Operating Supplies - First Aid S | American First Aid Service   | 08/14/18     | 67790             | 18.40     |
| 10-6020-60-6010                                   | Operating Supplies Spray Nozzle  | Menards - Hodgkins           | 07/31/18     | 5736              | 21.94     |
| 10-6020-60-6010                                   | Supplies - PW Anchors/Flute Maso | Menards - Hodgkins           | 08/08/18     | 6285              | 40.92     |
| 10-6020-60-6010                                   | Operating Supplies PW Spray Nozz | Menards - Hodgkins           | 08/07/18     | 6223              | 6.54      |
| Total For Dept 6020 Buildings & Grounds           |                                  |                              |              |                   | 5,811.12  |
| Total For Fund 10 General Fund                    |                                  |                              |              |                   | 75,614.85 |
| Fund 23 Hotel/Motel Tax Fund                      |                                  |                              |              |                   |           |
| Dept 7030 Special Revenue Hotel/Motel             |                                  |                              |              |                   |           |
| 23-7030-50-5069                                   | Municipal Campus                 | Desiderio Landscaping LLC    | 08/01/18     | 9386              | 14,057.42 |
| 23-7030-50-5075                                   | Gateway Projects - Sign          | COMED                        | 08/02/18     | 07/03-08/03-18    | 26.99     |
| 23-7030-50-5075                                   | Gateway Projects Entryway Sign   | COMED                        | 08/06/18     | 07/06-08/06-18    | 37.28     |
| 23-7030-50-5075                                   | Gateway Projects - Median Lighti | COMED                        | 08/03/18     | 7/05-8/05-18      | 53.10     |
| Total For Dept 7030 Special Revenue Hotel/Motel   |                                  |                              |              |                   | 14,174.79 |
| Total For Fund 23 Hotel/Motel Tax Fund            |                                  |                              |              |                   | 14,174.79 |
| Fund 51 Water Fund                                |                                  |                              |              |                   |           |
| Dept 0000 Assets, Liabilities, Fund Bal           |                                  |                              |              |                   |           |
| 51-0000-22-2200                                   | Hydrant Meter Refund- Pleasantda | MYS Incorporated             | 07/31/18     | 07/31/18          | 835.17    |
| Total For Dept 0000 Assets, Liabilities, Fund Ba. |                                  |                              |              |                   | 835.17    |
| Dept 6030 Water Operations                        |                                  |                              |              |                   |           |
| 51-6030-40-4032                                   | Uniform rental/cleaning-         | Breens Inc.                  | 08/07/18     | 376062            | 79.18     |
| 51-6030-40-4032                                   | Uniform rental/cleaning-         | Breens Inc.                  | 08/14/18     | 376229            | 79.17     |
| 51-6030-50-5030                                   | Telephone - Water                | Call One                     | 08/15/18     | 08/15/18          | 485.65    |
| 51-6030-50-5050                                   | Preventative Maintenance Contrac | Nationwide Power Solutions   | 07/10/18     | 407373            | 750.48    |
| 51-6030-50-5052                                   | Turf Weed Control and Fertilizer | Desiderio Landscaping LLC    | 08/01/18     | 9386              | 426.59    |
| 51-6030-50-5080                                   | 07-08/18 Utilities-Bedford Prk S | COMED                        | 08/07/18     | 07/09-08/07-18    | 50.81     |



INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE  
 POST DATES 08/27/2018 - 08/27/2018  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 BOTH OPEN AND PAID

| GL Number                            | Invoice Line Desc                | Vendor                     | Invoice Date | Invoice            | Amount     |
|--------------------------------------|----------------------------------|----------------------------|--------------|--------------------|------------|
| Fund 51 Water Fund                   |                                  |                            |              |                    |            |
| Dept 6030 Water Operations           |                                  |                            |              |                    |            |
| 51-6030-50-5080                      | Utilities - Well #5              | COMED                      | 08/03/18     | 07/05-08/03-18     | 343.32     |
| 51-6030-50-5080                      | Utilities - Well #1              | COMED                      | 08/06/18     | 07/5 to 08/05-18   | 36.29      |
| 51-6030-50-5080                      | Utilities - 2M Tank              | COMED                      | 08/03/18     | 7/5-8/03-18        | 167.02     |
| 51-6030-50-5080                      | Utilities - Pump Center          | NICOR Gas                  | 08/09/18     | 07/11/18-08/09/18  | 31.17      |
| 51-6030-60-6010                      | 16' Fiberglass Straight Ladder   | Grainger                   | 06/27/18     | 9831621678         | 346.11     |
| 51-6030-60-6010                      | Operating Supplies - Tools       | Grainger                   | 06/18/18     | 9821832954         | 80.22      |
| 51-6030-60-6010                      | Operating Supplies - 2 padlock 1 | Grainger                   | 08/01/18     | 9863004868         | 57.80      |
| 51-6030-60-6010                      | 5/8" 18-8 Stainless Steel Washer | Grainger                   | 05/25/18     | 9798829660         | 245.40     |
| 51-6030-60-6010                      | Topsoil                          | Hinsdale Nurseries, Inc.   | 07/24/18     | 1614271            | 216.00     |
| 51-6030-60-6010                      | CA7 Crushed Stone                | Ozinga Materials, Inc.     | 07/24/18     | 72625              | 882.18     |
| 51-6030-60-6010                      | Topsoil                          | Tameling Industries        | 07/27/18     | 0125393            | 274.00     |
| 51-6030-60-6010                      | Water Pressure Gauge, Hyd Type,  | USA Blue Book              | 07/27/18     | 638561             | 397.16     |
| 51-6030-60-6040                      | 1.25" Curb Box Repair Section    | Core & Main LP             | 07/27/18     | J180490            | 593.54     |
| 51-6030-60-6070                      | 07/18 Water Purchases            | Village of Bedford Park    | 08/06/18     | 07/2018            | 502,220.80 |
| 51-6030-60-6070                      | Water Purchases - 120 W. 59th St | Village of Hinsdale        | 08/02/18     | 120W59thSt         | 118.27     |
| 51-6030-60-6070                      | Water Purchases 126 W.59th Stre  | Village of Hinsdale        | 08/02/18     | 126 W. 59th Street | 85.27      |
| 51-6030-60-6070                      | Water Purchases - 134 W. 59th St | Village of Hinsdale        | 08/02/18     | 134 W 59th Street  | 85.27      |
| 51-6030-60-6070                      | Water Purchases - 204 W. 59th St | Village of Hinsdale        | 08/02/18     | 204 W 59th St      | 1,091.77   |
| 51-6030-60-6070                      | Water Purchases - 208 W. 59th St | Village of Hinsdale        | 08/02/18     | 208 W. 59th St     | 27.52      |
| 51-6030-60-6070                      | Water Purchases - 216 W. 59th St | Village of Hinsdale        | 08/02/18     | 216 W. 59th St     | 671.02     |
| 51-6030-60-6070                      | Water Purchases - 224 W. 59th St | Village of Hinsdale        | 08/02/18     | 224 W. 59th St     | 27.52      |
| 51-6030-60-6070                      | Water Purchases - 5885 S. Giddin | Village of Hinsdale        | 08/02/18     | 5885 S. Giddings   | 860.77     |
| 51-6030-60-6070                      | Water Purchases - 5905 S. Grant  | Village of Hinsdale        | 08/02/18     | 5905 S. Grant      | 192.52     |
| 51-6030-60-6070                      | Water Purchases - 116 W. 59th St | Village of Hinsdale        | 08/02/18     | 116 W. 59th St     | 464.77     |
| 51-6030-70-7000                      | 2" Sensus Omni C2 Water Meter, T | Core & Main LP             | 07/27/18     | J211627            | 2,644.00   |
| 51-6030-70-7000                      | Pit Meter Smartpoint 520M2 TC    | MX Core & Main LP          | 07/26/18     | J231255            | 165.97     |
| 51-6030-70-7000                      | 3/4" Dual Check Valve ZW, 34UFX3 | Grainger                   | 06/14/18     | 9818069537         | 306.88     |
| Total For Dept 6030 Water Operations |                                  |                            |              |                    | 514,504.44 |
| Total For Fund 51 Water Fund         |                                  |                            |              |                    | 515,339.61 |
| Fund 52 Sewer Fund                   |                                  |                            |              |                    |            |
| Dept 6040 Sewer Operations           |                                  |                            |              |                    |            |
| 52-6040-40-4032                      | Uniform rental/cleaning-         | Breens Inc.                | 08/07/18     | 376062             | 24.63      |
| 52-6040-40-4032                      | Uniform rental/cleaning-         | Breens Inc.                | 08/14/18     | 376229             | 24.64      |
| 52-6040-50-5030                      | Telephone - Sewer                | Call One                   | 08/15/18     | 08/15/18           | 53.96      |
| 52-6040-50-5080                      | Utilities - Arrowhead Lift Stati | COMED                      | 08/06/18     | 7/6-8/6-18         | 144.23     |
| 52-6040-50-5080                      | Utilities - Chasemoor Lift Stati | COMED                      | 08/03/18     | 7/5-08/3-18        | 154.93     |
| 52-6040-50-5080                      | Utilities - Highland Fields Lift | COMED                      | 08/06/18     | 07/06/18 -08/06/18 | 48.16      |
| Total For Dept 6040 Sewer Operations |                                  |                            |              |                    | 450.55     |
| Total For Fund 52 Sewer Fund         |                                  |                            |              |                    | 450.55     |
| Fund 61 Information Technology Fund  |                                  |                            |              |                    |            |
| Dept 4040 Information Technology     |                                  |                            |              |                    |            |
| 61-4040-50-5020                      | IT Support                       | Orbis Solutions            | 08/21/18     | 5568129            | 750.00     |
| 61-4040-50-5020                      | IT Support                       | Orbis Solutions            | 08/21/18     | 5568151            | 1,400.00   |
| 61-4040-50-5050                      | Maintenance-Equipment Copier Ser | Image Systems & Business S | 08/06/18     | 269754             | 104.50     |
| 61-4040-50-5050                      | Maintenance-Equipment- Copier Se | Image Systems & Business S | 08/06/18     | 269753             | 104.50     |
| 61-4040-50-5061                      | IT:LEA Base Licence, 2 computer  | Identi-Kit Solutions       | 11/01/17     | 106126             | 495.00     |
| 61-4040-50-5061                      | 2018 Microsoft Annual Software M | National Tek Services, Inc | 08/08/18     | 5136               | 12,845.00  |
| 61-4040-50-5061                      | Adobe Annual Softward Maint      | National Tek Services, Inc | 08/10/18     | 5140               | 1,550.00   |
| 61-4040-60-6010                      | Operating Supplies - Cables/Coup | Orbis Solutions            | 08/21/18     | 5568151            | 160.00     |

08/21/2018 11:57 AM

User: sikich

DB: Burr Ridge

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE  
POST DATES 08/27/2018 - 08/27/2018  
BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

Page: 5/6

| GL Number                                     | Invoice Line Desc                | Vendor                 | Invoice Date | Invoice   | Amount    |
|---|----------------------------------|------------------------|--------------|-----------|-----------|
| Fund 61 Information Technology Fund           |                                  |                        |              |           |           |
| Dept 4040 Information Technology              |                                  |                        |              |           |           |
| 61-4040-60-6010                               | TN-450 Brother FAX Black Cartrid | Runco Office Supply    | 08/14/18     | 720278-0  | 142.00    |
| 61-4040-60-6010                               | Operating Supplies - Toner       | Runco Office Supply    | 05/14/18     | 713414-0  | 110.00    |
| 61-4040-60-6010                               | Portable Hard Drive - PD Detecti | Village of Burr Ridge  | 08/15/18     | 081518    | 66.62     |
| 61-4040-60-6010                               | HEWCE400YC Black                 | Warehouse Direct, Inc. | 08/15/18     | 3998994-0 | 837.99    |
| 61-4040-70-7000                               | Switch Upgrade North Water Tower | Orbis Solutions        | 08/21/18     | 5568153   | 1,200.00  |
| Total For Dept 4040 Information Technology    |                                  |                        |              |           | 19,765.61 |
| Total For Fund 61 Information Technology Fund |                                  |                        |              |           | 19,765.61 |



08/21/2018 11:57 AM  
User: sikich  
DB: Burr Ridge

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE  
POST DATES 08/27/2018 - 08/27/2018  
BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

| GL Number                        | Invoice Line Desc | Vendor | Invoice Date | Invoice | Amount           |
|----------------------------------|-------------------|--------|--------------|---------|------------------|
| <hr/>                            |                   |        |              |         |                  |
| Fund Totals:                     |                   |        |              |         |                  |
| Fund 10 General Fund             |                   |        |              |         | 75,614.85        |
| Fund 23 Hotel/Motel Tax Fund     |                   |        |              |         | 14,174.79        |
| Fund 51 Water Fund               |                   |        |              |         | 515,339.61       |
| Fund 52 Sewer Fund               |                   |        |              |         | 450.55           |
| Fund 61 Information Technology F |                   |        |              |         | 19,765.61        |
| Total For All Funds:             |                   |        |              |         | <hr/> 625,345.41 |