



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

AGENDA

**March 9, 2020
7:00 P.M.**

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. PRESENTATIONS AND PUBLIC HEARINGS**
- 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, discussed by the Board, opened for public comment, and voted upon during this meeting.

5. MINUTES

- A. * Approval of Regular Board Meeting of February 24, 2020 Karen
- B. * Receive and File Veterans Memorial Meeting of February 26, 2020
- C. * Receive and File Plan Commission Meeting of March 2, 2020
- D. * Receive and File Economic Development Meeting of March 4, 2020

6. ORDINANCES

- A. * Approval of Ordinance Amending Section 25.09 of Chapter 25 (Liquor Control) of the Burr Ridge Municipal Code (Class B Liquor Licenses)
- B. * Approval of Ordinance Granting an Amended Special Use for the Expansion of an Existing Dental Office with Ancillary Retail Sales (Z-05-2020; 410 Village Center Drive – Hassan)

Prior to voting on each agenda item, the Mayor will invite public comment on that item. The Mayor also will invite any person in attendance to address the Board on any other item of concern under Section 9 Public Comments. Each speaker addressing the Board of Trustees is asked to limit her or his comment to five minutes.

7. RESOLUTIONS

- A. * Adoption of Resolution Accepting Certain Subdivision Improvements and Extending the Deadline for Completion of Other Improvements for the Highland Fields Subdivision Phase 3B (8800 Johnston Road)
- B. * Adoption of Resolution Granting A 3rd Extension For Completion of Subdivision Improvements for Meadowbrook Place Subdivision
- C. * Adoption of Resolution Granting An Extension for Completion of Subdivision Improvements for Lakeside Pointe of Burr Ridge Subdivision
- D. * Adoption of Resolution Accepting Subdivision Improvements for the Spectrum Burr Ridge Resubdivision (16W301 91st Street)

8. CONSIDERATIONS

- A. Consideration of Pathway Commission Recommendation to Proceed with Construction of Sidewalk on Garfield Avenue South of 63rd Street
- B. Update Regarding Local Preparedness for Coronavirus
- C. Update Regarding Fiscal Year 2020-21 Budget Preparation
- D. * Approval of Recommendation to Award Contract for Auditing Services
- E. * Approval of Plan Commission Recommendation for a Text Amendment to the Zoning Ordinance and Special Use for an Accessory Building in the G-I General Industrial District (Z-02-2020: 166 Shore Drive – Smit)
- F. * Approval of Recommendation to Award Contract for Purchase of Trees Through the Suburban Tree Consortium in an Amount Not to Exceed \$16,681
- G. * Approval of Recommendation to Award Contract for Sanitary Sewage Lift Station Controller Replacement to Metropolitan Industries Inc., of Romeoville, Illinois, in the amount of \$8,292
- H. * Receive and File Retirement Letter from Sergeant Luke Vulpo
- I. * Approval of Recommendation to Hire Replacement Patrol Officer to Fill Vacancy Created by Retirement of Sergeant Luke Vulpo
- J. * Receive and File Resignation Letter from Patrol Officer Hemza Shaibi
- K. * Approval of Recommendation to Hire Replacement Patrol Officer to fill Vacancy Created by Resignation of Hemza Shaibi
- L. Approval of Vendor List Dated March 9, 2020 in the Amount of \$113,354.38 for all Funds, plus \$196,757.95 for Payroll for the Period Ending February 22, 2020 for a Grand Total of \$310,112.33, Which Includes

Special Expenditures of \$23,436.64 to Compass Minerals Inc. for Roadway Salt; and \$17,353.00 to Metropolitan Industries for a replacement pump at Arrowhead Lift Station

- 9. PUBLIC COMMENTS**
- 10. REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS**
- 11. ADJOURNMENT**



TO: Mayor and Board of Trustees
FROM: Village Administrator Doug Pollock and Staff
SUBJECT: Regular Meeting of March 9, 2020
DATE: March 5, 2020

3. PRESENTATIONS AND PUBLIC HEARINGS

6. ORDINANCES

A. Amend Chapter 25 (Liquor Control)

Attached is an Ordinance amending Chapter 25 of the Municipal Code, Liquor Control to reduce the number of Class B Liquor Licenses from five to four. A license was issued to the appointed Receiver of the Crowne Plaza Hotel after Maverick Hotels and Restaurants, LLC agreed to surrender its liquor license.

It is our recommendation: that the Ordinance amending Section 25.09 of Chapter 25 of the Burr Ridge Municipal Code, Liquor Control be approved.

B. Special Use for Expansion of Dental Center with Ancillary Retail Sales

Please find attached an ordinance approving an amended special use for Ramzi Hassan for a Dental Office with Ancillary Retail Sales at 410 Village Center Drive, subject to the following conditions:

1. The special use shall be limited to First Family Dental in a manner consistent with the submitted business plan.
2. The special use approval shall be limited to Dr. Ghassan Abboud and any related business partners and shall expire at such time that Dr. Abboud and his business partners no longer occupy the space at 410 Village Center Drive or at which time there is an assignment or termination of the lease for the space at 410 Village Center Drive.
3. The special use approval shall be limited to 5,503 square feet within the tenant space commonly known as 410 Village Center Drive.

The Board directed staff to prepare this ordinance at its February 24, 2020 meeting.

It is our recommendation: That the ordinance granting the special use be approved.

7. RESOLUTIONS

A. Accept and Extend Improvements for Highland Fields Phase 3B Subdivision

Attached is a Resolution accepting improvements and extending other

improvements for Highland Fields Phase 3B. The subdivision is complete with the exception of a public sidewalk on Johnston Road, parkway trees, native landscaping in the detention area, and payment of impact fees. The Resolution accepts the completed improvements and extends the deadline for the others improvements/fees for a two-year period. The letter of credit will be maintained in an amount equal to 10% of the accepted improvements and 125% of the outstanding improvements and the impact fees. All improvements and fees must be provided within the extended two- year time.

It is our recommendation: That the Board approves the Resolution.

B. Extend Completion Deadline for Meadowbrook Place Subdivision

Attached is a Resolution granting a 9-month extension to complete the subdivision improvements for the Meadowbrook Subdivision. Attached to the Resolution is a punch list of work remaining that must be completed prior to the extended deadline. While the letter of credit may be reduced, sufficient funds in the letter of credit will remain to guarantee the completion of the improvements (125% of the estimated cost of said improvements).

It is our recommendation: That the Board approves the Resolution.

C. Extend Completion Deadline for Lakeside Pointe Subdivision

Attached is a Resolution granting a 9-month extension to complete the subdivision improvements for the Lakeside Pointe Subdivision. Attached to the Resolution is a punch list of work remaining that must be completed prior to the extended deadline. While the letter of credit may be reduced, sufficient funds in the letter of credit will remain to guarantee the completion of the improvements (125% of the estimated cost of said improvements).

In addition to the punch list work, outstanding improvements also include a sidewalk on Bridewell Drive between the subdivision and Burr Ridge Parkway and extension of a pathway and construction of a pedestrian bridge at the southeast corner of the property. The Bridewell sidewalk is included in the letter of credit and is subject to the extended 9-month deadline. The pathway and pedestrian bridge are covered under a separate letter of credit.

It is our recommendation: That the Board approves the Resolution.

D. Accept Improvements of the Spectrum PUD

Attached is a Resolution accepting the subdivision improvements for the Spectrum Planned Unit Development. Improvements for this PUD included stormwater management facilities, public utility extension, and improvements to 91st Street. The improvements have been complete and are ready to move into their two-year maintenance period.

It is our recommendation: That the Board approves the Resolution.

8. CONSIDERATIONS

A. Sidewalk on Garfield Avenue South of 63rd Street

After authorization from the Village Board, the Pathway Commission and staff have been working on a project to extend the public sidewalk on Garfield Avenue from 63rd Street south to connect with a Willowbrook sidewalk. Consideration of the project commenced in January of 2019 when the Board of Trustees granted authorization to the Pathway Commission to hold a public hearing for this project.

On June 10, 2019, the Villages of Burr Ridge and Willowbrook entered into an agreement to share the costs of the sidewalk based on the cost for each section of sidewalk in the respective Villages. Subsequently, Village staff prepared preliminary engineering plans and was awarded a \$100,000 grant for our portion of the project via State Senator John Curran's office. On August 7, 2019, a public hearing was held to review preliminary engineering plans with residents in the vicinity of the project.

At the public hearing Burr Ridge residents with properties adjacent to the sidewalk objected and requested that the Villages consider moving the sidewalk to the west side of the street. As it affects our intergovernmental agreement, Burr Ridge Village staff asked Willowbrook to consider this option. Willowbrook staff recently responded and stated that they will not agree to move the sidewalk from the east side to the west side.

Attached is a notification letter sent to area property owners; an aerial photo with a yellow line showing the location of the sidewalk; and other information provided by the residents at the August 2019 public hearing. The residents object because of the impact on landscaping that they have placed in the public right-of-way. The landscaping consists primarily of annuals and trees. The annuals would be removed and any trees that are removed would be replaced (albeit with smaller trees).

At this time, staff is seeking direction from the Board of Trustees. The Board should also know that the grant funding may be postponed another year and may be transferred to another sidewalk project.

It is our recommendation: That the Board provide direction to staff to proceed to final engineering and contract bidding for construction of the Garfield Avenue sidewalk project.

B. Coronavirus Preparedness

Mayor Grasso has directed the Village Administrator and Police Chief to prepare Village protocol in response to the coronavirus outbreak. In response,

the following actions have been taken to date:

- Mayor Grasso and Chief Madden have consulted with the Du Page County Public Health Department (DCHD).
- Chief Madden is the DuPage County Police Chiefs representative on the DuPage Public Safety Preparedness Task Force which is chaired by DCHD Officials.
- Administrator Pollock will be meeting with other Du Page County Administrators and Managers to coordinate efforts.
- The Police Department contacted Burr Ridge's four senior care facilities, four schools, and the two park districts to coordinate response and share information.
- Chief Madden is coordinating response to COVID-19 cases with the Tri-State Fire and Pleasantview Fire Chiefs.
- Information has been posted on the web site which includes a 24 hour hotline to the DuPage County Public Health Department.
- Village facilities and Village staff have been provided with hand sanitizers for staff and public use, and Village staff have been provided information regarding preventative measures to be taken.
- The Police Department has implemented a protocol for responding to persons suspected or confirmed with COVID-19 / coronavirus. The response protocols were developed by the DuPage Public Safety Preparedness Task Force and are currently in use by DuPage County PSAPS, Fire Districts, and Law Enforcement.
- All Burr Ridge police patrol vehicles are equipped with personal protective equipment for responding officers.

Further information is being developed and will be posted on the web site and summarized at the Board meeting on Monday.

C. 2020-21 Budget Preparation Update

A hard copy of the draft FY 2020-21 budget will be delivered to the Trustees on Friday, March 6. At Monday's Board meeting, staff will provide a brief overview of the budget and schedule one or two workshop meeting dates for detailed review of the budget document.

The draft FY 2020-21 Budget is a balanced budget and is in full compliance with the Village of Burr Ridge policy establishing a minimum fund balance for the General Fund and maintaining a balanced budget. The General Fund, which is the budget for ongoing operations of the Village government, once again is a surplus budget with ample reserves.

The next step is for the Board of Trustees to conduct a detailed review of the draft budget document. Available dates for a workshop meeting would be Tuesday March 10, Thursday March 12, Tuesday March 17, Thursday March

19, Monday March 23 (after regular Board meeting), Tuesday March 24, Wednesday March 25, or Thursday March 26. At Monday's meeting, staff asks that the Board schedule one or two workshop meetings.

D. Contract for Auditing Services

Attached is a report from the Finance Department on the Auditor selection for fiscal years 2019-20, 2020-21 and 2021-22. Requests for Proposals (RFP) were sent to seven firms, of which five responded. Based on our selection criteria, interviews and reference checks, we are recommending Lauterbach & Amen, LLP. Their fee for the Village audit is \$24,850 for FY 19-20, \$25,600 for FY 20-21 and \$26,400 for FY 21-22. The FY 19-20 proposed audit fee is \$9,975 less than what the Village paid last year to BKD, LLP.

It is our recommendation: That a contract for auditing services for fiscal years 2019-20, 2020-21, and 2021-22 be awarded to Lauterbach & Amen, LLP.

E. Text Amendment and Special Use For An Accessory Building in the G-I General Industrial District

Please find attached a letter from the Plan Commission recommending approval of a request by Mikie Smit for a text amendment to Section X.F of the Zoning Ordinance add "Accessory Building to a Principal Building" as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District; and a special use as per Section X.F of the amended Zoning Ordinance to permit an "Accessory Building to a Principal Building" on the subject property.

The petitioner, Mikie Smit, said the purpose of the request is to seek approval to build a 950-square foot accessory building in the rear yard of the subject property. The Plan Commission considered the size and location of such buildings, as well as the literal use of such buildings from an occupancy perspective. The Plan Commission concluded that permitting these buildings as special uses would allow for greater quantities of indoor storage on lots, but wanted their use to be restricted only to storage and other ancillary uses that were accessory to the principal building. No residents objected to this petition.

The Plan Commission recommended that the special use for the proposed accessory building be made subject to the submitted site plan and building elevations, which comply with the proposed amendments. Staff has prepared a redlined copy of Section X.F more thoroughly describing the proposed amendments in the Board's packet.

It is our recommendation: That staff be directed to prepare an ordinance approving the text amendments and special use.

F. Contract for Purchase of Trees

The Municipal Land & Forestry Division of the Public Works Department will plant 67 trees this spring using our in-house crew and equipment. Trees would be purchased through the Suburban Tree Consortium (STC), which is a coalition of 40 member municipalities including Burr Ridge, and organized by the West Central Municipal Conference. The STC provides a joint contract with area nurseries growing trees according to predetermined specifications, whereby municipalities' buying power is increased, and tree mortalities are decreased by more stringent specifications and better relationships with area nurseries.

A listing of tree species and quantities ordered for the spring planting is attached. These trees will be ordered from participating STC nurseries including Spring Grove Nursery, of Mazon, IL, Doty Nurseries LLC, of Maple Park, IL, and Hinsdale Nurseries, of Willowbrook, IL. The total cost of the tree purchases will not exceed \$16,681. Deliveries are expected to begin the week of April 22.

It is our recommendation: That contracts be awarded through the Suburban Tree Consortium to Spring Grove Nursery, Doty Nurseries LLC, and Hinsdale Nurseries to purchase 67 trees for Spring 2019 planting in an amount not to exceed \$16,681.

G. Sanitary Sewage Lift Station Controller Replacement

The existing LMS400 level management controller system for the Highland Fields sanitary sewage lift station has failed. This component controls all automatic functions of the lift station; therefore, the computer will not indicate or relay information of station functionality, and the station's pumps must be operated on intervals manually to keep the wet well from overflowing. The computer and elevation control system are original to this installation in 1997.

Metropolitan Industries, Inc., of Romeoville, Illinois, manufactured and installed the existing equipment at the Highland Fields lift station, and has submitted a quote in the amount of \$8,292.00 for replacement of the controller. The replacement is an LMS II programmable logic controller (PLC) and all incidental components. The quotation for this work includes all parts and labor.

This lift station currently serves eight (8) occupied homes in the Highland Fields and Highland Fields 3B subdivisions. Public Works employees in the Water and Wastewater Division have been routinely operating the pumps manually to maintain sewage flow. It is necessary to restore full operability to the station as rapidly as possible; therefore, the Department recommends installing a replacement controller for the amount of \$8,292.00 by Metropolitan Industries.

It is our recommendation: That the Village Board award the contract for the Highland Fields Sanitary Sewage Lift Station controller replacement to Metropolitan Industries Inc. of Romeoville, Illinois, in the amount of \$8,292.00.

H. Sergeant Luke Vulpo Retirement Letter

Enclosed please find a letter from Sergeant Luke Vulpo announcing his retirement as of March 31, 2020.

It is our recommendation: That Sergeant Luke Vulpo's retirement letter be received and filed.

I. Hire Replacement Patrol Officer

Chief John Madden is recommending the police officer vacancy created by Sergeant Luke Valpo's retirement be filled.

It is our recommendation: That the Board of Fire and Police Commission be authorized to hire a replacement police officer.

J. Officer Hemza Shaibi Resignation Letter

Enclosed please find a letter from Police Officer Hemza Shaibi tendering his resignation from the Burr Ridge Police Department effective March 6, 2020.

It is our recommendation: That Hemza Shaibi's letter of resignation be received and filed.

K. Hire Replacement Patrol Officer

Chief John Madden is recommending the police officer vacancy created by the resignation of Hemza Shaibi be filled.

It is our recommendation: That the Board of Fire and Police Commission be authorized to hire a replacement police officer.

L. Vendor List of March 9, 2020

Attached is the vendor list dated March 9, 2020 in the amount of \$113,354.38 for all funds, plus \$196,757.95 for payroll for the period ending February 22, 2020, for a grand total of \$310,112.33, which includes special expenditures of \$23,436.64 to Compass Minerals Inc. for roadway salt; and \$17,353.00 to Metropolitan Industries for a replacement pump at Arrowhead lift station.

It is our recommendation: That the March 9, 2020 vendor list be approved.

9. PUBLIC COMMENTS

REGULAR MEETING
MAYOR AND BOARD OF TRUSTEES
VILLAGE OF BURR RIDGE

February 24, 2020

CALL TO ORDER The Regular Meeting of the Mayor and Board of Trustees of February 24, 2020, was held in the Meeting Room of the Village Hall, 7660 County Line Road, Burr Ridge, Illinois and called to order at 7:00 p.m. by Mayor Gary Grasso.

PLEDGE OF ALLEGIANCE Pledge of Allegiance led by Matthew Galinski. Gower West

ROLL CALL was taken by the Village Clerk and the results denoted the following present: Trustees Franzese, Schiappa, Paveza, Snyder, Mottl and Mayor Grasso. Absent was Trustee Mital. Also present were Village Administrator Doug Pollock, Chief John Madden, Deputy Chief Marc Loftus, Assistant Village Administrator Evan Walter, Public Works Director Dave Preissig, Village Clerk Karen Thomas, and Village Attorney Melissa Wolf.

PRESENTATIONS AND PUBLIC HEARINGS

POLICE DEPARTMENT PROMOTION RECOGNITION AND
SWEARING –IN CEREMONY
OFFICER ROBERT WISCH PROMOTION TO CORPORAL

Police Chief John Madden introduced Officer Robert Wisch and cited some of his accomplishments as an Officer. Village Clerk Karen Thomas administered the Oath of Office for his promotion to Corporal.

POLICE DEPARTMENT COMMENDATION
OFFICER BRANDON WATSON AND
MERITORIOUS SERVICE AWARDS
CORPORAL JOHN HELMS, OFFICERS BRANDON VALENTINO, KYLE JAROLIMEK
AND LUKAS WEEKS

Police Chief John Madden introduced Officers Watson, Valentino, Jarolimek, Weeks, and Corporal Helms. Deputy Chief Marc Loftus presented them with Meritorious Service Awards for their actions involving the apprehension of armed robbery suspects on February 6, 2020.

CONSENT AGENDA – OMNIBUS VOTE After reading the Consent Agenda by Mayor Gary Grasso, motion was made by Trustee Schiappa and seconded by Trustee Snyder that the Consent Agenda – Omnibus Vote (attached as Exhibit A), and the recommendations indicated for each respective item, be hereby approved. Any item removed from the Consent Agenda, will be discussed by the Board, opened for public comment, and voted upon during this meeting.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
February 24, 2020

On Roll Call, Vote Was:

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

NAYS : 1 – Trustee Mottl

ABSENT: 1 – Trustee Mital

There being four affirmative votes the motion carried.

APPROVAL OF REGULAR BOARD MEETING MINUTES OF FEBRUARY 10, 2020 were approved for publication under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE VETERAN’S MEMORIAL COMMITTEE MEETING MINUTES OF OCTOBER 29, 2019 were noted as received and filed, under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE VETERAN’S MEMORIAL COMMITTEE MEETING MINUTES OF FEBRUARY 5, 2019 were noted as received and filed, under the Consent Agenda by Omnibus Vote

RECEIVE AND FILE AD HOC COMPLETE COUNT COMMITTEE MEETING MINUTES OF FEBRUARY 6, 2020 were noted as received and filed, under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE STORMWATER COMMITTEE MEETING MINUTES OF FEBRUARY 11, 2020 were noted as received and filed, under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE PLAN COMMISSION MEETING MINUTES OF FEBRUARY 17, 2020 were noted as received and filed, under the Consent Agenda by Omnibus Vote.

APPROVAL OF AN ORDINANCE GRANTING A VARIATION FROM SECTION IV.K.2 OF THE ZONING ORDINANCE TO PERMIT OUTDOOR STORAGE OF ONE COMMERCIAL VEHICLE AND RELEVANT ATTACHMENTS AND IMPLEMENTS TO BE USED FOR SNOW REMOVAL ON A SEASONAL, ANNUAL BASIS IN A GUEST PARKING SPOT (V-01-2020: VARIATION – OAK CREEK CLUB SUBDIVISION) the Board, under the Consent Agenda by Omnibus Vote, Approved the Ordinance.
THIS IS ORDINANCE NO. A-834-03-20

ADOPTION OF RESOLUTION RECOGNIZING 20 YEARS OF SERVICE TO THE VILLAGE OF BURR RIDGE RECORDS COORDINATOR CRISTINA HENDERSON the Board, under the Consent Agenda by Omnibus Vote, Adopted the Resolution.
THIS IS RESOLUTION NO. R-05

ADOPTION OF RESOLUTION AUTHORIZING THE WITHDRAWAL OF THE VILLAGE OF BURR RIDGE FROM THE INTERGOVERNMENTAL PERSONNEL BENEFIT

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
February 24, 2020

COOPERATIVE AND THE SOUTH CENTRAL DUPAGE COUNTY BENEFITS POOL the Board, under the Consent Agenda by Omnibus Vote, Adopted the Resolution.
THIS IS RESOLUTION NO. R-06

APPROVAL OF THE VETERANS MEMORIAL COMMITTEE AS A STANDING COMMITTEE OF THE BOARD OF TRUSTEES AND TO APPOINT MICKEY STRAUB AS CHAIRPERSON, JOHN MOSKAL, JOHN CURIN, RUSSELL SMITH, LEN RUZAK, AND SUE SCHAUS TO THE VETERANS MEMORIAL COMMITTEE FOR TERMS EXPIRING ON MAY 10, 2021 the Board, under the Consent Agenda by Omnibus Vote, Approved the Veterans Committee as a Standing Committee of the Board of Trustees and Appointed Mickey Straub as Chairperson, and to appoint John Moskal, John Curin, Russell Smith, Len Ruzak, and Sue Schaus to the Committee.

APPROVAL OF PLAN COMMISSION RECOMMENDATION TO APPROVE AN AMENDED SPECIAL USE FOR THE EXPANSION OF AN EXISTING DENTAL OFFICE WITH ANCILLARY RETAIL SALES (Z-05-2020; 410 VILLAGE CENTER DRIVE – HASSAN) the Board, under the Consent Agenda by Omnibus Vote, Approved the Recommendation and directed Staff to prepare the Ordinance.

RECEIVE AND FILE RETIREMENT LETTER OF VILLAGE CLERK AND PRINCIPAL OFFICE CLERK KAREN THOMAS EFFECTIVE MAY 22, 2020 the Board, under the Consent Agenda, Received and Filed Retirement Letter from Karen Thomas.

APPROVAL OF RECOMMENDATION TO HIRE REPLACEMENT PRINCIPAL OFFICE CLERK TO FILL VACANCY CREATED BY RETIREMENT OF KAREN THOMAS the Board, under Consent Agenda, Authorized the Assistant Village Administrator to fill the vacancy.

RECEIVE AND FILE RETIREMENT LETTER OF ACCOUNTING CLERK BARB JOYCE EFFECTIVE MAY 15, 2020 the Board, under the Consent Agenda, Received and Filed Retirement Letter from Barb Joyce.

APPROVAL OF RECOMMENDATION TO HIRE REPLACEMENT ACCOUNTING CLERK TO FILL VACANCY CREATED BY RETIREMENT OF BARB JOYCE the Board, under Consent Agenda, Authorized the Finance Director to fill the vacancy.

APPROVAL OF REQUEST FOR RAFFLE LICENSE FOR GOWER SCHOOL PTO AND HOSTING FACILITY LICENSE FOR GOWER MIDDLE SCHOOL FOR ITS FUN FAIR ON MARCH 6, 2020 the Board, under Consent Agenda, Approved the Request.

APPROVAL OF VENDOR LIST DATED FEBRUARY 24, 2020 IN THE AMOUNT OF \$400,890.56 FOR ALL FUNDS, PLUS \$193,267.27 FOR PAYROLL FOR THE PERIOD

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
February 24, 2020

ENDING FEBRUARY 8, 2020, FOR A GRAND TOTAL OF \$594,157.83, WHICH INCLUDES SPECIAL EXPENDITURES OF \$35,374.91 TO ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE BURR RIDGE PARKWAY IMPROVEMENTS PROJECT; AND \$15,885.24 TO MACKIE CONSULTANTS, LLC FOR A WATER MAIN INTERCONNECT The Board, under the Consent Agenda by Omnibus Vote, approved the Vendor List for the period ending February 24, 2020 plus Payroll for the Period Ending February 8, 2020.

CONSIDERATION OF STAFF RECOMMENDATION REGARDING VILLAGE HALL HOURS Village Administrator Doug Pollock explained Staff did a survey highlighting when Visitors came to the Village Hall. Peak hours were 11:00 – 2:00, with the slowest traffic between 4:00 – 5:00. Staff is recommending changing the Village Hall hours to 8:00 – 4:30 and shortening staff's lunch break from one hour to 30 minutes.. Staff believes that residents will be better served by having more staff available at peak times. This recommendation was well received among Village Staff. With the Board's Approval this change in hours will be effective May 1, 2020 with proper notification of the adjusted hours.

Staff is also recommending closure of the Village Hall on three Holiday Mondays, Martin Luther King Jr. Day in January, President's Day in February and Columbus Day in October. Staff would still work regular hours but would be able to concentrate on projects without the interruption of phone calls and Visitors at the front counter.

There was discussion about whether it is mainly residents or non-residents visiting the Village Hall and for what type of business transactions.

Mayor Grasso asked if there were any comments from the audience. There were none.

It was the Consensus of the Board to approve these changes.

PUBLIC COMMENTS There were none.

REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS Trustee Paveza explained the Village has a Certified Municipal Audit performed at the end of each fiscal year. The Village decided to rotate Auditors every few years and new Auditors will be chosen for the next fiscal year. This would be a good time for any questions the Trustees may have about the Village's finances.

Mayor Grasso announced the Secretary of State Mobile Facility will be at the Village Hall on Wednesday, March 11, 2020 from 9:00 – 3:00. Services offered include Renewal of Driver's License, Vehicle Plate stickers, and State ID. The Real ID is not available at the Mobile Facility.

Mayor Grasso thanked Police Records Coordinator, Christina Henderson, for her twenty years of service.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
February 24, 2020

Motion was made by Trustee Snyder and Seconded by Trustee Schiappa that the Regular Meeting of February 24, 2020 be adjourned to a Closed Session to discuss Minutes of Meetings Lawfully Closed Under this Act for Purposes of Approval by the Body of the Minutes (5ILCS 120/2(c)(21), Collective Negotiating Matters Between the Public Body and its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees (5ILCS 120/2(c)(2), The Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body (5ILCS 120/2(c)(1)

On Roll Call, Vote Was:

AYES: 5 – Trustees Snyder, Schiappa, Franzese, Paveza, Mottl

NAYS : 0 – None

ABSENT: 1 – Trustee Mital

There being five affirmative votes the motion was approved and the meeting was adjourned at 7:33 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 Mayor and Board of Trustees this _____ of _____, 2020.

**MINUTES
VETERANS MEMORIAL COMMITTEE
VILLAGE OF BURR RIDGE
February 26, 2020**

CALL TO ORDER: Chairperson Mickey Straub called the meeting to order at 4:00 p.m. in the Conference Room, 7660 County Line Road, Burr Ridge, Illinois

ROLL CALL - Roll call was taken as follows:

Present: John Curin, Russell Smith, Sue Schaus, Len Ruzak, John Moskal, Mike Monday

Also Present: Events Coordinator Janet Kowal

MOTION TO APPROVE MINUTES FROM February 5, 2020 -

Approved: Russ Smith

Second: John Curin

FINANCIAL REPORT - Sue Schaus.

There is currently \$27,273.84 total in the account. No change. One brick sold was Jim Iovanelli.

One brick sold, \$100.

(Brick program information was updated for John Moskal's information.)

Approved: John Curin

Second: John Moskal

DISCUSSION REGARDING ARMED FORCES DAY -

John Curin was checking on a Military Color Guard, filling out paperwork for support.

Janet has filled out paperwork for a ceremonial band, no word as of yet. Will try to put the West Suburban Concert Band on hold if possible?

Mickey sent paperwork to Janet to fill out for a military flyover, Janet will finish and send onward as directed in the papers. The link is from the Marines, online. Then we wait.

In all paperwork, we will mention that Major General Castellvi is a "hometown" officer from Burr Ridge, IL

It was determined that if there is to be a reception, it should be a private reception, and not a fundraiser. Kept low-key, by invitation only. There are restrictions/limits to what the MajGen can be involved in, if a fundraiser.

The proposed location would be Eddie Merlot's, and it would be on May 15th for the Committee Members, Village Officials, etc. Russ Smith will check on this. It would be appetizers, with drinks paid for privately - not open bar, and not by attendees. No Village money would be paying for alcohol.

Mike Monday suggested we also invite Mike Mendoza, a Marine who has been awarded both the Silver Star and the Navy Cross - highest awards possible.

Janet is still looking for the applications from last year for the Patriot Awards.

The Committee would like a redesign of the corner signage, programs, etc. Janet will follow up with this. It was noted that the inside program will remain the same. Information about MajGeneral Castellvi should be on the information mailings, flyers, etc. to attract more interest.

John Curin noted that Ben Rydecki might be available to Sing the National Anthem. If not, we will ask Jennifer Pollock to do the honors. John will let us know soon.

BROCHURE REPRINT UPDATES:

The newest draft of the brochure was shown to the Committee. There still needs to be new photos for the inside, and of the memorial bricks. Len Ruzak mentioned he might have a few really good photos we could use, he will check.

It was suggested that we videotape the program this year, as we have not done so in a few years. With the MajGeneral speaking, it might be an opportune time to film the program again. Janet will check into her contacts to see who might be available to do it.

Russ Smith brought up the subject of how to dispose of the American Flag, and should we offer to do that as a fundraising service? Have a specific "flag dropoff day"? Then we would get them disposed of properly for a fee. The general feeling is that people would pay a small fee to respectfully dispose of them. Left open for discussion.

Motion made to have Mike Monday added to the Veterans Committee, and have him approved by the Board. Len Ruzak, **Second:** John Moskal.

Motion to Adjourn the Meeting: John Moskal

Second: Mike Monday

Respectfully Submitted,

Janet Kowal

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF MARCH 2, 2020

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: 7 – Stratis, Broline, Petrich, Farrell, Hoch, Irwin and Trzupek

ABSENT: 0 – None

Village Administrator Doug Pollock and Assistant Village Administrator Evan Walter were also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Hoch to approve the minutes of the February 17, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Broline, Petrich, Stratis, Farrell, and Trzupek

NAYS: 0 – None

ABSTAIN: 2 – Hoch and Irwin

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-02-2020: 166 Shore Drive (Smit); Text Amendment, Special Use, and Findings of Fact

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Mikie Smit, representative of a property owner at 166 Shore Drive. The petitioner requests a text amendment to Section X.F of the Zoning Ordinance add “Accessory Building to a Principal Building” as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District, if necessary; and a special use as per Section X.F of the amended Zoning Ordinance to permit an “Accessory Building to a Principal

Building” on the subject property at 166 Shore Drive. The purpose of the request is to seek approval to build a 950-square foot accessory building in the rear yard of the subject property.

Chairman Trzupek asked for public comment. None was given.

Commissioner Petrich asked for confirmation that the petitioner would be eliminating five public spaces as part of the site plan. Mr. Walter said this was correct. Commissioner Petrich asked how often the 5% FAR size limitation would come into effect, as the minimum lot size for parcels in the G-I General Industrial District was 2 acres. Mr. Walter said that it would be very rare for the 5% FAR rule to come into effect but that there were examples of sub-standard lots in the Village in which this would take effect.

Commissioner Irwin asked how accessory buildings would be used. Mr. Walter said that the Plan Commission did not want accessory buildings to be used for everyday office use, and that they be restricted for storage or overflow space for the principal building. Commissioner Irwin asked how the Village would identify the use of buildings. Mr. Walter said that because all accessory buildings would become special uses, it would become a requirement that petitioners who want to erect such a building that the use of said building be identified through the petition.

Chairman Trzupek said that he concurred and wanted to strengthen the language of the proposed amendments to clarify that the buildings not be used for occupancy purposes.

At 7:09pm, a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Farrell, Petrich, Irwin, Broline, Hoch, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to recommend approval of a text amendment to Section X.F of the Zoning Ordinance add “Accessory Building to a Principal Building” as a special use in the G-I General Industrial District as well as a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District as denoted in Exhibit A, subject to further elaboration by staff regarding use restrictions for accessory buildings.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Irwin, Farrell, Petrich, Broline, Hoch, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to recommend approval of special use as per Section X.F of the amended Zoning Ordinance to permit an “Accessory Building to a Principal Building” on the subject property, subject to the submitted site plan and building elevations.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Z-06-2020: Zoning Ordinance Amendments: Planned Landscaping

Chairman Trzupek requested an overview of the petition. Mr. Walter said this is a public hearing to consider amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in residential zoning districts. The Village has in the past, by internal action, allowed for the managed installation of landscaping with permits in residential yards; however, there is no formally defined and codified standard for such action in Village regulations. This petition seeks to clarify the Village’s regulations by either interpretation or amendments. At this time, the Village’s regulations regarding plant material in residential yards and subdivisions is limited to two specific areas in the Municipal Code (height of plants) and Zoning Ordinance (where gardens may be located).

Chairman Trzupek asked for public comment.

Alice Krampits, 7515 Drew, said that she was supportive of any amendments that would encourage the installation and maintenance of planned landscaping. Ms. Krampits said that she would not want residents to feel burdened by the need to get a permit or otherwise receive permission from the Village to introduce these plants into one’s yard.

Commissioner Irwin said that he liked to see front yards be manicured and a percentage limitation be placed on each yard but otherwise did not see a need to have many restrictions at this time.

Commissioner Petrich said that he would want to encourage installation of plantings in wetlands or stormwater-prone areas, but would otherwise want to see front yards be manicured.

Commissioner Broline said he did not want to control plantings. Commissioner Broline said that while he had some decorative grasses in his front yard, he could understand some restrictions being placed on front yards. Commissioner Broline said he would be worried about controlling unwanted seed dispersion from one yard into another.

Commissioner Hoch said that each setting in the Village is unique, and that the goal should be to mitigate nuisances, not mitigate creativity. Commissioner Hoch said that she felt that in some circumstances, such plantings would be appropriate in front yards, while not so much in others. Commissioner Hoch said she would likely not support strict rules in this application.

Commissioner Farrell said she did not have information to have a firm sense of what she preferred. Commissioner Farrell said further definition of concepts would be helpful.

Commissioner Stratis asked how the Stormwater Committee wanted the Village to encourage additional plantings through additional restrictions. Mr. Walter said that the Stormwater Committee did not necessarily recommend additional restrictions; rather, the Stormwater Committee said that they did not want the ability of property owners restricted if it meant a loss of control and ability to create positive stormwater benefits on their lots. Commissioner Stratis said that he did not support restrictions on setbacks in rear or side yards or requiring a permit be obtained, but did support the concept of a setback requirement from front lot lines, such as 30 feet.

Chairman Trzupek asked what was being sought in terms of solutions. Mr. Walter said that a final recommendation might take a number of forms, including simple clarification of rules presently stated or adding tweaks or wholesale changes that may encourage or restrict the installation of plantings. Chairman Trzupek asked if there was any way to encourage the installation of such plantings. Mr. Walter said that the Village could do more to inform residents about the benefits of plantings, but stated that the only legal incentive would be a bonus for impervious surfaces if plantings replaced grasses. There was no support for such amendments at this time.

The Plan Commission agreed by consensus that such plantings did generally have a positive environmental affect.

Mr. Walter said that staff would take the comments and return with a more structured concept for consideration.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Hoch to continue the public hearing to April 6, 2020.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Hoch, Broline, Petrich, Farrell, Stratis, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

VII. FUTURE SCHEDULED MEETINGS

A. March 16, 2020

- **Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact**

Requests a special use for a site plan and building elevation review for the purpose of erecting a 10,000-square foot, 2-story office building with associated parking in the T-1 Transitional District. The request requires the following variations from the Zoning Ordinance: development of a lot without minimum lot area and lot width; a principal building that exceeds the maximum FAR requirements; insufficient setbacks for a principal building on the interior side, corner side, and rear yards; a driveway which exceeds the maximum allowable width in a non-residential district; insufficient setbacks for a driveway from a property line; an off-street loading berth in a yard adjoining a residential district that is not fully enclosed; a trash dumpster located partially in the side yard and nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for an office use; and insufficient setbacks for off-street parking as well as off-street parking located in the front and corner side yards of the subject property.

- **Z-01-2020: 6101 County Line Road (King-Bruwaert House); PUD Amendment and Findings of Fact**

Requests an amendment to PUD Ordinance #A-452-14-92 to permit a new independent living apartment building, additions to several additional existing buildings, additional parking spaces, and ancillary revisions of the interior roadways and related engineering features of the subject property.

B. April 6, 2020

- **Z-06-2020: Zoning Ordinance Amendments: Planned Landscaping**

Requests amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in residential zoning districts.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to **ADJOURN** the meeting at 8:03p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:03p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant Village Administrator

MINUTES
ECONOMIC DEVELOPMENT COMMITTEE MEETING
March 4, 2020

CALL TO ORDER:

Chairperson Gary Grasso called the meeting to order at 6:00 p.m.

ROLL CALL:

Present: Mayor Gary Grasso, Trustee Tony Schiappa, Leslie Bowman, Bhagwan Sharma, Michael Simmons, Mark Stangle, Paul Stettin, Sam Odeh, and Debbie Hamilton

Absent: Kirsten Jepsen and Ramzi Hassan

Also Present: Village Administrator Doug Pollock, Assistant Village Administrator Evan Walter, Communications & Public Relations Coordinator Janet Kowal, and Management Analyst Andrez Beltran

MINUTES:

A **MOTION** was made by Trustee Schiappa to approve the Minutes from the January 8, 2020 meeting. The **MOTION** was seconded by Mr. Sharma and approved by a vote of 9-0.

CONSIDERATION OF SPRING REALTOR EVENT

Mr. Walter stated that the Village has held a Realtor Event biannually; however due to a Mayoral election in 2017 and 2019 it was not held. However, Ms. Bowman has offered to host it at her store, Design Bar, if the EDC wished to hold one this year.

The EDC stated it wished to hold one this spring, and discussed dates for it. The EDC decided to host it on April 23, 2020 from 4:30 p.m. to 6:30 p.m. The EDC directed staff to work on a flier and information for the April 1 meeting.

CONSIDERATION OF DRAFT ECONOMIC DEVELOPMENT POSITION REPORT

Mr. Walter stated that as part of the EDC mission statement that it would produce an Economic Development position report by May 1 every year. He stated there was no outline for what was in this document as it was at the EDC's discretion. An example of the Village of Woodridge was shown to the Committee. The EDC stated it wanted to highlight not only new businesses that have opened in the Village, but also current businesses, hotels and their occupancy rates, events, business parks, and the industrial areas of the Village. The EDC directed staff to bring a draft report to the next meeting.

UPDATE REGARDING BUSINESS LICENSE PROGRAM

Mr. Walter updated the EDC on the status of the Business License program. He stated that initial testing of the online portal happened the prior week, and the plan was to send out letters to businesses by the end of March. Due to this being a new program, the goal is to focus on getting businesses a license rather than penalties.

CONSIDERATION OF CONTINUED 2020 EDC GOALS

Mr. Walter stated that this is an open agenda item where the EDC can ask staff to pursue other goals and objectives. Mayor Grasso stated that he thinks the main focus should be the Village Center. The EDC agreed with him as well. Mayor Grasso asked that the Village Center be a subject of discussion at the April 1 meeting.

OTHER CONSIDERATIONS

Mayor Grasso wanted to congratulate EDC member Sam Odeh on his appointment to the Illinois District Export Council. Mayor Grasso asked Mr. Odeh to explain the IDEC. Mr. Odeh stated that the Council helps businesses in Illinois with exporting their goods, and looks for international markets to export opportunities. Mr. Odeh stated he is helping draw prospective buyers from the international community to Illinois to help benefit its businesses. Mayor Grasso stated it was a prestigious appointment, and he was certain it would be a boon for Illinois and Burr Ridge.

PUBLIC COMMENT

There were no public comments on the above agenda items.

ADJOURNMENT

Mayor Grasso asked for a MOTION to adjourn. Trustee Schiappa made the **MOTION**; Mr. Sharma **SECONDED**. With no objections, the meeting was adjourned at 7:04 p.m.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Andres Beltran". The signature is fluid and cursive, with the first name "Andres" and last name "Beltran" clearly distinguishable.

Andrez Beltran
Management Analyst

ORDINANCE NO. _____

ORDINANCE AMENDING SECTION 25.09 OF CHAPTER 25
(LIQUOR CONTROL) OF THE BURR RIDGE MUNICIPAL CODE
(CLASS B LIQUOR LICENSES)

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Burr Ridge, Cook and Du Page Counties, Illinois, as follows:

Section 1: That the last paragraph of Section 25.09 of Chapter 25 of the Burr Ridge Municipal Code be and is hereby amended to read in its entirety as follows:

The number of Class "A" licenses issued within the Village shall be limited to zero (0); the number of Class "B" licenses issued within the Village shall be limited to four (4); the number of Class "C" licenses issued within the Village shall be limited to one (1); the number of Class "D" licenses shall not be limited; the number of Class "E" licenses shall not be limited; the number of Class "F" licenses issued within the Village shall be limited to one (1); the number of Class "G" licenses issued within the Village shall be limited to one (1); the number of Class "H" licenses issued within the Village shall be limited to eight (8); the number of Class "I" licenses shall not be limited; the number of Class "J" licenses issued within the Village shall be limited to zero (0). The number of Class "K" licenses shall be limited to two (2). The number of Class "L" licenses shall be limited to one (1). The number of Class "M" licenses shall be limited to (1). The number of Class "N" licenses shall not be limited. The number of Class "O" licenses shall be limited to zero (0). The number of Class "P" licenses shall be limited to one (1). The number of Class "P-1" licenses shall be limited to one (1). The number of Class "Q" licenses shall be limited to one (1). The number of Class "R" licenses shall be limited to one (1). The number of Class "S" licenses shall be limited to one (1)

Section 2: That this Ordinance shall take effect from and after its passage, approval and publication in the manner provided

by law. That the Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 9th day of March 2020, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 9th day of March 2020 by the Mayor of the Village of Burr Ridge.

Mayor

ATTEST:

Village Clerk

ORDINANCE NO.

AN ORDINANCE GRANTING AN AMENDED SPECIAL USE FOR THE EXPANSION
OF AN EXISTING DENTAL OFFICE WITH ANCILLARY RETAIL SALES

(Z-05-2020: 410 Village Center Drive - Hassan)

WHEREAS, an application for an amendment to a special use for certain real estate has been filed with the Assistant Village Administrator 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 granting said special use on February 17, 2020, 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 special uses, including its findings and recommendations, to this Mayor and Board of

Trustees, and this Mayor and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the Mayor 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 Mayor and Board of Trustees find that the granting of special use 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 Mayor 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 special use for the property located at 410 Village Center Drive, Burr Ridge, Illinois, also known as Building 2 in the Burr Ridge Village Center, is Ramzi Hassan (hereinafter "Petitioner"). The Petitioner requests an amended special use for the expansion of an existing Dental Office with Ancillary Retail Sales.
- B. That the amendment will not detract from the public health, safety, morals, comfort, or general welfare.
- C. That the amendment will not adversely impact any adjacent properties.
- D. That the amendment will allow the petitioner to bring a necessary service to the residents of the Village.

- E. That the site plan of the property is adequate for the use.
- F. That adequate traffic facilities are present on or adjacent to the property.
- G. That the use is not contrary to the objectives of the Official Comprehensive Plan.
- H. That the amendment will otherwise conform to the applicable regulations of the Zoning Ordinance.

Section 3: That the amended special use for the expansion of an existing Dental Office with Ancillary Retail Sales at the subject property is ***hereby granted*** for the property commonly known as 410 Village Center Drive and identified by the Permanent Real Estate Index Number of: **18-30-300-042.**

Section 4: That approval of the amended special use shall be subject to the submitted elevations found in **Exhibit A**, as well as subject to the following conditions:

1. The special use shall be limited to First Family Dental in a manner consistent with the submitted business plan.
2. The special use approval shall be limited to Dr. Ghassan Abboud and any related business partners and shall expire at such time that Dr. Abboud and his business partners no longer occupy the space at 410 Village Center Drive or at which time there is an assignment or termination of the lease for the space at 410 Village Center Drive.
3. The special use approval shall be limited to 5,503 square feet within the tenant space commonly known as 410 Village Center Drive.

Section 5: 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 9th day of March, 2020, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the Mayor of the Village of Burr Ridge on this 9th day of March, 2020.

Mayor

ATTEST:

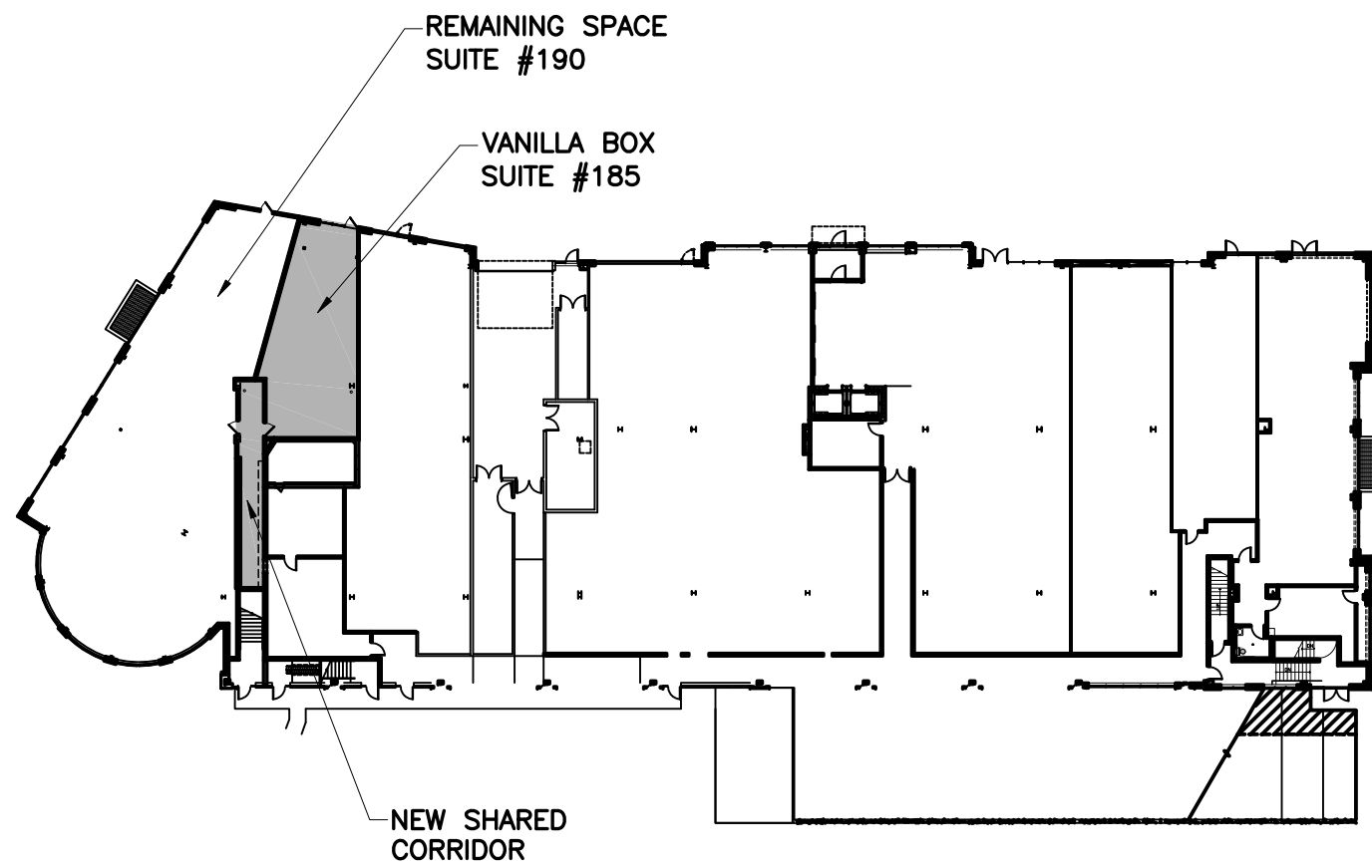
Village Clerk

NOTE:

THE INTERIOR DESIGN GROUP LTD. IS NOT RESPONSIBLE FOR THE PREPARATION OF ANY MECHANICAL, PLUMBING OR STRUCTURAL ENGINEERING DRAWINGS AND DOES NOT TAKE ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DOCUMENTS PREPARED AND PROVIDED BY OTHERS.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE COPIES OF THE **FULL SET OF ARCHITECTURAL AND ENGINEERING DRAWINGS** TO EACH SUBCONTRACTOR PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND ENGINEERING DRAWINGS ARE DISCOVERED, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY **THE INTERIOR DESIGN GROUP LTD.** OF SUCH CONFLICTS, BEFORE PROCEEDING WITH ANY WORK.

KEY PLAN: 



VANILLA BOX #185

BURR RIDGE VILLAGE CENTER
450 VILLAGE CENTER DRIVE
SUITE #185
BURR RIDGE, ILLINOIS 60527

NOTE:

ALL CONTRACTORS ARE RESPONSIBLE FOR READING THROUGH THE NOTES ON THE "N-1" SHEET. ALL INFORMATION OUTLINED IS TO BE INCLUDED IN ALL BIDS.

BUILDING INFORMATION

BURR RIDGE VILLAGE CENTER
450 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527

- HEIGHT OF BUILDING: 4 STORIES
- BUILDING/CONSTRUCTION CLASSIFICATION: IIB
- USE GROUP: "B" – BUSINESS
- FIRE CONTROL:
 - SPRINKLER: YES
 - MONITORED: YES
 - ALARMED: YES
- EMERGENCY GENERATOR: NO
- EVACUATION:
 - ALARMED (HORN/STROBE): YES
 - VENDOR:
- INTELLIGENT SERVICES SYSTEMS
JOHN CONSIGLIO
(630) 973-3459
email: john@iss-fire.com
- FIRE RESISTANT RATING OF TENANT WALLS: UL#465
- AREA OF SUITE: 1,090 S.F.
- OCCUPANCY LOAD: 11 PEOPLE
100 S.F. PERSON (PER CODE)
- OCCUPANCY LOAD OF SUITE: 11
- NUMBER OF EXITS REQUIRED: 11 X .2" = 2.2"
- EXIT WIDTH REQUIRED: 3" < 72" ACTUAL
- NUMBER OF EXITS INDICATED: 2
(36" WIDE X 2 = 72" INDICATED)
- MAX. TRAVEL DISTANCE: 300'

VILLAGE CODES OBSERVED

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2012 INTERNATIONAL CONSERVATION CODE
- 2004 ILLINOIS STATE PLUMBING CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL FIRE CODE
- 2011 NFPA 70, NATIONAL ELECTRICAL CODE
- 2012 NFPA 101, LIFE SAFETY CODE
- 1997 ILLINOIS ACCESSIBILITY CODE WITH AMENDMENTS
- 2012 INTERNATIONAL EXISTING BUILDING CODE

INTERIOR FINISH CLASSIFICATION

CLASS A:	FLAME SPREAD 0–25; SMOKE DEVELOPED 0–450
CLASS B:	FLAME SPREAD 26–75; SMOKE DEVELOPED 0–450
CLASS C:	FLAME SPREAD 76–200; SMOKE DEVELOPED 0–450
CEILING WALLS FLOORS	VERTICAL EXITS AND PASSAGEWAYS CORRIDORS ROOMS AND ENCLOSED SPACES B C C PER DOC FF-1 "PILL TEST" (CPSC 16CFR, PART 1630)

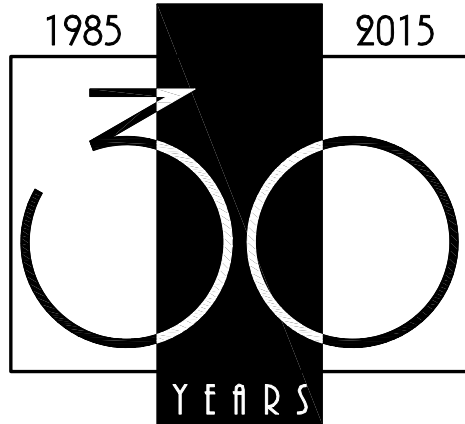
LICENSED ARCHITECT:
(SOLE PROPRIETOR)
REGISTERED
INTERIOR DESIGNER:

ILLINOIS 7488
EXPIRES – 11/30/2016
ILLINOIS 161-001461
EXPIRES – 08/31/2015

SCOPE OF WORK:

- DEMISING EXISTING SUITE CREATING TWO SEPARATE SUITES FOR FUTURE TENANTS
- CREATING BACK SHARED CORRIDOR FOR THE TWO NEWLY CREATED SUITES
- EXTENDING PLUMBING WASTE/SUPPLY LINES IN BASEMENT TO UNDER SLAB TO SUITE #185 AND STUBBING FOR FUTURE TENANT'S TIE-IN.
- EXTENDING ELECTRICAL SERVICE FROM BUILDING ELECTRICAL ROOM TO SUITE #185 AND STUBBING FOR FUTURE TENANT'S TIE-IN.
- NO OTHER ELECTRICAL WORK AT THIS TIME.
- NO OTHER PLUMBING WORK AT TIME TIME.
- NO SPRINKLER REVISIONS NECESSARY.
- NO CORING OR SAWCUTTING AT THIS TIME.
- PROVIDE LIGHTING IN NEW SHARED CORRIDOR.
- EXISTING TEMPORARY LIGHTING IN EACH SUITE IS TO REMAIN.
- PROVIDING NEW EXITING AND LIFESAFETY DEVICES AS SHOWN ON PLAN
- ADDITIONAL WORK AND PERMIT TO BE PROVIDED ONCE TENANT IS SECURED.

IDG



THE INTERIOR DESIGN GROUP LTD.

646 ROOSEVELT ROAD GLEN ELLYN, ILLINOIS 60137-5819
PHONE: (630) 348-0400 FAX: (630) 348-0388
WWW.IDGLTD.COM

TRADEMARK 

701 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527

BUILDING MANAGEMENT

DESIGN AND DRAWING

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NOTES PAGE
TYPICAL ACCESSIBILITY CLEARANCES, OUTLET/DEVICE
AND MOUNTING HEIGHTS
DEMOLITION, CONSTRUCTION PLAN
CONSTRUCTION, ELEVATIONS, SECTIONS AND DETAILS
REFLECTED CEILING PLAN
LIGHTING CUT SHEET AND COMCHECK

SHEET

N-1
N-2
A-1
A-2
AE-1
AE-2

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT CONTROL THE ATTACHED PLANS AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATIONS, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (ILL. REV. STAT. 1985 CH. 111 1/2, PARA. 3711 ET SEQ. AS AMENDED), THE ILLINOIS ACCESSIBILITY CODE, 71 ILL., AND CODES AND ORDINANCES OF _____, ILLINOIS.

SIGNED _____ DATE _____
L. A. DOHRER, ARCHITECT
ILLINOIS #7488 EXPIRES 11/30/16

VANILLA BOX #185 – 450 VILLAGE CENTER DRIVE

<div>GENERAL NOTES</div> <div><div><div>1.</div><div>THE VILLAGE / CITY APPROVED PLANS MUST BE ON THE JOB SITE AT ALL TIMES.</div></div><div><div>2.</div><div>ALL CONTRACTORS AND SUBCONTRACTORS ARE TO FIELD VERIFY THE SCOPE OF WORK TO BE COMPLETED BEFORE SUBMITTING BIDS, THE BUILDING'S ENGINEERING STAFF IS AVAILABLE TO ANSWER QUESTIONS, AND IT IS HIGHLY RECOMMENDED THAT THEY BE CONSULTED.</div></div><div><div>3.</div><div>IF AT ANY TIME, PRIOR TO AND DURING CONSTRUCTION, A DISCREPANCY, OMISSION, AND/OR CONFLICT IS DISCOVERED, NOTIFY THE INTERIOR DESIGN GROUP LTD. FOR CLARIFICATION AND/OR RESOLUTION.</div></div><div><div>4.</div><div>CONTRACTOR SHALL NOTIFY THE INTERIOR DESIGN GROUP LTD. OF ANY UNFORESEEN JOB CONDITIONS WHICH MAY AFFECT PROJECT COST. EXTRA WORK AND/OR EXTRA COSTS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION OF SUCH WORK.</div></div><div><div>5.</div><div>THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST AND ACQUISITION OF ALL NECESSARY BUILDING PERMITS. PERMITS ARE TO BE POSTED ON JOB SITE UNTIL AN OCCUPANCY PERMIT IS OBTAINED FROM THE GOVERNING MUNICIPALITY.</div></div><div><div>6.</div><div>THE GENERAL CONTRACTOR IS TO OBTAIN THE OCCUPANCY PERMIT FROM THE GOVERNING MUNICIPALITY UPON PROJECT COMPLETION AND SUBMIT TO THE BUILDING MANAGEMENT FOR THEIR RECORDS.</div></div><div><div>7.</div><div>DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE PLANS, ELEVATIONS AND SECTIONS.</div></div><div><div>8.</div><div>ONTRACTOR(S) SHALL NOT REMOVE ANY MATERIALS, (SIDELIGHTS, DOOR ASSEMBLIES, LIGHT FIXTURES, ETC.) FROM AREAS NOT IN CONTRACT (N.I.C.) UNLESS ILLUSTRATED AS DEMOLITION AND NOTED AS RELOCATED IN THESE DOCUMENTS OR CONTRACTOR HAS WRITTEN APPROVAL FROM BUILDING MANAGEMENT TO DO SO.</div></div><div><div>9.</div><div>ALL CONSTRUCTION SHALL CONFORM TO FEDERAL, STATE AND LOCAL BUILDING CODES, WHICH EVER IS MOST STRINGENT FOR WORK OF THIS TYPE.</div></div><div><div>10.</div><div>WHERE NEW WORK CONNECTS WITH EXISTING, ALL REQUIRED WORK SHALL BE INCLUDED IN THE CONTRACT, WHETHER OR NOT SHOWN OR INDICATED IN THESE DOCUMENTS.</div></div><div><div>11.</div><div>DRAWINGS ARE FOR ARCHITECTURAL WORK, FINISH AND LAYOUT ONLY.</div></div><div><div>12.</div><div>THE GENERAL CONTRACTOR AND ALL THE SUB-CONTRACTORS ARE TO COMPLY WITH ALL O.S.H.A. REQUIREMENTS FOR WORK OUTLINED WITH-IN THESE DOCUMENTS.</div></div><div><div>13.</div><div>ALL MATERIALS, METHODS OF INSTALLATION AND FINISHING OF CONSTRUCTION SYSTEMS SHALL CONFORM TO THE MANUFACTURERS' SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR THE EXPECTED USE (PARTITIONS, CEILINGS, DOORS, FRAMES, FLOORS, ETC.)</div></div><div><div>14.</div><div>ALL MATERIALS AND WORKMANSHIP IS TO BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR FROM RECEIVING FINAL ACCEPTANCE.</div></div><div><div>15.</div><div>THE GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING MANAGEMENT FOR REGULATIONS INCLUDING BUT NOT NECESSARILY LIMITED TO: ELEVATOR USE, RUBBISH REMOVAL, PROTECTION OF BASE BUILDING CONSTRUCTION, AND ANY WORK WHICH WILL AFFECT OTHER TENANT'S OR OTHER PARTS OF THE BUILDING.</div></div><div><div>16.</div><div>GENERAL CONTRACTOR SHALL PROVIDE DETAILED JOB SCHEDULE TO BUILDING MANAGEMENT AND TENANT PRIOR TO THE START OF PROJECT. THE SCHEDULE IS TO OUTLINE EACH PHASE OF THE PROJECT AND THE DAY EACH PHASE HAS TO BE COMPLETED IN ORDER TO MEET THE ESTABLISHED DEADLINE.</div></div><div><div>17.</div><div>ALL CONTRACTORS ARE RESPONSIBLE FOR THE COORDINATION OF THEIR WORK WITH ALL OTHER TRADES. WORK SHALL BE PROPERLY SEQUENCED TO COINCIDE WITH THE PROJECT CONSTRUCTION SCHEDULE TO AVOID DELAY OF THE PROJECT COMPLETION OR THE WORK OF THE OTHERS.</div></div><div><div>18.</div><div>THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFE GUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, ETC., AS REQUIRED DURING DEMOLITION/CONSTRUCTION.</div></div><div><div>19.</div><div>THE GENERAL CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DUST, WATER, ETC. DAMAGE TO EXISTING MATERIALS, FINISHES, STRUCTURE AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE TENANT AND BUILDING MANAGEMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.</div></div></div>		<div><div>20.</div><div>THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING ANY FINISHED AREA, WHETHER WITHIN OR OUTSIDE THE JOB SITE.</div></div> <div><div>21.</div><div>THE GENERAL CONTRACTOR IS TO CAREFULLY REMOVE ANY BUILDING MATERIALS NOT SPECIFIED OR ILLUSTRATED TO BE USED IN THIS PROJECT AND COORDINATE ON SITE STORAGE LOCATION OR DISPOSAL WITH BUILDING MANAGEMENT (CABINETRY, DOORS, SIDELIGHTS, ETC).</div></div> <div><div>22.</div><div>THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL TURN THE PROJECT OVER TO BUILDING MANAGEMENT FREE FROM ALL CONSTRUCTION DEBRIS; MATERIAL AND EQUIPMENT. ALL INTERIOR GLASS FREE OF LABELS, AND CLEANED ON BOTH SIDES. ALL MILLWORK AND BUILT-INS FREE OF DIRT, GREASE AND OTHER FOREIGN MATERIALS. ALL RESILIENT FLOORINGS MOP CLEANED. VINYL WALLCOVERINGS FREE OF DIRT AND OTHER FOREIGN MATERIALS.</div></div> <div><div>23.</div><div>ALL MAJOR DRILLING, CORING, HAMMERING AND SHELL GUNS TO HANG CEILING WIRES OR EXTERNAL CONDUIT AND DUCT WORK IS TO BE DONE EARLY MORNING BY APPROXIMATELY 8:00 A.M. EVENINGS AFTER 6:00 P.M., OR ON WEEKENDS. ALL HOLES AND CORES ARE TO BE INSPECTED BY BUILDING ENGINEER TO CHECK FOR CUT WIRES OR CONDUIT.</div></div> <div><div>24.</div><div>ALL FLOOR CORES ARE TO BE INSPECTED BY THE BUILDING ENGINEER FOR CUT WIRES OR CONDUIT PRIOR TO INSTALLING ANY DEVICES.</div></div> <div><div>25.</div><div>NO FLOOR CORING OR DRILLING IS TO COMMENCE WITHOUT PRIOR APPROVAL FROM THE BUILDING ENGINEER.</div></div> <div><div>26.</div><div>NOTHING IS TO BE ATTACHED TO THE BUILDING DUCTWORK. ALL ATTACHMENTS ARE TO BE MADE TO THE TOP RAIL OF THE BAR JOIST OR CONCRETE FLOOR SLAB.</div></div> <div><div>27.</div><div>NO RADIOS ON THE JOB.</div></div> <div><div>28.</div><div>WORKERS ON BREAKS ARE NOT ALLOWED TO LOITER IN THE LOBBY, CORRIDORS OR IN FRONT OF THE BUILDING.</div></div> <div><div>29.</div><div>ALL WASHROOM USAGE LOCATIONS TO BE COORDINATED WITH BUILDING MANAGEMENT/ENGINEER.</div></div> <div><div>30.</div><div>SMOKING IS NOT ALLOWED IN THE BUILDING.</div></div> <div>DEMOLITION NOTES<div><div>1.</div><div>ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL POWER IN AREAS OF WORK PRIOR TO COMMENCEMENT OF DEMOLITION AND SHALL PROVIDE TEMPORARY POWER AND LIGHTING FOR DEMOLITION CONTRACTOR.</div></div><div><div>2.</div><div>CONTRACTOR IS TO REMOVE EXISTING GLUED DOWN CARPET, RESILIENT FLOORING OR OTHER GLUED DOWN FLOORING; REMOVE ALL EXCESSIVE ADHESIVE TO LEAVE FLOOR WITH A SMOOTH LEVEL FINISH READY FOR NEW FINISHES.</div></div><div><div>3.</div><div>WHERE CARPET AND PAD IS BEING REMOVED, THE NAIL STRIP IS TO BE REMOVED AND THE FLOOR PATCHED TO A SMOOTH AND LEVEL CONDITION READY TO RECEIVE NEW FINISHES.</div></div><div><div>4.</div><div>ALL CABINETRY IN GOOD CONDITION AND ILLUSTRATED TO BE REMOVED SHALL BE REMOVED CAREFULLY AND PLACED INTO BUILDING STOCK. COORDINATE STORAGE LOCATION OR DISPOSAL WITH BUILDING MANAGEMENT / ENGINEER</div></div><div><div>5.</div><div>ALL SIDELIGHTS (GLASS AND FRAMES) REMOVED AND NOT RELOCATED ARE TO BE PLACED IN BUILDING STOCK. VERIFY STORAGE LOCATION OR DISPOSAL WITH BUILDING MANAGEMENT.</div></div><div><div>6.</div><div>ALL DOORS, FRAMES AND HARDWARE REMOVED AND NOT RELOCATED ARE TO BE PLACED IN BUILDING STOCK. VERIFY STORAGE LOCATION WITH BUILDING MANAGEMENT.</div></div><div><div>7.</div><div>ON EXISTING WALLS TO REMAIN, ALL EXISTING BASE IS TO BE CAREFULLY REMOVED SO THE WALLS CAN BE REPAIRED TO CREATE A SMOOTH SURFACE READY TO RECEIVE NEW FINISHES.</div></div><div><div>8.</div><div>WHERE PLUMBING IS TO BE REMOVED IN CONJUNCTION WITH CABINETRY, PLUMBING CONTRACTOR IS TO COORDINATE ALL WORK WITH THE DEMOLITION CONTRACTOR. IF NEW PLUMBING IS SPECIFIED IN THIS LOCATION, PLUMBING CONTRACTOR IS TO CAP IN A WAY TO MEET CODE AND EASE REINSTALLATION DURING CONSTRUCTION.</div></div><div><div>9.</div><div>ALL CUTTING, CHANNELING, DRILLING OR THE DEMOLITION OF WALLS, SLABS, ETC. REQUIRING THE USE OF JACK HAMMERS OR OTHER HEAVY HAND OR POWER TOOLS SHALL BE PERFORMED IN ACCORDANCE WITH THE BUILDING RULES AND REGULATIONS PLUS COORDINATED WITH BUILDING MANAGEMENT/ENGINEER.</div></div></div>	<div><div>10.</div><div>GENERAL CONTRACTOR IS TO CUT OR DRILL THE FLOOR SLAB AS REQUIRED FOR UNDERSLAB WORK. CONTRACTOR IS TO LOCATE ALL EXISTING UNDERSLAB PIPING, CONDUIT, JUNCTION BOXES, ETC. PRIOR TO COMMENCING WORK TO AVOID DAMAGE. IF UNDERSLAB ITEMS ARE DAMAGED, IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE DAMAGED ITEM(S) AT THEIR SOLE COST.</div></div> <div><div>11.</div><div>CONTRACTOR IS NOT TO DISABLE ANY EXISTING FIRE SPRINKLER SYSTEM OR SECTION OF A FIRE SPRINKLER SYSTEM.</div></div> <div><div>12.</div><div>CONTRACTOR IS NOT TO DISABLE ANY EXISTING LIFE SAFETY DEVICE WITHOUT PRIOR NOTIFICATION TO THE GOVERNING MUNICIPALITY AND BUILDING MANAGEMENT. THIS INCLUDES FIRE HORNS/STROBES, BATTERY PACKS, AND 24 HOUR LIGHT FIXTURES.</div></div> <div><div>13.</div><div>CONTRACTOR IS NOT TO DISABLE ANY EXISTING LIFE SAFETY DEVICE WITHOUT PRIOR NOTIFICATION TO THE GOVERNING MUNICIPALITY AND BUILDING MANAGEMENT. THIS INCLUDES FIRE HORNS/STROBES, BATTERY PACKS, AND 24 HOUR LIGHT FIXTURES.</div></div> <div><div>14.</div><div>CONTRACTOR IS NOT TO DISABLE ANY EXISTING LIFE SAFETY DEVICE WITHOUT PRIOR NOTIFICATION TO THE GOVERNING MUNICIPALITY AND BUILDING MANAGEMENT. THIS INCLUDES FIRE HORNS/STROBES, BATTERY PACKS, AND 24 HOUR LIGHT FIXTURES.</div></div> <div><div>15.</div><div>CONTRACTOR IS NOT TO DISABLE ANY EXISTING LIFE SAFETY DEVICE WITHOUT PRIOR NOTIFICATION TO THE GOVERNING MUNICIPALITY AND BUILDING MANAGEMENT. THIS INCLUDES FIRE HORNS/STROBES, BATTERY PACKS, AND 24 HOUR LIGHT FIXTURES.</div></div> <div><div>16.</div><div>CONTRACTOR IS NOT TO DISABLE ANY EXISTING LIFE SAFETY DEVICE WITHOUT PRIOR NOTIFICATION TO THE GOVERNING MUNICIPALITY AND BUILDING MANAGEMENT. THIS INCLUDES FIRE HORNS/STROBES, BATTERY PACKS, AND 24 HOUR LIGHT FIXTURES.</div></div> <div><div>17.</div><div>CONTRACTOR IS NOT TO DISABLE ANY EXISTING LIFE SAFETY DEVICE WITHOUT PRIOR NOTIFICATION TO THE GOVERNING MUNICIPALITY AND BUILDING MANAGEMENT. THIS INCLUDES FIRE HORNS/STROBES, BATTERY PACKS, AND 24 HOUR LIGHT FIXTURES.</div></div> <div><div>18.</div><div>CONTRACTOR IS NOT TO DISABLE ANY EXISTING LIFE SAFETY DEVICE WITHOUT PRIOR NOTIFICATION TO THE GOVERNING MUNICIPALITY AND BUILDING MANAGEMENT. THIS INCLUDES FIRE HORNS/STROBES, BATTERY PACKS, AND 24 HOUR LIGHT FIXTURES.</div></div>	<div><div>19.</div><div>ON EXISTING WALLS TO REMAIN WHERE ALL BASE HAS BEEN CAREFULLY REMOVED, CONTRACTOR IS TO REPAIR WALLS AS NECESSARY TO A SMOOTH SURFACE READY TO RECEIVE NEW FINISHES.</div></div> <div><div>20.</div><div>WHERE EXISTING MILLWORK, CABINETRY AND COUNTERS HAVE BEEN REMOVED, CONTRACTOR IS TO REPAIR WALLS AS NECESSARY TO A SMOOTH LIKE NEW CONDITION READY TO RECEIVE NEW FINISHES</div></div> <div><div>21.</div><div>ALL WORK AND MATERIALS ARE TO BE GUARANTEED AGAINST DEFECTS IN DESIGN, WORKMANSHIP AND MATERIALS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. ALL DEFECTS OCCURRING WITHIN THE GUARANTEED PERIOD SHALL BE CORRECTED AT NO COST TO BUILDING MANAGEMENT OR TENANT.</div></div> <div><div>22.</div><div>AFTER ALL UNDERSLAB WORK IS COMPLETED AND APPROVED BY THE BUILDING ENGINEER, CONTRACTOR IS TO PATCH SLAB AS REQUIRED WITH A NON-SHRINKING CONCRETE PATCH TO A SMOOTH, LEVEL AND UNDETECTABLE SURFACE READY FOR NEW FINISHES.</div></div> <div><div>23.</div><div>THE FLAME SPREAD RATING OF ALL INTERIOR FINISHES SHALL BE LESS THAN 200.</div></div> <div><div>24.</div><div>THE FLAME SPREAD RATING OF ALL COMMON AREA FINISHES SHALL BE LESS THAN 75.</div></div> <div><div>25.</div><div>CONTRACTOR IS TO INSTALL WATER RESISTANT GYPSUM BOARD WITHIN 4"-0" OF ANY PLUMBING FIXTURE/SUPPLY AND IN ALL DAMP AREAS.</div></div> <div><div>26.</div><div>CONTRACTOR IS TO DRYWALL, TAPE, MUD, SAND AND PRIME THE AVAILABLE SUITE SIDE OF THE NEW DEMISING WALL.</div></div> <div><div>27.</div><div>FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR FENCILING. SUCH IDENTIFICATION SHALL:<div><div>A.</div><div>BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE.</div></div><div><div>B.</div><div>BE LOCATED WITHIN 15 FEET (4572 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.</div></div><div><div>C.</div><div>INCLUDE LETTERING NOT LESS THAN 3 INCH (76 MM) IN HEIGHT WITH A MINIMUM 3/8 INCH (9.5 MM) STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS", OR OTHER WORDING.</div></div></div></div> <div><div>28.</div><div>FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.</div></div>	<div><div>7.</div><div>CONTRACTOR IS TO VERIFY PRIOR TO CONSTRUCTION COMPLETION, THE INTEGRITY AND COVERAGE OF THE REQUIRED FIRE PROOFING MATERIALS APPLIED TO THE STRUCTURAL ELEMENTS OF THE BUILDING. ALL MATERIALS FOUND TO BE FAULTY, REMOVED OR DISTURBED DURING CONSTRUCTION ARE TO BE REPAIRED APPROPRIATELY TO MATCH THE REQUIRED FIRE RATING ESTABLISHED DURING THE INITIAL BUILDING CONSTRUCTION.</div></div> <div><div>8.</div><div>THE EXISTING AUTOMATIC FIRE SUPPRESSION SYSTEM SHALL REMAIN AND BE MODIFIED TO BE IN FULL CONFORMANCE WITH ALL CODES AND AMENDMENTS, IF APPLICABLE, OBSERVED BY THE GOVERNING FIRE PROTECTION DISTRICT.</div></div> <div><div>9.</div><div>UPON PROJECT COMPLETION, THE FIRE SUPPRESSION CONTRACTOR OF RECORD IS TO SUBMIT A CERTIFICATION LETTER STATING SUCH COMPLIANCE AND A COPY OF THEIR STATE FIRE MARSHALL LICENSE TO BUILDING MANAGEMENT AND THE GOVERNING FIRE PROTECTION DISTRICT.</div></div> <div><div>10.</div><div>THE EXISTING FIRE ALARM AND DETECTION SYSTEM IS TO REMAIN AND BE MODIFIED AS REQUIRED TO BE IN FULL CONFORMANCE WITH ALL CODES AND AMENDMENTS IF APPLICABLE, OBSERVED BY THE GOVERNING FIRE PROTECTION DISTRICT.</div></div> <div><div>11.</div><div>UPON PROJECT COMPLETION, THE FIRE ALARM AND DETECTION CONTRACTOR OF RECORD IS TO SUBMIT A CERTIFICATION LETTER STATING SUCH COMPLIANCE TO BUILDING MANAGEMENT AND THE GOVERNING FIRE PROTECTION DISTRICT.</div></div> <div><div>12.</div><div>ALL EMERGENCY LIGHTING AND EXIT LIGHTS ARE TO BE WIRED TO THE BUILDINGS EMERGENCY GENERATOR / CIRCUIT OR HAVE A BATTERY WHICH MEETS THE GOVERNING MUNICIPALITIES REQUIREMENTS. SEE THE SPECIFIC JOB NOTES ON THE REFLECTED CEILING SHEET FOR REQUIREMENTS.</div></div> <div><div>13.</div><div>ALL MEANS OF EGRESS LIGHTING / NIGHT LIGHTING IS TO PROVIDE AN INITIAL AVERAGE OF ONE (1) FOOT CANDLE AT THE FLOOR LEVEL FOR EGRESS OUT OF THE SPACE.</div></div> <div>DOOR NOTES<div><div>1.</div><div>ALL DOORS, FRAMES AND HARDWARE ARE TO BE BUILDING STANDARD UNLESS OTHERWISE NOTED.</div></div><div><div>2.</div><div>ALL DOORS AND HARDWARE ARE TO MEET 2010 ADA GUIDELINES, ALL FEDERAL, STATE, AND LOCAL CODES.</div></div><div><div>3.</div><div>ALL NON-RATED DOOR ASSEMBLIES OPENING OVER CARPET, DOORS ARE TO BE UNDERCUT 3/4" UNLESS OTHERWISE NOTED.</div></div><div><div>4.</div><div>DOOR HARDWARE MANUFACTURER AND MODEL SELECTION TO BE BUILDING STANDARD.</div></div><div><div>5.</div><div>ALL DOOR HARDWARE IS TO MEET 2010 ADA GUIDELINES AND ALL FEDERAL, STATE, AND LOCAL HANDICAP ACCESSIBILITY CODES WHICH EVER IS MORE STRINGENT.</div></div><div><div>6.</div><div>ALL LOOKS FOR ENTRANCE AND SUITE ARE TO HAVE BUILDING STANDARD RESTRICTED KEY WAY.</div></div><div><div>7.</div><div>CONTRACTOR IS RESPONSIBLE FOR ALL DOOR HARDWARE. ALL KEYING OF EXISTING OR NEW DOORS SHALL BE DONE BY BUILDING MANAGEMENT.</div></div><div><div>8.</div><div>FOR ALL DOORS, EXISTING OR RELOCATED, CONTRACTOR SHALL REPAIR AND/OR REFINISH DOOR(S) TO A LIKE NEW CONDITION AND MATCH NEW DOOR(S) IN SUITE.</div></div><div><div>9.</div><div>WHERE EXISTING DOOR(S) ARE NOTED TO BE REUSED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY DOORS CAN BE REFINISHED TO A LIKE NEW CONDITION PRIOR TO SUBMITTING FINAL BID. IF IT IS NOT NOTED PRIOR TO FINAL BID, IT INDICATES ACCEPTANCE OF DOORS TO BE REUSED AND CONTRACTOR WILL BE RESPONSIBLE FOR BUILDING MANAGEMENT'S FINAL APPROVAL UPON COMPLETION.</div></div><div><div>10.</div><div>ALL DOORS, FRAMES AND HARDWARE REMOVED AND NOT RELOCATED ARE TO BE PLACED IN BUILDING STOCK. VERIFY STORAGE LOCATION OR DISPOSAL WITH BUILDING MANAGEMENT.</div></div><div><div>11.</div><div>ANY DOOR LATCHING CONTROLLED BY AN ELECTRONIC DEVICE IS TO BE WIRED IN A FAIL SAFE MANNER **. WHEN THE POWER FAILS AND/OR THE FIRE ALARM IS ACTIVATED, THE DOOR MUST UNLOCK, ALLOWING FREE PASSAGE OUT OF THE SPACE.<div><div>** (EXCEPTION WOULD BE IF THE DOOR WITH AN ELECTRONIC CONTROLLER HAS A CRASH BAR ON THE EGRESS SIDE OF THE DOOR, THE DOOR MAYBE WIRED AS ALL LOCKED)</div></div></div></div><div><div>12.</div><div>STAIRWELL PARTITIONS ARE TO BE TWO HOUR FIRE RATED ASSEMBLIES WITH A MINIMUM 90 MINUTE RATED DOOR ASSEMBLY.</div></div></div>	<div><div>13.</div><div>EXIT PASSAGEWAY PARTITIONS (50% OF PASSAGEWAYS ON THE FIRST FLOOR WHICH LEAD FROM A STAIRWELL DIRECTLY TO THE BUILDINGS EXTERIOR) ARE TO BE A TWO HOUR FIRE RATED ASSEMBLY WITH A MINIMUM 90 MINUTE RATED DOOR ASSEMBLY.</div></div> <div><div>14.</div><div>ANY MISCELLANEOUS ROOMS / AREAS WHICH HAVE A ONE HOUR RATED PARTITION ASSEMBLY MUST HAVE A MINIMUM 45 MINUTE RATED DOOR ASSEMBLY.</div></div> <div><div>15.</div><div>PUBLIC CORRIDORS WHICH ARE NOT THE EXIT PASSAGEWAY AS OUTLINED IN THE IBC CODES ARE TO HAVE A MINIMUM ONE HOUR RATED PARTITION WITH A MINIMUM 20 MINUTE DOOR ASSEMBLY.</div></div> <div>PLUMBING NOTES<div><div>1.</div><div>ALL PLUMBING FIXTURES MUST MEET 2010 ADA GUIDELINES, ALL FEDERAL, STATE, AND LOCAL ACCESSIBILITY CODES OR ICC, WHICHEVER IS MOST STRINGENT.</div></div><div><div>2.</div><div>TEMPERED HOT WATER TO SUPPLY ALL PUBLIC LAVATORIES SHALL NOT EXCEED 110 DEGREES.</div></div><div><div>3.</div><div>ALL SINKS AND LAVATORIES MIXING VALVES ARE REQUIRED TO SHUT DOWN THE HOT WATER SUPPLY PORTION IF THERE IS AN INTERRUPTION OF COLD WATER SUPPLY. THESE VALVES MUST BE PERMANENTLY MARKED BY THE MANUFACTURER TO BE AN ASSC 1070 DEVICE OR APPROVED BY THE STATE OF ILLINOIS LICENSED PLUMBING INSPECTOR.</div></div><div><div>4.</div><div>ALL PLUMBING FIXTURES ARE TO BE SUPPLIED AND INSTALLED BY THE PLUMBING CONTRACTOR.</div></div><div><div>5.</div><div>PRIOR TO ANY OBSTRUCTIONS BEING INSTALLED, PLUMBING CONTRACTOR IS TO INSTALL A UL APPROVED FIRE STOP SYSTEM AROUND ALL PIPING/DRAINS IN ALL RATED ASSEMBLIES PENETRATED FOR SPECIFIED PIPING OR DRAINS. ALL FIRE STOP SYSTEMS ARE TO MATCH THE UL RATED ASSEMBLY WHICH IT PENETRATES. FIRE MATERIAL SHALL BE INSTALLED TO A SMOOTH LEVEL FINISH READY TO RECEIVE NEW FINISHES.</div></div><div><div>6.</div><div>PLUMBING CONTRACTOR IS TO PROVIDE ALL INFORMATION REQUIRED FOR ANY CUTOUPS IN CABINETS AND COUNTERTOPS TO THE MILLWORK SHOP, PRIOR TO THE START OF ANY WORK.</div></div></div> <div>ACCESSIBILITY NOTES<div><div>1.</div><div>ALL DOORS USED IN CONJUNCTION WITH EXITS ARE TO BE READILY OPENED FROM THE EGRESS SIDE WITHOUT A KEY, UNDOE FORCE OR SPECIAL KNOWLEDGE ALLOWING FREE PASSAGE OUT OF THE SUITE AT ALL TIMES.</div></div><div><div>2.</div><div>ALL CONSTRUCTION MUST COMPLY WITH THE 2010 ADA GUIDELINES, AN IBC BUILDING CODE, AN ILLINOIS ACCESSIBILITY CODE, OR A LOCAL AMENDMENT. "WHICHEVER IS MOST STRINGENT".</div></div><div><div>3.</div><div>THESE PLANS AND SPECIFICATIONS, TO THE BEST OF OUR KNOWLEDGE AND ABILITY, CONFORM TO THE ACCESSIBILITY STANDARDS OUTLINED IN THE 2010 A.D.A GUIDELINES, THE IBC CODES, THE ILLINOIS ACCESSIBILITY CODES, ICC A117.1 LATEST EDITION, AND THE LOCAL AMENDMENTS, "WHICHEVER IS MOST STRINGENT".</div></div><div><div>4.</div><div>ALL FIXTURES AND ACCESSORIES SHALL BE MOUNTED IN ACCORDANCE WITH THE 2010 A.D.A GUIDELINES, THE IBC CODES, THE ILLINOIS ACCESSIBILITY CODES, ICC A117.1 LATEST EDITION, AND THE LOCAL AMENDMENTS, "WHICHEVER IS MOST STRINGENT".</div></div><div><div>5.</div><div>WHERE THERE ARE CLEAR DIFFERENCES BETWEEN THESE REFERENCE DRAWINGS AND ADA GUIDELINES, THE ADA GUIDELINES SHALL APPLY.</div></div><div><div>6.</div><div>CONTRACTOR IS TO AVOID CONSTRUCTING EXACTLY TO THE DIMENSIONED "MINIMUM OR MAXIMUM" LIMIT OUTLINED WITHIN THESE DRAWINGS.</div></div><div><div>7.</div><div>ALL THRESHOLDS MUST COMPLY WITH 2010 A.D.A. GUIDELINES, ILLINOIS ACCESSIBILITY CODES AND ICC A117.1 LATEST EDITION, "WHICHEVER IS MOST STRINGENT".</div></div><div><div>8.</div><div>DOOR THRESHOLDS MUST BE FLUSH WITH FLOOR OR PROTRUDE NO MORE THAN 1/2" ABOVE THE FLOOR.</div></div><div><div>9.</div><div>ALL HARDWARE MUST BE EASILY OPERATIONAL WITH ONE (1) HAND AND DOES NOT REQUIRE TIGHT GRASPING, TWIST PINCHING OR TWISTING OF THE WRIST TO OPERATE.</div></div><div><div>10.</div><div>DOOR HANDLES MUST BE OF A SHAPE THAT IS EASY TO GRASP (NOT ROUND) AND MUST BE 42" ABOVE FINISHED FLOOR TO CENTER OF DOOR HANDLE.</div></div><div><div>11.</div><div>MAXIMUM FORCE FOR PULLING OR PUSHING ALL INTERIOR DOORS SHALL BE 5 LBS OR LESS.</div></div><div><div>12.</div><div>IF NEW AND EXISTING DOORS HAVE A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS FIVE (5) SECONDS.</div></div></div>	<div><div>13.</div><div>MINIMUM CLEAR PASSAGE WITH DOOR OPEN AT 90 DEGREE ANGLE IS 32".</div></div> <div><div>14.</div><div>DOOR LOCKS MUST BE MOUNTED BETWEEN 36" AND 48" ABOVE THE FINISHED FLOOR AND CAN NOT REQUIRE SOMEONE TO TWIST THEIR WRIST.</div></div> <div><div>15.</div><div>PROJECTING ACCESSORIES MUST BE LOCATED SO THEY WILL NOT INTERFERE WITH THE USE OF GRAB BARS AND WILL KEEP THE WHEELCHAIR AREA FREE.</div></div> <div><div>16.</div><div>EACH HANDICAP WASHROOM SHALL HAVE A 5'-0" DIAMETER CLEAR TURNING AREA.</div></div> <div><div>17.</div><div>BOTH VISUAL AND AUDIBLE FIRE ALARM SIGNALS SHOULD BE PROVIDED IN ANY WASHROOM AND THROUGH OUT THE SPACE.</div></div> <div><div>18.</div><div>LIGHT, HEAT, VENTILATION, WINDOWS, DRAPERIES, FIRE ALARMS, AND ALL SIMILAR CONTROLS THAT ARE REQUIRED MUST BE AT A MINIMUM OF 15" AND A MAXIMUM OF 48" ABOVE FINISHED FLOOR.</div></div> <div><div>19.</div><div>ALL FLOOR FINISHES INSTALLED ARE TO MEET ACCESSIBILITY CODES WITH REGARDS TO SLIP RESISTANCE.</div></div> <div><div>20.</div><div>PROVIDE TACTILE EXIT SIGNS AT ALL EGRESS DOORS, AS REQUIRED.</div></div> <div>WALL FINISH NOTES<div><div>1.</div><div>ALL PARTITIONS ARE TO BE PAINTED UNLESS OTHERWISE NOTED.</div></div><div><div>2.</div><div>ALL PARTITIONS WHEN PAINTED SHALL HAVE A SATIN LATEX FINISH UNLESS OTHERWISE NOTED.</div></div><div><div>3.</div><div>PAINT FINISH FOR ALL METAL PARTS OF FRAMES, DOORS, PERIMETER ENCLOSURES, ETC. SHALL BE SEMI-GLOSS LATEX FINISH. COLOR TO MATCH ADJACENT WALLS UNLESS OTHERWISE NOTED.</div></div><div><div>4.</div><div>ALL PAINTS USED IN PROJECT ARE TO BE AT MINIMUM A LOW VOC PAINT.</div></div><div><div>5.</div><div>ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND SPECIFICATIONS FOR THAT PARTICULAR SURFACE.</div></div><div><div>6.</div><div>ALL PAINTED WALLS ARE TO RECEIVE ONE (1) COAT PRIMER TINTED TO MATCH FINISH COAT, AND TWO (2) FINISH COATS OF SPECIFIED COLOR.</div></div><div><div>7.</div><div>ALL DOORS WHEN PAINTED, TO BE SAME COLOR ON BOTH SIDES, UNLESS OTHERWISE NOTED.</div></div><div><div>8.</div><div>WHEN WALLCOVERING IS SPECIFIED, ALL SURFACES ARE TO BE PROPERLY PREPARED PRIOR TO THE INSTALLATION OF WALLCOVERING.</div></div><div><div>9.</div><div>THE WALLCOVERING CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE ACCURACY OF THEIR MEASUREMENTS AND TOTAL YARDAGE REQUIREMENTS FOR MATERIALS TO BE FURNISHED.</div></div></div> <div>FLOOR COVERING NOTES<div><div>1.</div><div>ALL CARPETING ILLUSTRATED IS TO BE NEW BUILDING STANDARD, UNLESS OTHERWISE NOTED.</div></div><div><div>2.</div><div>ALL VINYL COMPOSITION TILE ILLUSTRATED IS TO BE NEW, BUILDING STANDARD, UNLESS OTHERWISE NOTED.</div></div><div><div>3.</div><div>ALL FLOORS FOUND TO HAVE A ROUGH CONCRETE SLAB ONCE DEMOLITION IS COMPLETED ARE TO BE LATEX PATCHED TO 4' / 1/8" IN A 10'-0" RADIUS. SMOOTH AND LEVEL TO THE ADJACENT FLOORS.</div></div><div><div>4.</div><div>PROVIDE AND INSTALL ALL FLOORING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. NOTIFY THE INTERIOR DESIGN GROUP LTD. OF ANY CONFLICTING INSTRUCTIONS PRIOR TO COMMENCEMENT OF WORK.</div></div><div><div>5.</div><div>APPLY CONCRETE SLAB PRIMER, IF RECOMMENDED BY FLOORING MANUFACTURER, PRIOR TO APPLICATION OF ADHESIVE. APPLY IN COMPLIANCE WITH MANUFACTURER'S DIRECTIONS.</div></div><div><div>6.</div><div>MAINTAIN REFERENCE MARKERS, HOLES, OR OPENINGS THAT ARE PLAINLY MARKED FOR FUTURE CUTTING. DO THIS BY REPEATING MARKINGS ON FINISH FLOORING AS MARKED ON SUBFLOOR. USE CHALK OR OTHER NON-PERMANENT MARKING DEVICE.</div></div><div><div>7.</div><div>THE CARPET CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ACCURACY OF THEIR MEASUREMENTS AND TOTAL YARDAGE REQUIREMENTS FOR MATERIALS TO BE FURNISHED.</div></div><div><div>8.</div><div>FLOORING CONTRACTOR IS TO BROOM CLEAN OR VACUUM SURFACES TO BE COVERED, AND INSPECT SUBFLOOR. START OF FLOORING INSTALLATION INDICATES FLOORING CONTRACTOR'S ACCEPTANCE OF SUBFLOOR CONDITIONS AND FULL RESPONSIBILITY FOR COMPLETED WORK.</div></div><div><div>9.</div><div>FLOOR COVERING IN CLOSETS SHALL BE THE SAME AS THAT OF THE SPACE ONTO WHICH THE CLOSET DOOR OPENS, UNLESS OTHERWISE NOTED.</div></div></div>	<div><div>10.</div><div>THE CARPET CONTRACTOR SHALL PRE-PLAN CARPET SEAMING TO PROVIDE UNIFORM DIRECTION OF PATTERN AND LAY OF PILE. LOCATION OF SEAMS SHALL BE CENTERED UNDER DOORS AND CARPET IS TO BE FREE OF SEAMS IN DIRECTION OF OCCUPANTS TRAVEL.</div></div> <div><div>11.</div><div>ALL CARPET SHALL BE INSTALLED BY THE DIRECT GLUE METHOD AND IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS UNLESS OTHERWISE NOTED.</div></div> <div><div>12.</div><div>WHEN CARPET IS SPECIFIED TO BE INSTALLED WITH PAD, CONTRACTOR IS TO PROCEED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.</div></div> <div><div>13.</div><div>PROVIDE AND INSTALL BUILDING STANDARD STRAIGHT VINYL BASE FOR ALL CARPETED AREAS UNLESS OTHERWISE NOTED.</div></div> <div><div>14.</div><div>PROVIDE AND INSTALL BUILDING STANDARD WAVE VINYL BASE FOR ALL TILED AREAS UNLESS OTHERWISE NOTED.</div></div> <div><div>15.</div><div>FLOORING CONTRACTOR SHALL BE RESPONSIBLE FOR LATEXING AND TAPERING EXISTING CONCRETE FLOOR SLAB WHERE MATERIAL CHANGES OCCUR. TRANSITION LINES BETWEEN COVERINGS SHOULD BE FEATHERED SUCH THAT THE TOP OF COVERINGS ARE SMOOTH, LEVEL AND EVEN TO THE TOUCH.</div></div> <div><div>16.</div><div>CARPET CONTRACTOR TO PROVIDE AND INSTALL RUBBER TRANSITION STRIPS AT DOORS WHERE CARPET AND RESILIENT FLOORING MEET, UNLESS OTHERWISE NOTED IN CONSTRUCTION AND/OR FINISH PLAN.</div></div>
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YEARS

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TENANT:

PROJ. NO. 20211-15 G.L.A. 1,090

SUBMITTED: DATE:

FOR PERMIT: 07/13/15

NO CHANGE: 07/09/15

FOR APPROVAL: 07/09/15

DRAWN: 07/09/15

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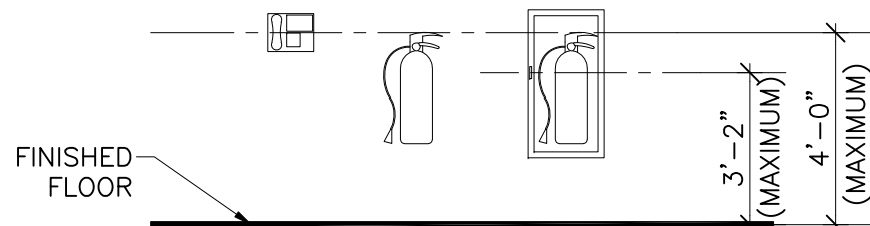
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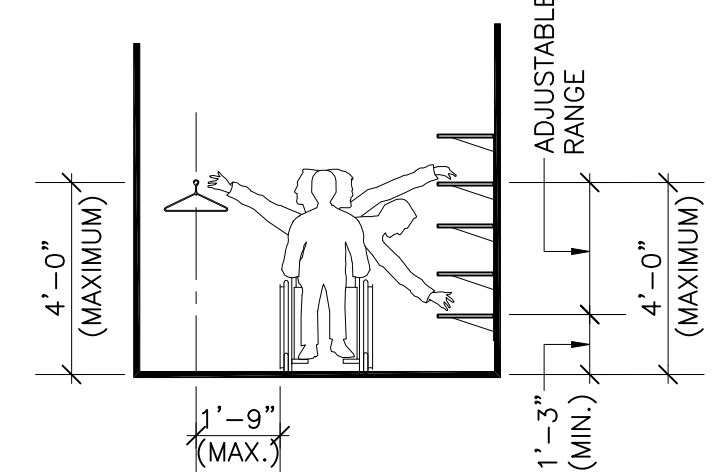
N-1

REFLECTED CEILING
NOTES

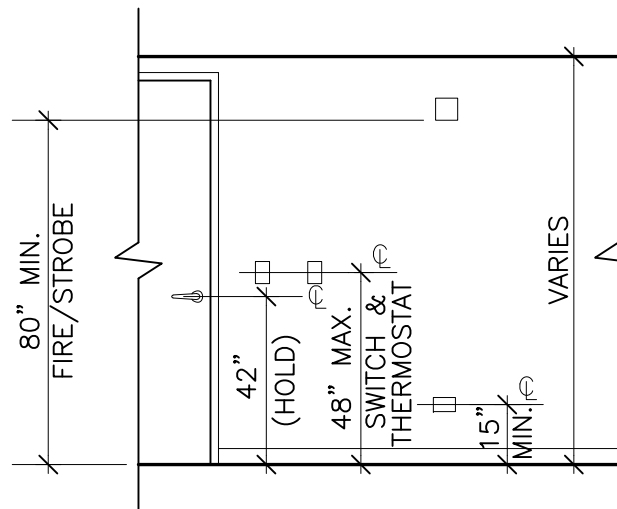
- ALL NEW FIXTURES ARE TO BE BUILDING STANDARD 2' X 2' OR 2' X 4' RECESSED FLUORESCENT FIXTURES UNLESS OTHERWISE NOTED.
- ALL DOWN LIGHTS ARE TO BE CENTERED IN 2' X 2' PORTION OF CEILING TILE, ESPECIALLY WHEN INSTALLED IN "SECOND LOOK" TILE.
- ELECTRICAL CONTRACTOR SHALL REMOVE ALL LIGHTING FIXTURES, WIRING CONNECTORS, JUNCTION BOXES, ETC. WHICH CANNOT BE RE-USED AND ARE DEEMED UNNECESSARY BY THE ELECTRICAL CONTRACTOR.
- ALL EXISTING, RELOCATED AND NEW LAY-IN LIGHT FIXTURES SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING GRID BY TWO (2) HEAVY GAUGE SUSPENDED CEILING WIRES AT OPPOSITE CORNERS OF EACH FIXTURE TO THE TOP CORD OF THE BAR JOIST OR THE DECK ABOVE.
- ALL NEW WALL SWITCHES ARE TO BE LOCATED 48" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- ALL NEW WALL SWITCHES ARE TO BE LOCATED AT THE SAME HEIGHT ABOVE FINISHED FLOOR AS EXISTING HOWEVER THEY CAN NOT EXCEED 48" A.F.F. UNLESS OTHERWISE NOTED.
- WHERE TWO (2) OR MORE DIMMERS AND/OR SWITCHES ARE SHOWN TOGETHER, THEY ARE TO BE GANGED IN ONE (1) BOX WITH ONE (1) COVER PLATE.
- PROVIDE BUILDING STANDARD SPRINKLERS AS REQUIRED BY ALL STATE AND LOCAL CODES PER PARTITION LAYOUT. ALL SPRINKLER HEADS SHALL BE CENTERED WHERE POSSIBLE.
- THIS BUILDING IS EQUIPPED WITH A SPRINKLER FIRE SUPPRESSION SYSTEM.
- ALL SPRINKLER HEADS ARE TO BE THE SURFACE MOUNTED TYPE AND CENTERED IN CEILING TILE WHERE POSSIBLE.
- FINAL DETERMINATION OF QUANTITY AND LOCATION OF EMERGENCY LIGHTING AND EXIT SIGNS IS SUBJECT TO APPROVAL OF THE BUREAU OF FIRE PREVENTION OF THE MUNICIPAL AGENCY HAVING JURISDICTION.
- ALL EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE OPERATED OFF A BATTERY WHICH MEETS ALL STATE AND LOCAL BUILDING CODES WHEN UNDER EMERGENCY POWER.
- ALL MEANS OF EGRESS LIGHTING / NIGHT LIGHTING IS TO PROVIDE AN INITIAL AVERAGE OF ONE (1) FOOT CANDLE AT THE FLOOR LEVEL FOR EGRESS OUT OF THE SPACE / SUITE.
- IF CEILING DIFFUSERS, LIGHT FIXTURES OR OTHER ELEMENTS ON OR ABOVE THE CEILING CANNOT BE LOCATED AS SHOWN ON THE DRAWINGS, SUCH INTERFERENCE SHALL BE REPORTED IMMEDIATELY TO THE INTERIOR DESIGN GROUP LTD. FOR RELOCATION.
- CONTRACTORS ARE TO MAKE SELF AWARE OF LOW CEILING HEIGHT CLEARANCE AND AVOID PLACEMENT OF DUCTS, CONDUITS AND PIPING THAT MAY INTERFERE WITH LIGHTING PLACEMENT SHOWN. NOTIFY THE INTERIOR DESIGN GROUP LTD. OF ANY POTENTIAL CONFLICTS BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR IS TO NOTE LOCATION OF GYPSUM BOARD CEILINGS AND SOFFITS. VAV, FAN POWERED BOXES ARE TO BE LOCATED AWAY FROM THESE AREAS AS TO PREVENT THE NEED FOR ACCESS PANELS.
- ALL LIGHT FIXTURES REMOVED AND NOT RELOCATED ARE TO BE PLACED IN BUILDING STOCK. VERIFY STORAGE LOCATION WITH BUILDING OWNER/MANAGEMENT.
- IF ROOMS/WALLS ARE ADDED/MOVED, SPRINKLER AND ALARM CONTRACTORS ARE TO SUBMIT COMPLETE DRAWINGS AND CALCULATIONS SHOWING TYPES AND LOCATIONS OF REVISIONS OR ADDITIONS TO SYSTEM FOR MUNICIPALITY REVIEW AND APPROVAL AND WORK IS TO BE COMPLETED UNDER A SEPARATE PERMIT.
- ALL EXIT SIGNS ARE TO HAVE A MAXIMUM OUTPUT OF 5 WATTS ON EACH SIDE.



MOUNTING DEVICE HEIGHTS
SCALE: 1/4"=1'-0"



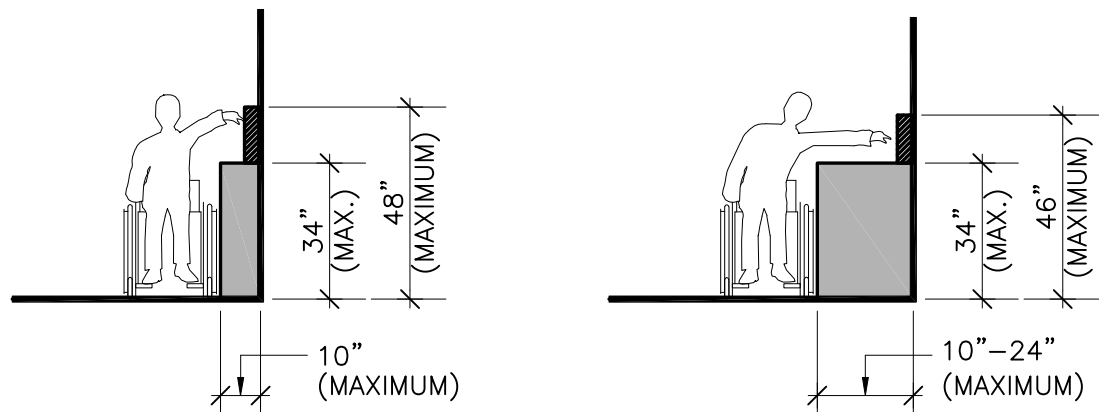
MAXIMUM REACH
SCALE: 1/4"=1'-0"



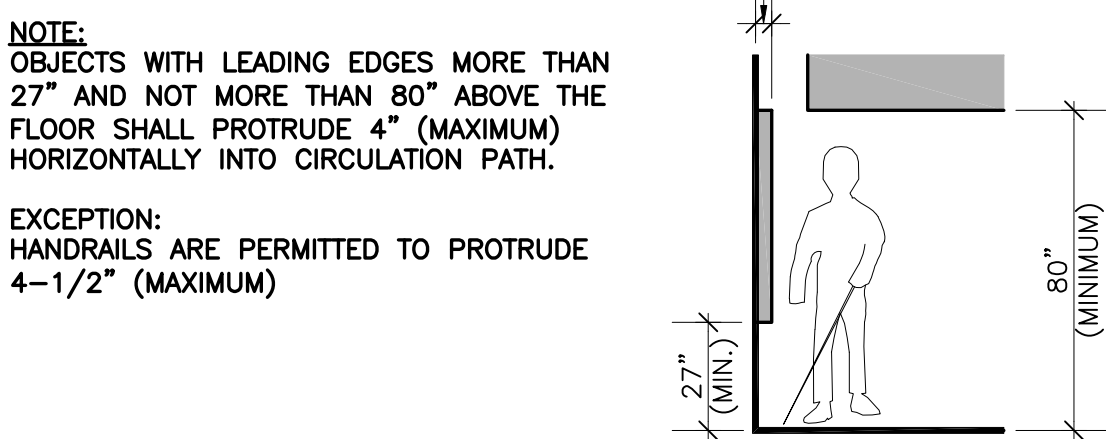
ACCESSIBLE ELECTRIC RECEPTACLES
SCALE: 1/4"=1'-0"

NOTE:
OBSTRUCTION HEIGHT: 34" (MAXIMUM)
REACH DEPTH 10" OR LESS = 48" HIGH (MAXIMUM)
REACH DEPTH 10" TO 24" = 46" HIGH (MAXIMUM)

EXCEPTIONS:
1. TOP OF WASHING MACHINES AND DRYERS CAN BE 36" MAX. HIGH.

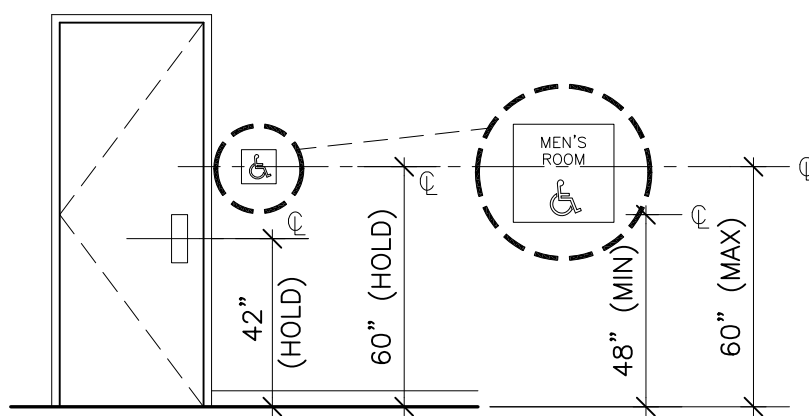


OBSTRUCTED HIGH REACH
SCALE: 1/4"=1'-0"

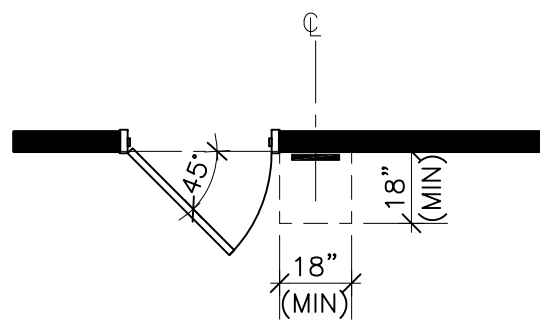


PROTRUSION LIMITS
SCALE: 1/4"=1'-0"

ACCESSIBLE
MOUNTING HEIGHTS



ACCESSIBLE SIGNAGE LOCATION
SCALE: 1/4"=1'-0"



ACCESSIBLE SIGNAGE LOCATION
SCALE: 1/4"=1'-0"

NOTE:
TACTILE SIGNS TO BE INSTALLED ON WALL ALONG SIDE DOOR AT LATCH OR PUSH/PULL SIDE.

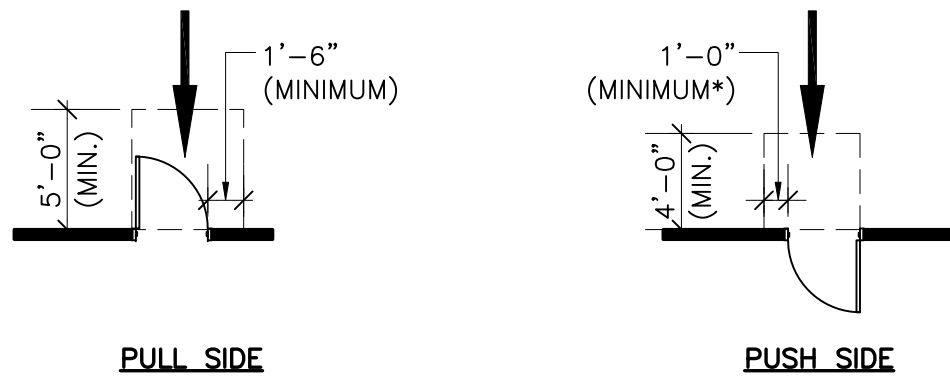
- TACTILE SIGNS FOR DOUBLE DOORS WITH ONE INACTIVE LEAF: SIGNS TO BE LOCATED ON INACTIVE LEAF.

- TACTILE SIGNS FOR DOUBLE DOORS WHEN BOTH LEAVES ARE ACTIVE: SIGN IS TO BE LOCATED ON THE WALL TO THE RIGHT OF THE RIGHT HAND DOOR.

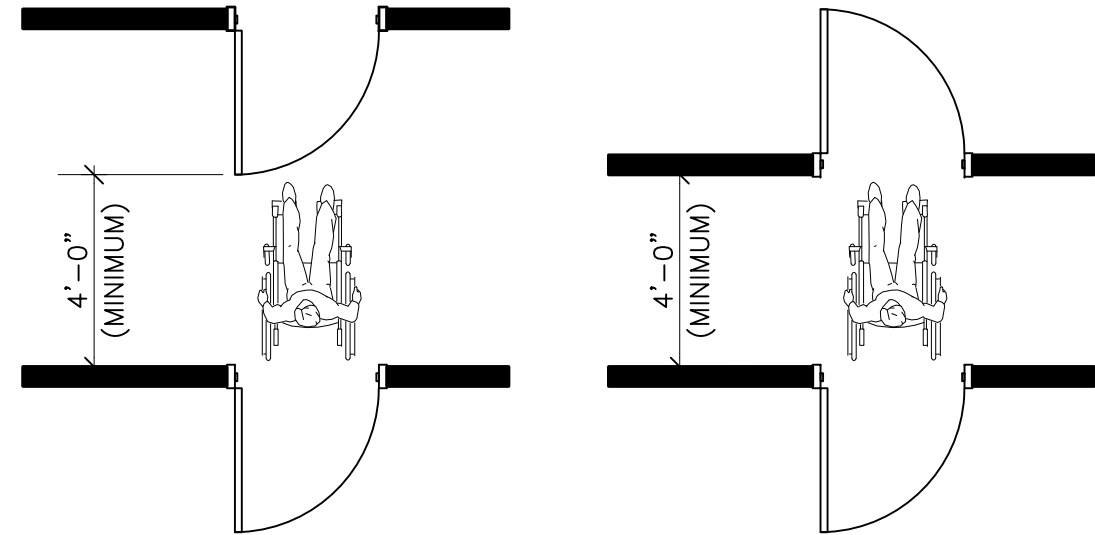
- WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR TO THE RIGHT OF DOUBLE DOORS: SIGNS TO BE LOCATED ON THE NEAREST ADJACENT WALL.

NOTE:
SIGNS CONTAINING TACTILE CHARACTERS TO BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MINIMUM, BY 18" MINIMUM, ENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45° OPEN POSITION.

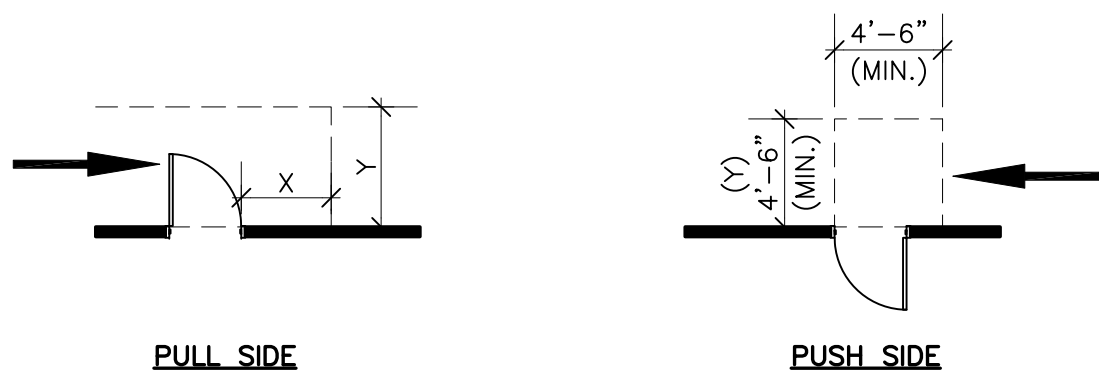
ACCESSIBILITY CLEARANCES



PULL SIDE
PUSH SIDE
* IF THE DOOR HAS BOTH A CLOSER AND A LATCH
FRONT APPROACHES — SWINGING DOORS
SCALE: 1/8"=1'-0"

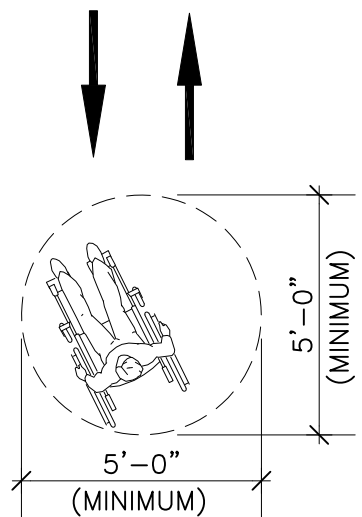


TWO HINGED DOORS IN A SERIES
SCALE: 1/4"=1'-0"

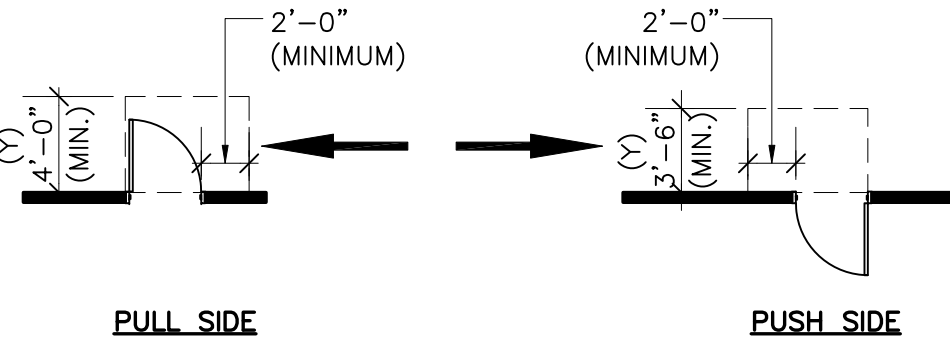


PULL SIDE
PUSH SIDE
NOTE:
IF Y=5'-0", THEN X=3'-0" (CLEAR).
IF Y=4'-6", THEN X=3'-6" (CLEAR).
NOTE:
IF THE DOOR HAS BOTH A CLOSER AND A LATCH, THEN (Y)=4'-0" (MINIMUM)
HINGE-SIDE APPROACHES — SWINGING DOORS
SCALE: 1/8"=1'-0"

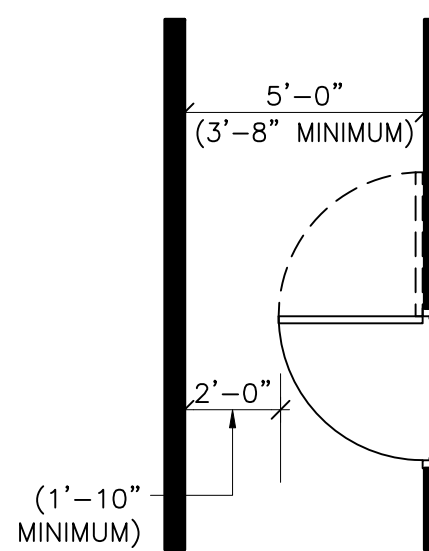
ALL DOORS IN ALCOVES SHALL COMPLY WITH CLEARANCES FOR FRONT APPROACHES.



ACCESSIBLE TURNING RADIUS
SCALE: 1/4"=1'-0"



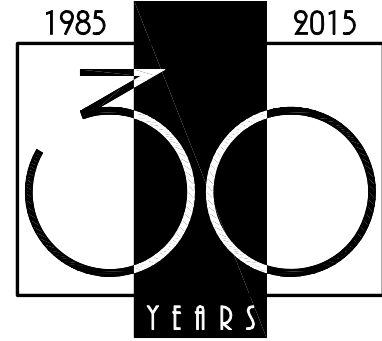
PULL SIDE
PUSH SIDE
NOTE:
Y=4'-6" (MINIMUM) IF DOOR HAS A CLOSER
NOTE:
Y=4'-0" (MINIMUM) IF DOOR HAS A CLOSER
LATCH-SIDE APPROACHES — SWINGING DOORS
SCALE: 1/8"=1'-0"



NOTE:
-3'-8" (MINIMUM) CORRIDOR WIDTH WITH 1/2 OF CORRIDOR FOR CLEARANCE = 1'-10" (MINIMUM).
-DOOR MUST BE ABLE TO OPEN 180°.

CORRIDOR CLEARANCE
SCALE: 1/4"=1'-0"

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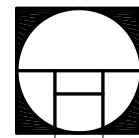
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REVIEWER: TERISIA WERNETT

DRAWN BY: RICH HEMMIG

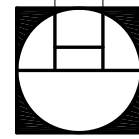
REVISED BY:



MANAGEMENT:

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701 VILLAGE CENTER DRIVE
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TENANT:

VANILLA BOX #185

BURR RIDGE VILLAGE CENTER
450 VILLAGE CENTER DRIVE
SUITE #185
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PROJ. NO. 20211-15 G.L.A. 1,090

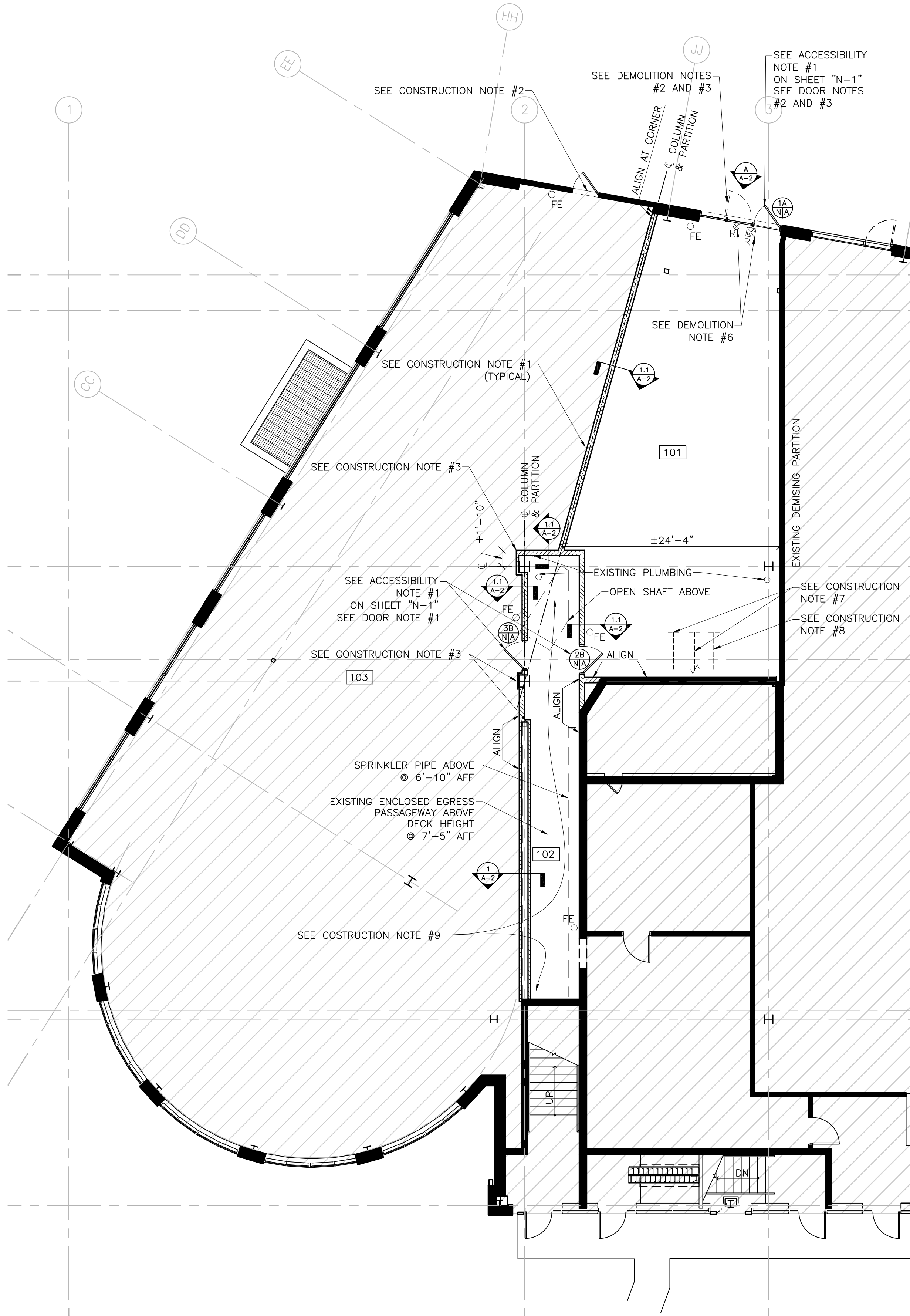
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SHEET TITLE:
TYPICAL ACCESSIBILITY
CLEARANCES, OUTLET/DEVICE
MOUNTING HEIGHTS AND NOTES
CONTINUED

SHEET NO.:

N-2



FIRST FLOOR — DEMOLITION, CONSTRUCTION PLAN

SCALE: 1/8"=1'-0"



DOOR TYPES

DOOR STATUS	DOOR NUMBER/DOOR TYPE	HARDWARE TYPE
EXISTING: E	SUITE ENTRY/EGRESS: A	
RELOCATED: R	PASSAGE: B	
NEW: N	OFFICE LOCKSET: C	
	STOREROOM LOCKSET: D	
	PRIVACY LOCKSET: E	
	WIREPULL: F	
	DUMMY LEVERS: G	
	SPECIAL (SEE NOTE): H	

ELEVATION	DESCRIPTION
A	STANDARD ENTRY/EGRESS STOREFRONT DOOR
SEE SHEET "A-2"	3'-0" X 7'-0" X 1 3/4" BLACK ANODIZED ALUMINUM AND TEMPERED GLASS
B	HOLLOW METAL EGRESS DOOR (60 MIN RATED)
SEE SHEET "A-2"	3'-0" X 7'-0" X 1 3/4" HOLLOW METAL

DOOR NOTES

- DOORS #2 AND #3, CONTRACTOR IS TO PROVIDE 3'-0" X 7'-0" 60 MINUTE RATED HOLLOW METAL DOOR IN A HOLLOW METAL FRAME WITH SCHLAGE LOCKSET #ND53PD ATH AND LCN #1071 CLOSER.
- PRICE AS ALTERNATE:** DOOR #1 IS A NEW ALUMINUM AND GLASS STORE FRONT DOORS TO MATCH EXISTING. DOOR IS TO RECEIVE OFFSET PULL AND PUSH BAR SET AND PADDLE RELEASE HARDWARE TO ALLOW EXITING FROM BUILDING'S INTERIOR THROUGHOUT THE DAY AND EMERGENCY SITUATIONS.
- CONTRACTOR IS TO PROVIDE DOORS #1, #2 AND #3 WITH PROPER WORKING CLOSER HARDWARE. HARDWARE IS TO MEET ACCESSIBILITY NOTES #11 AND #12, ON SHEET "N-1" UPON COMPLETING PROJECT.
- CONTRACTOR IS TO VERIFY THAT ALL HARDWARE CONFORMS TO ALL LOCAL, STATE, FEDERAL, MUNICIPALITY CODES, AND THE ILLINOIS ACCESSIBILITY CODES, WHICHEVER IS MOST STRINGENT.

CONSTRUCTION NOTES

- CONTRACTOR IS TO PROVIDE FIRE EXTINGUISHERS IN SUITE DURING CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE TACTILE EXIT SIGNS AT EGRESS DOORS.
- EXTEND PLUMBING WASTE/SUPPLY LINES IN BASEMENT CEILING AND STUB BELOW FLOOR SLAB AS NEEDED TO EASE FUTURE TENANT'S TIE-IN.
- EXTEND ELECTRICAL SERVICE FROM BUILDING ELECTRICAL ROOM INTO SUITE #185 AND STUB AS NEEDED TO EASE FUTURE TENANT'S ELECTRICAL SERVICE TIE-IN. NO PANEL OR METER INSTALLED UNDER THIS CONTRACT.
- WITHIN NEW SHARED CORRIDOR, CONTRACTOR IS TO PROVIDE 3/4" FIRE TREATED PLYWOOD FROM FLOOR TO 48" ABOVE FINISHED FLOOR ON ALL NEW DRYWALL PARTITIONS TO PROTECT DRYWALL PARTITION SURFACES.

ROOM SCHEDULE

NUMBER	ROOM NAME
101	VANILLA BOX SUITE #185
102	SHARED CORRIDOR
103	REMAINING SUITE #190

DEMOLITION LEGEND

- BUILDING CORE OR EXISTING PARTITION TO REMAIN
- EXISTING INTERIOR PARTITION TO BE DEMOLISHED
- EXISTING ITEM TO BE REMOVED
- REMOVED EXIT SIGN
- REMOVED HORN/STROBE
- REMOVED

WALL LEGEND

- BUILDING CORE OR EXISTING PARTITION TO REMAIN
- NEW 1 HOUR FIRE RATED DEMISING PARTITION, FLOOR TO UNDERSIDE OF DECK ABOVE
- GLASS PARTITION

CONSTRUCTION LEGEND

- ELEVATION LETTER DIRECTION SHEET/DRAWING NO.
- SECTION NO. DIRECTION SHEET/DRAWING NO.
- FIRE EXTINGUISHER
- DOOR TAG — SEE SEE DOOR TYPES, THIS SHEET

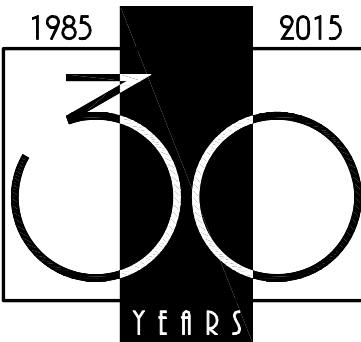
DEMOLITION NOTES

- ON EXISTING WALLS TO REMAIN ALL EXISTING VINYL BASE IS TO BE REMOVED AND WALLS REPAIRED TO CREATE A SMOOTH SURFACE READY TO RECEIVE NEW BASE AND PAINT.
- BASE BID:** EXISTING TEMPORARY STUD AND PLYWOOD ENCLOSURE WITH PLYWOOD DOOR ARE TO REMAIN. EXISTING EXIT SIGN AND HORN/STROBE BY DOOR IS TO REMAIN.
- PRICE AS ALTERNATE:** CONTRACTOR IS TO REMOVE TEMPORARY STUD AND PLYWOOD ENCLOSURE TO ALLOW FOR NEW STOREFRONT SYSTEM TO BE INSTALLED. COORDINATE WITH STOREFRONT CONTRACTOR. CONTRACTOR IS TO REMOVE EXIT SIGN AND HORN/STROBE BY TEMPORARY DOOR AND STORE ON SITE FOR LATER RELOCATION DURING CONSTRUCTION.
- CONTRACTOR IS **NOT** TO DISABLE ANY EXISTING FIRE SPRINKLER SYSTEM.
- CONTRACTOR IS **NOT** TO DISABLE ANY EXISTING LIFE SAFETY DEVICE WITHOUT PRIOR NOTIFICATION TO THE VILLAGE/CITY. THIS INCLUDES FIRE HORNS AND STROBES, BATTERY PACKS, AND 24 HOUR LIGHT FIXTURES.
- PRICE AS ALTERNATE:** IF NEW STOREFRONT SYSTEM IS TO BE INSTALLED FOR SUITE #185, CONTRACTOR IS TO REMOVE EXISING EXIT SIGN AND HORN/STROBE DEVICE AND SAVE FOR REUSE. SEE SHEET "AE-1" FOR NEW LOCATION.

CONSTRUCTION NOTES

- CONTRACTOR IS TO DRYWALL, TAPE AND SAND, BOTH SIDES OF THE NEW DEMISING AND CORRIDOR PARTITIONS.
- PRICE AS ALTERNATE:** IF NEW STOREFRONT SYSTEM IS INSTALLED IN SUITE #185, CONTRACTOR IS TO CONSTRUCT AN OPENING AND RELOCATE PLYWOOD DOOR AND HARDWARE FROM SUITE #185 TO THIS LOCAION TO PROVIDE ACCESS TO SUITE #190. NEW STOREFRONT SYSTEM FOR SUITE #190 WILL BE INSTALLED UNDER A SEPARATE PERMIT.
- CONTRACTOR IS TO HOLD FINISHED COLUMNS AS TIGHT TO STRUCTURAL COLUMNS AS POSSIBLE.
- CONTRACTOR IS TO PROVIDE FIRE EXTINGUISHERS. IDG'S LOCATIONS ARE FOR REFERENCE ONLY. FINAL FIRE EXTINGUISHER QUANTITY AND LOCATIONS ARE SUBJECT TO APPROVAL OF THE FIRE PREVENTION AGENCY HAVING JURISDICTION.

IDG



THE INTERIOR DESIGN GROUP LTD.

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PROJECT DESIGN TEAM

ARCHITECT: LARRY DOHRER
DESIGNER: RYAN DEBARI
REVIEWER: TERISIA WERNETT
DRAWN BY: RICH HEMMIG
REVISED BY:

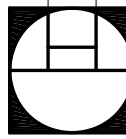
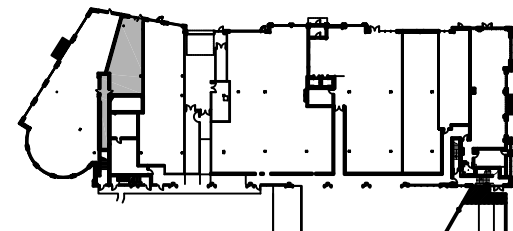


MANAGEMENT:

TRADEMARK

701 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527

KEYPLAN:



TENANT:

VANILLA BOX #185

BURR RIDGE VILLAGE CENTER
450 VILLAGE CENTER DRIVE
SUITE #185
BURR RIDGE, ILLINOIS 60527

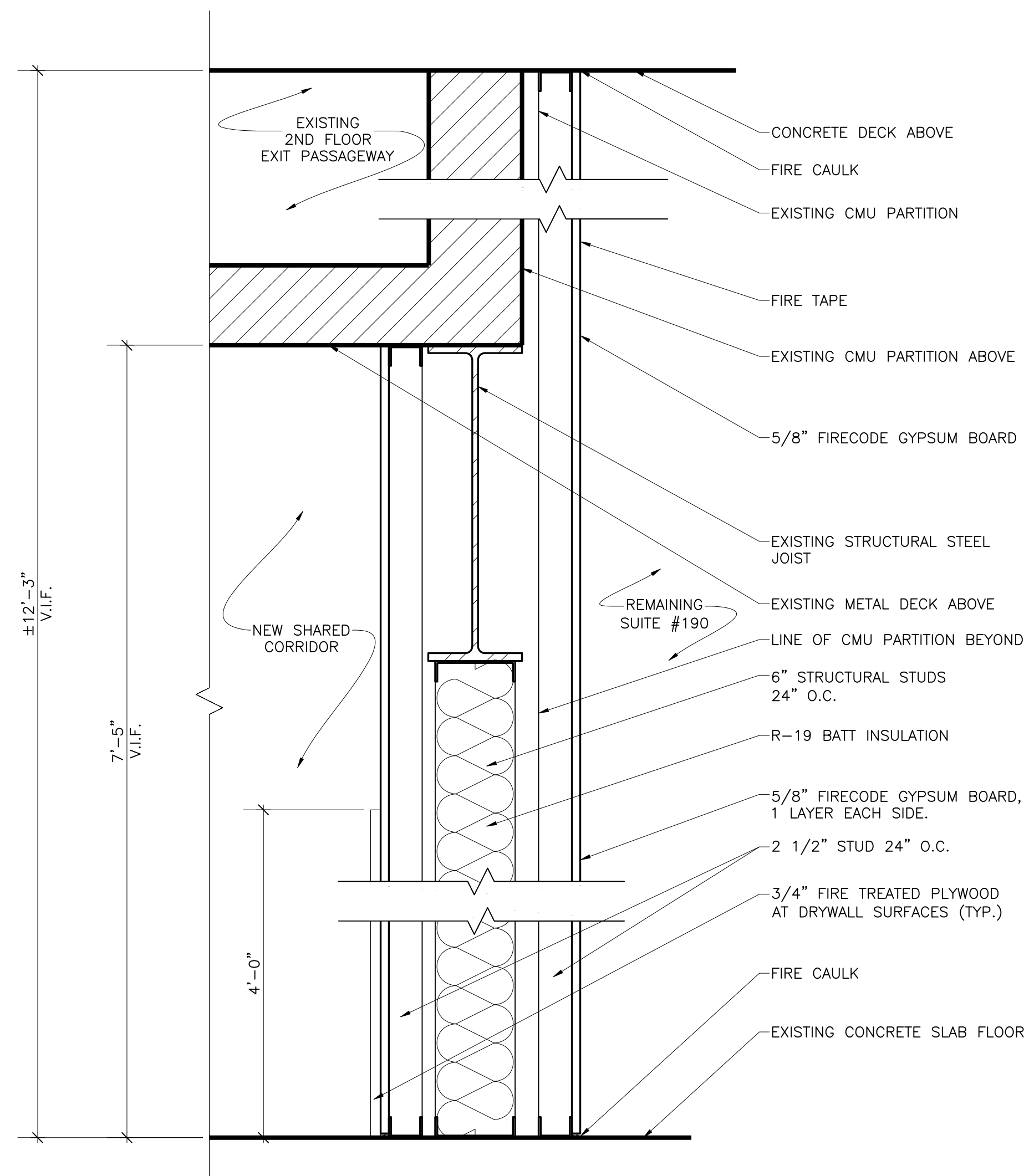
PROJ. NO. 20211-15 G.L.A. 1,090

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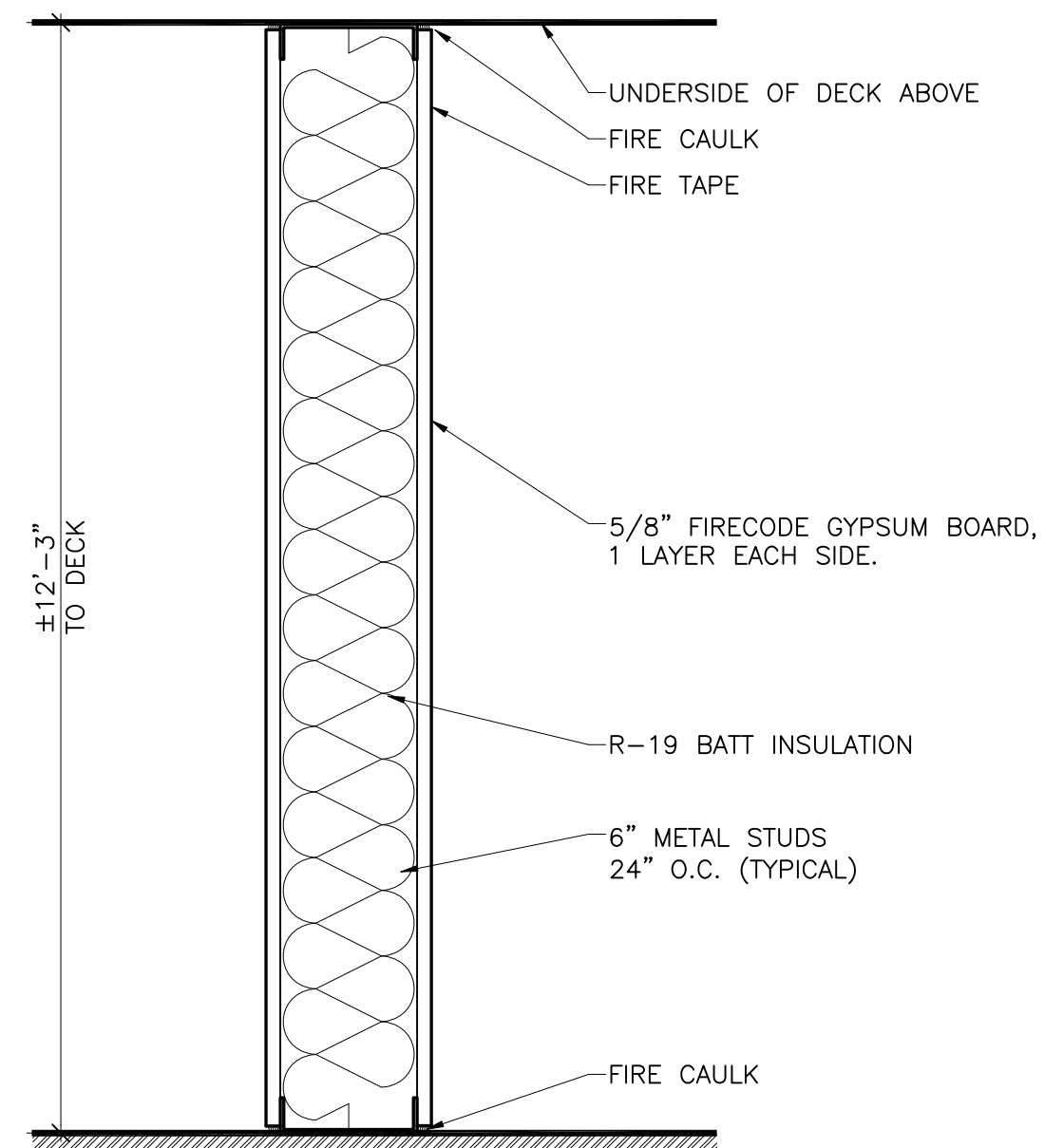
FOR PERMIT: 07/13/15
PER BLDG REVIEW: 07/09/15
FOR APPROVAL: 07/09/15
DRAWN: 07/09/15

SHEET TITLE:
DEMOLITION,
CONSTRUCTION PLAN

SHEET NO.:
A-1

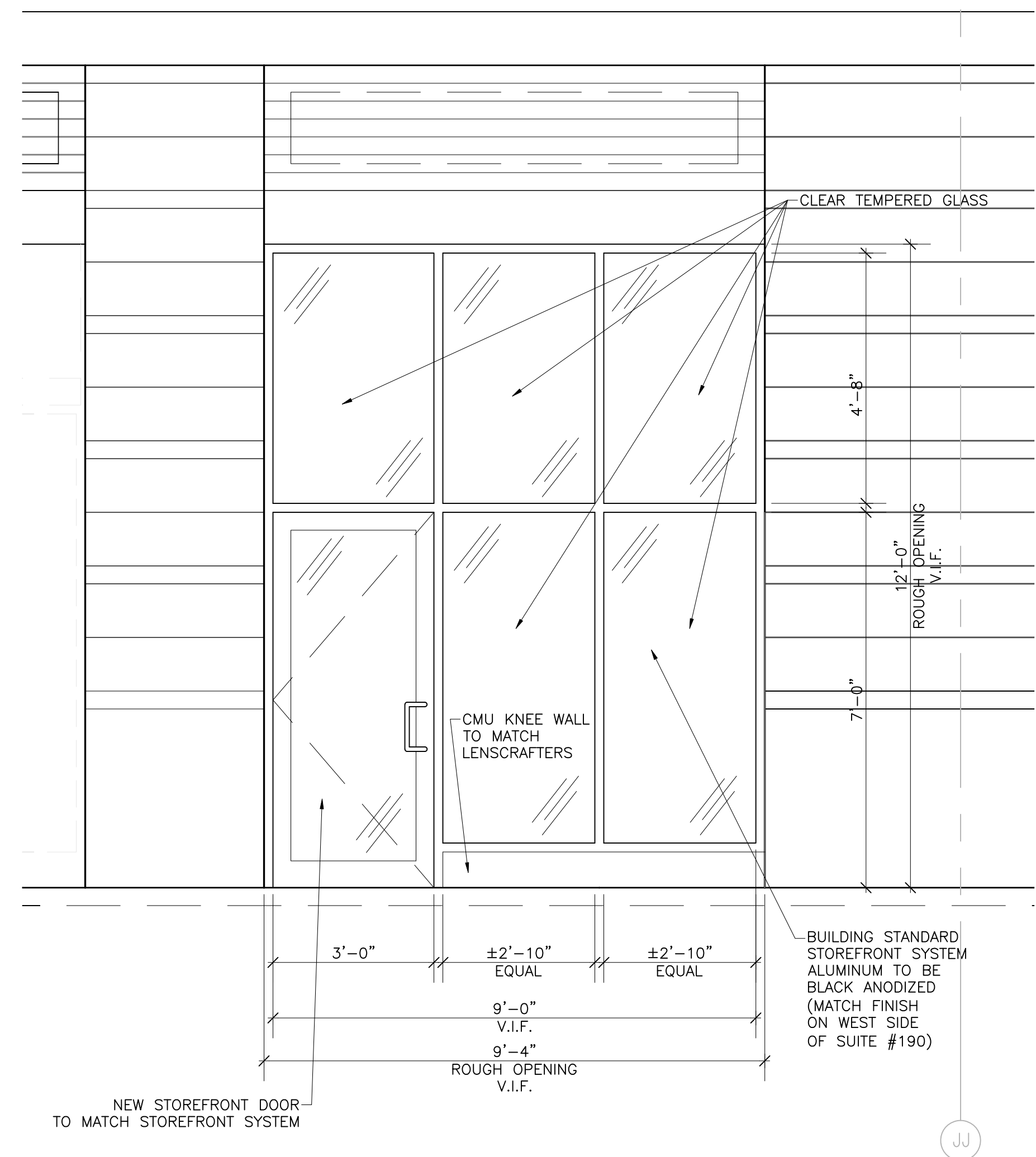


1 SECTION: 1 HOUR RATED CORRIDOR PARTITION
SCALE: 1 1/2" = 1'-0"



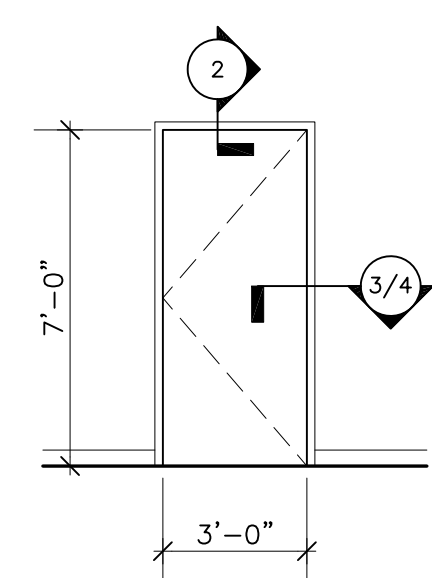
1.1 SECTION - 1 HOUR DEMISING PARTITION
UL# U465 SCALE: 1 1/2"=1'-0"

NEW 1 HOUR FIRE RATED
DEMISING PARTITION,
FLOOR TO UNDERSIDE OF
DECK ABOVE

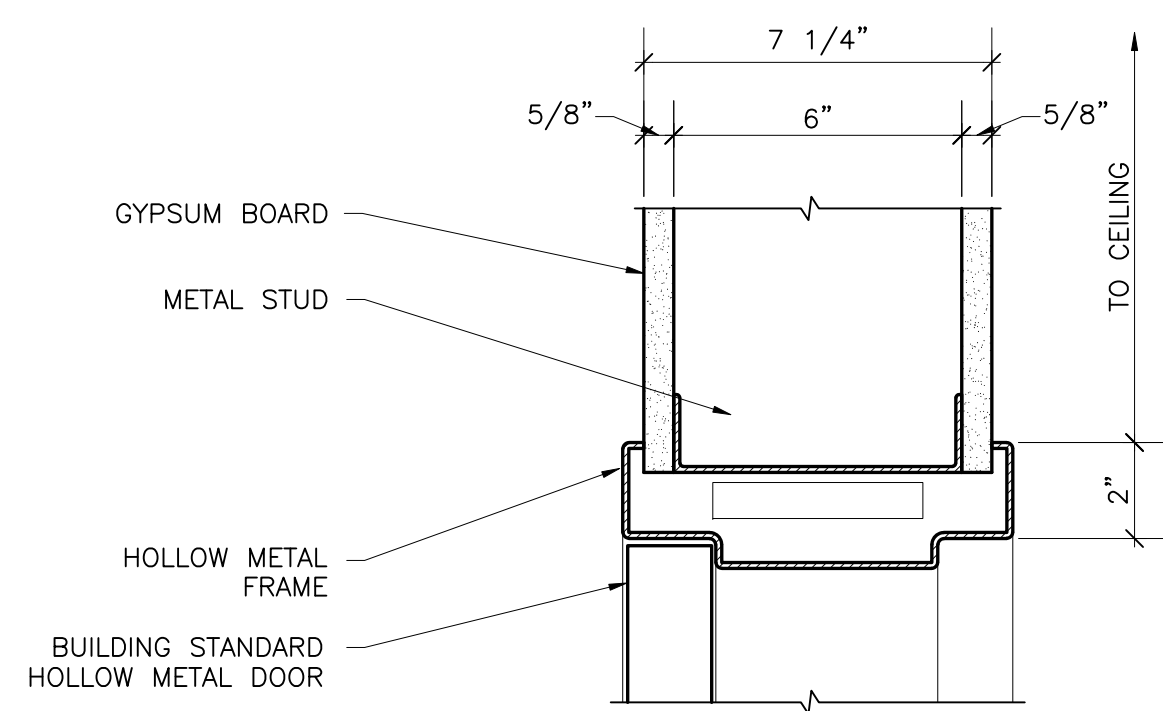


A ELEVATION: STOREFRONT DOOR AND WINDOWS
PRICE AS AN ALTERNATE SCALE: 1/2" = 1'-0"

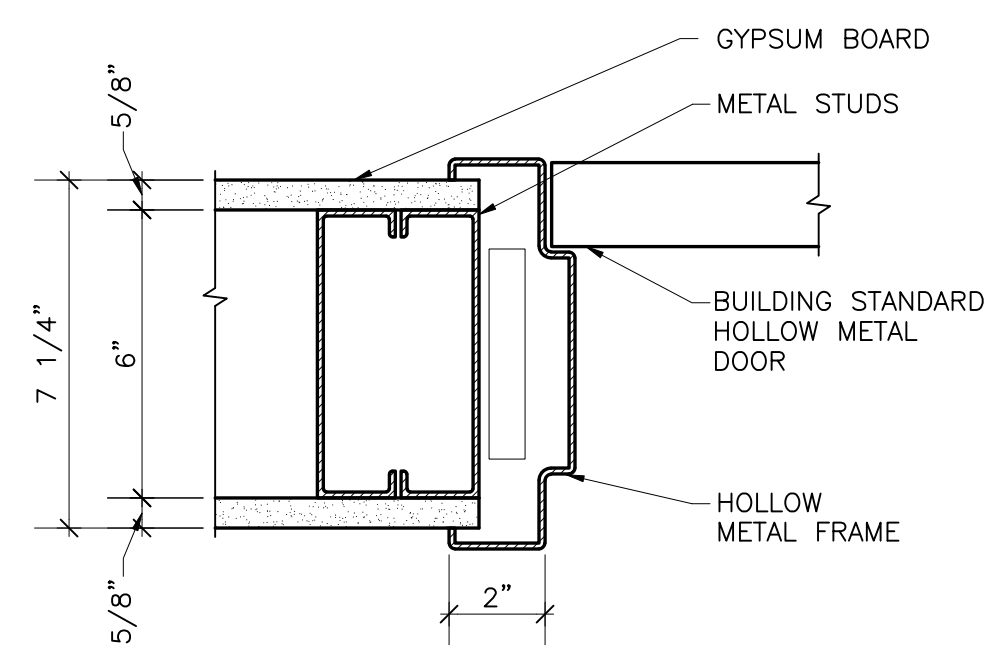
NOTE:
GENERAL CONTRACTOR IS TO PRICE NEW
STOREFRONT GLASS, DOOR AND HARDWARE AS AN
ALTERNATE.



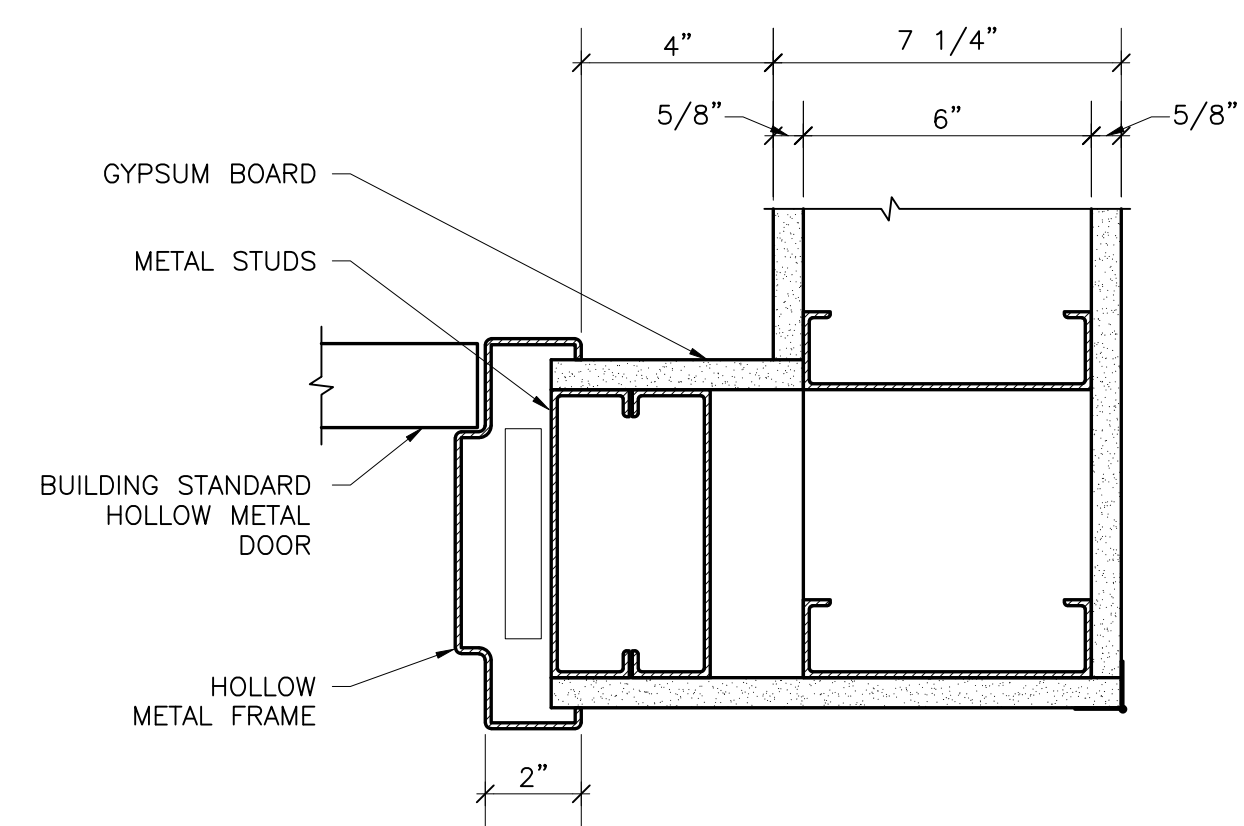
B HOLLOW METAL EGRESS DOOR
SCALE: 1/4" = 1'-0"



2 HEAD DETAIL
SCALE: 3"=1'-0"

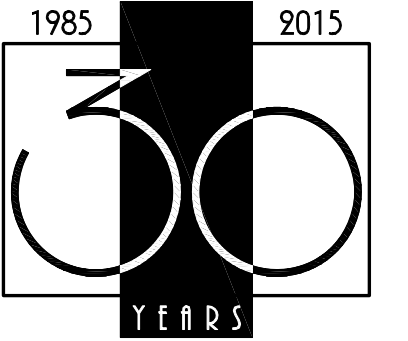


3 JAMB DETAIL
SCALE: 3"=1'-0"



4 JAMB DETAIL
SCALE: 3"=1'-0"

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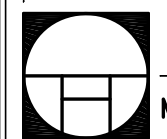
ARCHITECT: LARRY DOHRER

DESIGNER: RYAN DEBARI

REVIEWER: TERISIA WERNETT

DRAWN BY: RICH HEMMIG

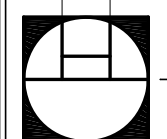
REVISED BY:



MANAGEMENT:

TRADEMARK

701 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527



TENANT:

VANILLA BOX #185

BURR RIDGE VILLAGE CENTER
450 VILLAGE CENTER DRIVE
SUITE #185
BURR RIDGE, ILLINOIS 60527

PROJ. NO. 20211-15 G.L.A. 1,090

SUBMITTED: DATE:

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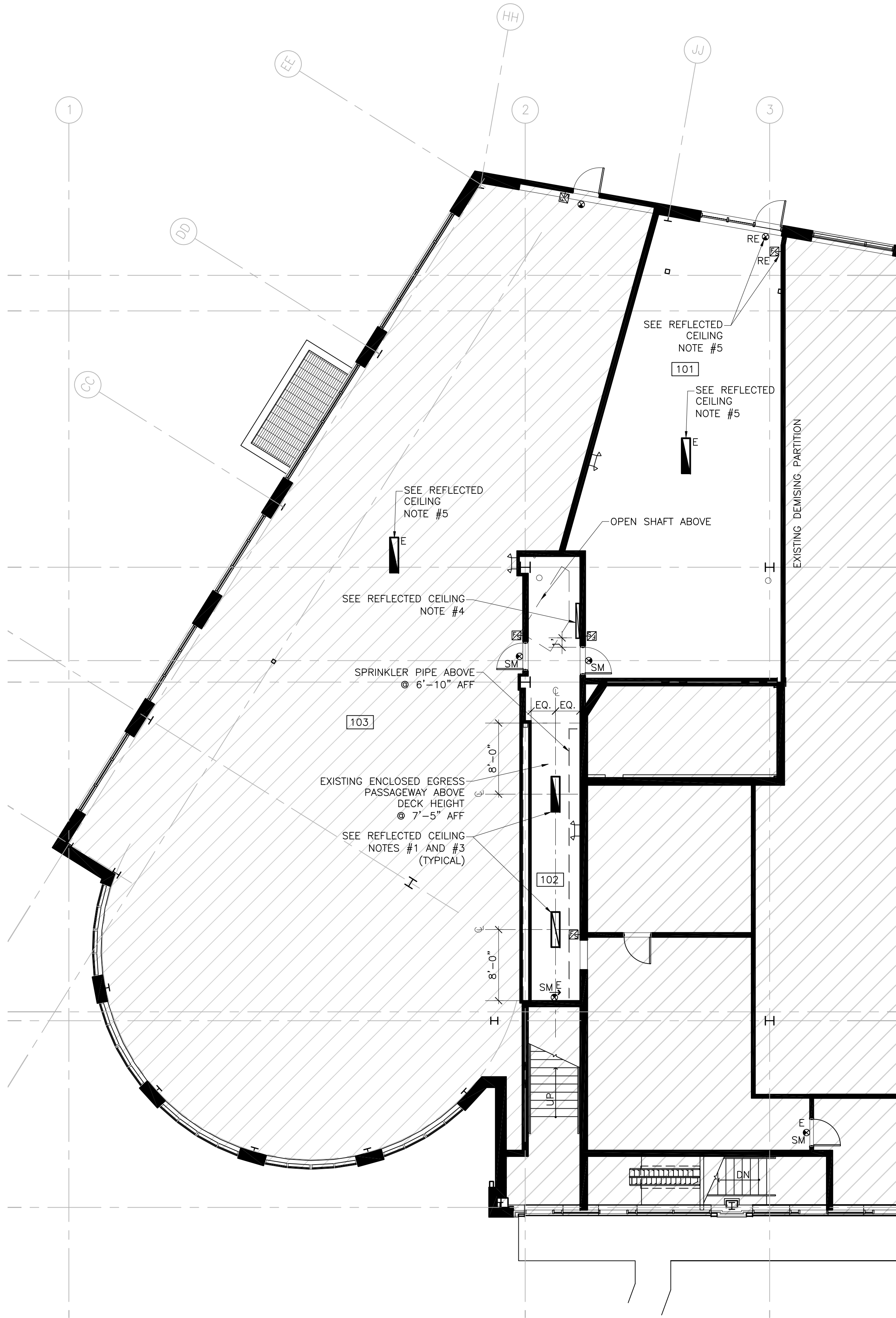
FOR APPROVAL: 07/09/15

DRAWN: 07/09/15

SHEET TITLE:
CONSTRUCTION ELEVATION,
SECTIONS AND DETAILS

SHEET NO.:

A-2



FIRST FLOOR — REFLECTED CEILING PLAN

SCALE: 1/8"=1'-0"



NOTE:
ALL LIGHT FIXTURES AND SWITCHES ARE NEW,
UNLESS OTHERWISE NOTED.

NOTE:
ALL AREAS ILLUSTRATED WITH A
HATCH ARE NOT INCLUDED
IN THIS CONTRACT.

FIRE AND LIFE/SAFETY
NOTES

1. ALARM CONTRACTOR IS TO PROVIDE DRAWINGS WITH SPECIFICATIONS FOR REVIEW AND APPROVAL BY THE GOVERNING MUNICIPALITY.
2. VISUAL ALARMS: STROBES ARE TO BE INSTALLED TO MEET THE ILLINOIS ACCESSIBILITY CODE.
3. AUDIBLE ALARMS: AUDIBLE ALARMS ARE TO MEET IBC, IFC, LIFE SAFETY CODES, WHICHEVER IS MOST STRINGENT.
4. AFTER OCCUPANCY, THE ALARM CONTRACTOR IS TO TEST AND CERTIFY IN WRITING THAT EACH ROOM OR SPACE MEETS THE MINIMUM AND MAXIMUM DECIBELS REQUIRED BY CODE. IF UPON TESTING, THE AUDIBLE ALARMS DO NOT REACH THE MINIMUM OR MAXIMUM REQUIRED DECIBELS, DEVICES SHALL BE ADDED OR DELETED AS REQUIRED.
5. A FINAL REPORT FROM THE ALARM CONTRACTOR SHALL BE PROVIDED TO THE BUILDING MANAGEMENT UPON COMPLETION.
6. LIFE SAFETY HORN AND STROBES ARE TO BE INSTALLED AS BUILDING CODE. ALL TO BE TESTED BY THE SECURITY COMPANY AND BUILDING ENGINEER/SECURITY AFTER BEING INSTALLED.
8. THE INTERIOR DESIGN GROUP, LTD.'S. HORN AND STROBE LAYOUT IS FOR REFERENCE ONLY. CONTRACTOR IS TO VERIFY EXACT QUANTITIES AND LOCATIONS WITH THE FIRE ALARM CONTRACTOR.
9. CONTRACTOR IS RESPONSIBLE FOR THE SYNCHRONIZATION OF ALL EXISTING AND NEW STROBE LIGHT SEQUENCING THROUGHOUT THE SPACE.
10. ENTIRE LIFE/SAFETY SYSTEM TO BE FURNISHED **BY GENERAL CONTRACTOR**. SYSTEM TO BE INSTALLED AND HARDWIRED TO BUILDING SYSTEM BY THE APPROVED BUILDING LIFE/SAFETY VENDOR.
11. UPON COMPLETION OF SPRINKLER WORK, CONTRACTOR IS TO PROVIDE BUILDING MANAGEMENT WITH SPRINKLER AS BUILT DOCUMENTS.
12. CONTRACTOR IS **NOT** TO DISABLE ANY EXISTING LIFE SAFETY DEVICE WITHOUT PRIOR NOTIFICATION TO THE VILLAGE. THIS INCLUDES FIRE HORNS AND STROBES, BATTERY PACKS, AND 24 LIGHT FIXTURES.
13. CONTRACTOR IS **NOT** TO DISABLE ANY EXISTING FIRE SPRINKLER SYSTEM.

ROOM SCHEDULE

NUMBER	ROOM NAME
101	VANILLA BOX SUITE #185
102	SHARED CORRIDOR
103	REMAINING SUITE #190

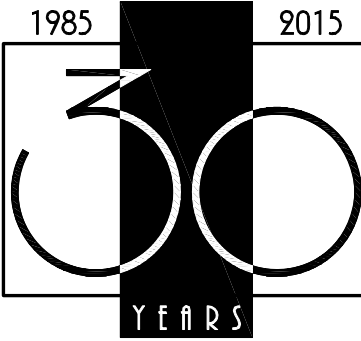
LIGHTING LEGEND

- DECK MOUNTED FLOURESCENT STRIP LIGHT
- DECK MOUNTED FLOURESCENT STRIP LIGHT ON 24 HOUR NON-SWITCHED CIRCUIT
- EXIT SIGN/SINGLE FACED W/ BATTERY PACK MINIMUM 2 HOUR BATTERY ILLUMINATION LIFE
- EXIT SIGN/SINGLE FACED W/ DIRECTION ARROW AND BATTERY PACK MINIMUM 2 HOUR BATTERY ILLUMINATION LIFE
- EMERGENCY BATTERY PACK W/ 2 HEADS MINIMUM 2 HOUR BATTERY ILLUMINATION LIFE
- FIRE HORN/STROBE WIRED TO BUILDING LIFE/SAFETY SYSTEM MOUNT AT +80" ABOVE FINISHED FLOOR
- E EXISTING TO REMAIN
- RE RELOCATED
- SM SURFACE MOUNTED
- EXISTING/RELOCATED/NEW (UPPER CASE LETTERS)
- LIGHT TYPE (NUMBER, IF APPLIES)
- SWITCH/FIXTURE CIRCUITRY (LOWER CASE LETTERS)

REFLECTED CEILING
NOTES

1. CONTRACTOR IS TO CIRCUIT NEW CORRIDOR LIGHT FIXTURE(S) TO THE SAME BUILDING COMMON AREA PANEL AS THE EXISTING CORRIDOR LIGHTING.
2. CONTRACTOR IS TO REPAIR ANY SPRAY ON FIREPROOFING REMOVED OR DISTURBED DURING CONSTRUCTION.
3. PROVIDE TWO (2) LAMP "T-8" FLUORESCENT STRIP FIXTURES WITH ONE (1) ELECTRONIC BALLAST AS ILLUSTRATED ON PLAN. FIXTURES TO SURFACE MOUNTED SECURELY TO DECK ABOVE. (SEE CUT SHEET ON SHEET "AE-2")
4. CONTRACTOR IS TO SURFACE MOUNT FLUORESCENT STRIP FIXTURE TO WALL AT 8'-0" ABOVE FINISHED FLOOR.
5. EXISTING TEMPORARY LIGHTING IN SUITES #185 AND #190 ARE TO REMAIN.
6. **PRICE AS ALTERNATE:** IF NEW STOREFRONT SYSTEM IS INSTALLED, RELOCATE EXISTING EXIT SIGN AND HORN/STROBE DEVICE TO NEW LOCATION AS SHOWN ON PLAN.

IDG



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REVISED BY:

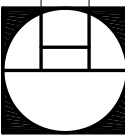
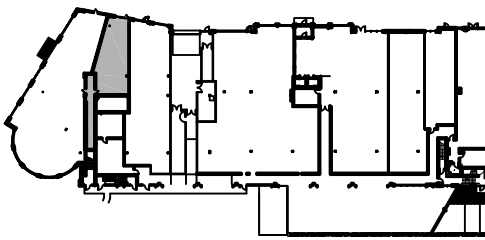


MANAGEMENT:

TRADEMARK

701 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527

KEYPLAN:



TENANT:

VANILLA BOX #185

BURR RIDGE VILLAGE CENTER
450 VILLAGE CENTER DRIVE
SUITE #185
BURR RIDGE, ILLINOIS 60527

PROJ. NO. 20211-15 G.L.A. 1,090

SUBMITTED: DATE:

FOR PERMIT: 07/13/15
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DRAWN: 07/09/15

SHEET TITLE:

REFLECTED CEILING PLAN

SHEET NO.:

AE-1



FEATURES & SPECIFICATIONS

INTENDED USE — For applications that require the clean appearance of a low-profile, brightness-controlled wraparound. Provides broad distribution of light for offices, schools and corridors. Certain airborne contaminants can diminish integrity of acrylic. Click here for Acrylic Environmental Compatibility table for suitable uses.

Attributes: Linear side prisms control brightness, pyramid bottom prisms minimize lamp image. Diffuse hangers open from either side for easy maintenance. Full depth, white enamel end plates.

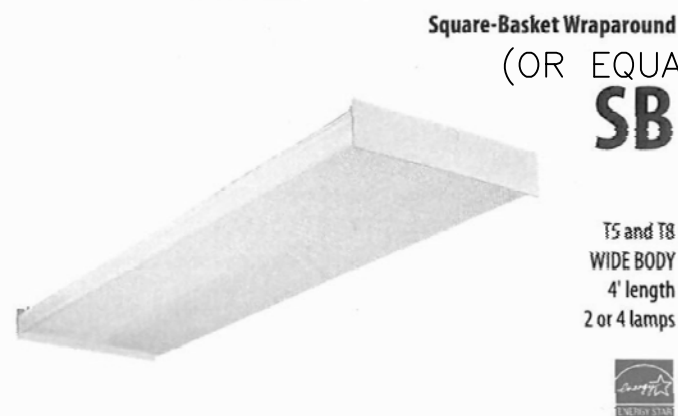
CONSTRUCTION — Die formed from end gauge cold rolled steel. Channel cover snap interface without use of tools. Full end cap factory installed to reduce job site labor. Diffuser is extruded clear acrylic. Finish: Five-stage iron-phosphate pretreatment ensures superior paint adhesion and rust resistance. Finished with high-gloss, baked white enamel.

ELECTRICAL — Thermally protected, reversing, Class 2, HPS, UL listed, CSA Certified ballast is standard. Energy saving and electronic ballasts are sound rated A.

INSTALLATION — For surface or stem mounting. Individual or row installation.

WARRANTY — 1 year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.



Specifications

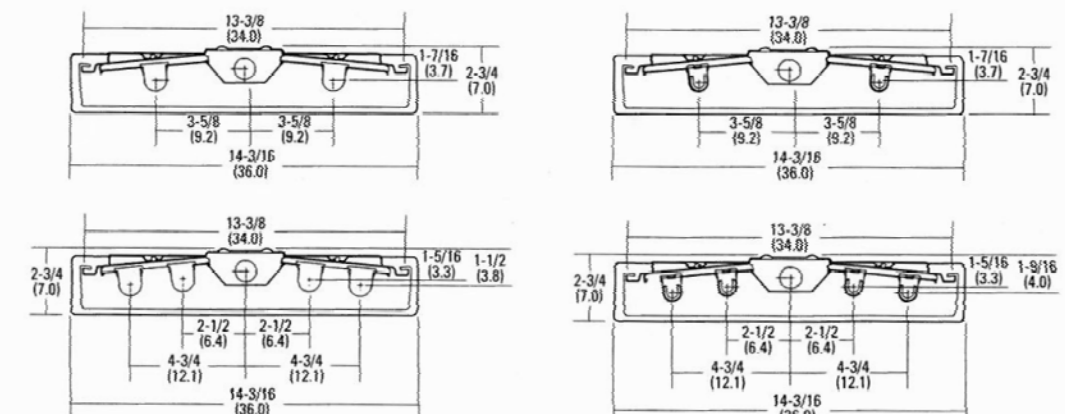
T8 Length: 48 (121.9)

T5 Length: 46-1/2 (118.1)

Width: 14-3/16 (36.0)

Height: 2-3/4 (70)

All dimensions are inches (centimeters) unless otherwise indicated.



ORDERING INFORMATION

For shortest lead times, configure product using standard options (shown in bold).

Series	Number of lamps	Lamp type	Voltage	Options
SB	4 lamps, 14-3/16" wide	32	32W T8 (48")	120
258	2 lamps, 14-3/16" wide	4	285T 28W T5 (46-1/2")	277
			54T5HO 54W T5HO (46-1/2")	347
			120V	Options available:
			GLR	Emergency battery pack (nominal 1200 lumens, see Life Safety Section)
			GMF	Internal fast-blow fuse*
			RL	Internal slow-blow fuse*
			CSA	120V residential electronic ballast*
			NCM	UL listed and labeled to comply with Canadian Standards
			SSR	NCM certified specular silver interior finish (95% reflective)

Accessories: Order as separate catalog number.
SQ Swivel-stem hanger (specify in 2" increments).
TB Ceiling spacer (adjusts from 1-1/2" to 2-1/2" from ceiling).

Notes

1. T5HO only available in two-lamp configuration.
2. Electronic ballast 120 through 277V only.
3. Must specify voltage, 120V or 277V.
4. Must specify voltage, 120V.

FLUORESCENT

SB-W

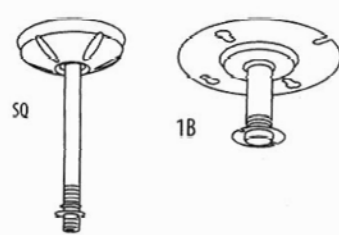
SB Square Basket Wraparound, Wide Body

MOUNTING DATA

For unit or row installation. Surface or stem mounting.

UNIT INSTALLATION — Minimum of two hangers required.

ROW INSTALLATION — One hanger per fixture plus one per row required.



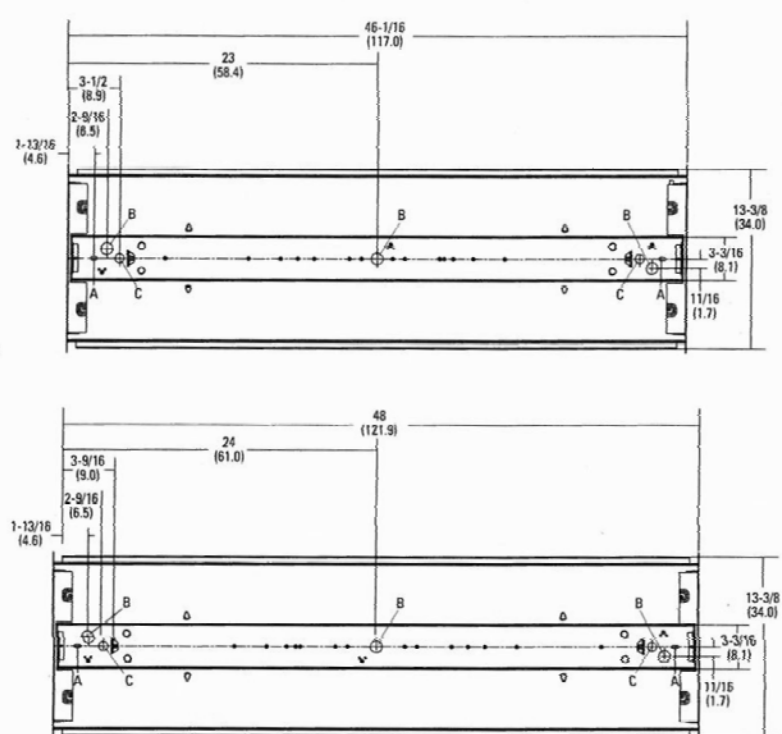
A = 1/4 x 1/2 (.635 x 1.27) Oval Hole

B = 7/8 (2.22) Dia. K.O.

C = 11/16 (1.74) Dia. K.O.

DIMENSIONS

All dimensions are inches (centimeters) unless otherwise indicated. Specifications subject to change without notice.



PHOTOMETRICS

Calculated using the zonal cavity method in accordance with IESNA LM79 procedure. Floor reflectances are 20%. Lamp configurations shown are typical. All data based on 25°C. Full photometric data on these and other configurations available upon request.

SB 4 32
Report LTL 5659 — Lumens per lamp = 2900

S/MM (along) 1.2 (across) 1.3

Coefficient of Utilization

Ceiling	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
0	83	83	83	81	81	81	79	76	76	65	55
1	77	73	71	74	71	69	67	65	63	55	48
2	70	65	61	68	63	59	60	56	54	48	41
3	65	58	53	63	56	52	54	49	46	41	36
4	60	52	46	58	51	45	48	44	40	36	31
5	55	46	40	53	45	40	43	39	34	31	27
6	51	42	36	49	41	35	38	34	30	27	24
7	47	38	32	45	37	31	34	30	27	24	21
8	43	34	28	42	33	28	32	27	23	21	18
9	40	30	25	38	30	24	28	24	20	18	16
10	37	28	22	36	27	22	26	21	18	16	14

Zonal Lumens Summary

Zone	Lumens	% Lamp	% Fixture
0-30	2289	18.7	27.7
0-40	3753	30.4	45.4
0-60	6182	50.3	74.7
0-80	7541	60.0	91.1
90-100	723	5.3	8.9
0-100	8279	71.3	100.0



An Acuity Brands Company

FLUORESCENT: One Lithonia Way, Geryers, GA 30012 Phone: 800-858-7703 Fax: 770-929-8788 www.lithonia.com © 1986-2013 Acuity Brands Lighting, Inc. All rights reserved. Rev. 02/06/13



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2012 IECC

Section 1: Project Information

Project Type: **Alteration**

Project Title: **BRVC SPEC SUITE #185**

Construction Site:

Owner/Agent:

Designer/Contractor:

Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B x C)
NEW COMMON CORRIDOR (Common Space Types: Corridor / Transition)	286	0.7	200
Total Allowed Watts =			200

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C x D)
NEW COMMON CORRIDOR (Common Space Types: Corridor / Transition, 286 sq ft.)				
Linear Fluorescent, 48" T8 32W, Electronic:	2	3	61	183
Total Proposed Watts =			183	

Interior Lighting PASSES

Section 4: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2012 IECC requirements in COMcheck-Web and to comply with the mandatory requirements in the Requirements Checklist.

LARRY DOHRER - ARCHITECT

Name - Title

Signature

Date

Section 5: Post Construction Compliance Statement

Record Drawings and Operating and Maintenance Manuals:

☐ 1. Construction documents with record drawings and operating and maintenance manuals provided to the owner.

Lighting Designer or Contractor Name

Signature

Date

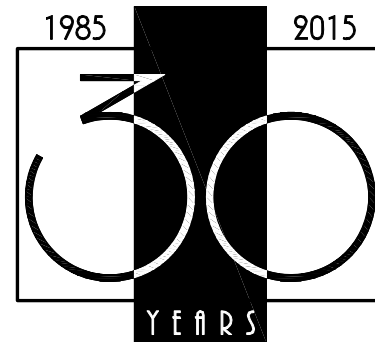
Project Title: BRVC SPEC SUITE #185

Data filename:

Report date: 07/09/15

Page 1 of 1

IDG



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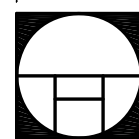
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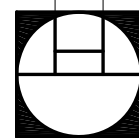
REVISED BY:



MANAGEMENT:

TRADEMARK TM

701 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527



TENANT:

VANILLA BOX #185

BURR RIDGE VILLAGE CENTER
450 VILLAGE CENTER DRIVE
SUITE #185
BURR RIDGE, ILLINOIS 60527

PROJ. NO. 20211-15 G.L.A. 1,090

SUBMITTED:

DATE:

FOR PERMIT: 07/13/15
PER BLDG REVIEW: 07/09/15
FOR APPROVAL: 07/09/15
DRAWN: 07/09/15

SHEET TITLE:
LIGHTING CUT SHEET
AND COMCHECK

SHEET NO.:

AE-2

RESOLUTION NO. R-____-20

**RESOLUTION ACCEPTING CERTAIN SUBDIVISION IMPROVEMENTS AND
EXTENDING THE DEADLINE FOR COMPLETION OF OTHER IMPROVEMENTS FOR
THE HIGHLAND FIELDS SUBDIVISION PHASE 3B (8800 JOHNSTON ROAD)**

WHEREAS, the Village Engineer has filed with the Village Clerk a certification of the proper completion of the required subdivision improvements to be constructed for the Highland Fields Subdivision Phase 3B as required in connection with the previous approval by the Board of Trustees of the final plat of subdivision as per Resolution R-05-18; and

WHEREAS, it is in the best interest of the Village of Burr Ridge and the subdivision developer to delay completion of a public sidewalk, certain landscaping, and final payment of impact fees pending further construction of homes on the lots within the subdivision; and

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

Section 1: As per the memorandum attached hereto as **Exhibit A**, certain improvements within the Highland Fields Subdivision Phase 3B are hereby accepted by the Village of Burr Ridge subject to a subdivision maintenance period extending to March 9, 2022. During the length of the maintenance period, the developer shall remain responsible for maintenance of all accepted subdivision improvements.

Section 2: As per **Exhibit A**, the deadline for completion of specified improvements is hereby extended to March 9, 2022.

Section 3: During the maintenance period and for the duration of the extended subdivision improvement deadline, the developer shall maintain a Letter of Credit with the Village. The letter of credit shall be in an amount equal to 10% of the original Engineer's Approved Estimate of Cost for the subdivision

improvements, plus 125% of the original Engineer's Approved Estimate of Cost for those subdivision improvements subject to the extended deadline.

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

ADOPTED this 9th day of March 2020, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 9th day of March 2020, by the Mayor of the Village of Burr Ridge.

Mayor

ATTEST:

Village Clerk

M E M O

To: Doug Pollock, AICP, Village Administrator
From: David Preissig, P.E., Director of Public Works & Village Engineer
Date: February 17, 2020
Subject: Highland Fields Phase 3B: Inspection Prior to Maintenance Period

Thank you for coordinating the schedule to review these Subdivision Improvements for acceptance into the Maintenance Period. The developer submitted electronically the as-built drawings with a date of December 4, 2019. The Engineering and Water & Wastewater Divisions have reviewed these drawings and conducted field inspections during the week of February 3, 2020.

At this time, the Engineering Division recommends **Acceptance** of Subdivision Improvements with the understanding that it is in the best interest of the Village to direct the Owner to **delay for a period of not more than two (2) years** from this acceptance by the Village of all other required subdivision improvements, the completion of the following items:

- i. Sidewalk on Johnston Road
- ii. Final landscaping and establishment of plants identified in the Naturalized Planting Plan for the detention area (Lots 80 and 81)
- iii. Planting and establishment of 56 parkway trees as indicated on the Street Tree Planting Plan
- iv. Payment of all outstanding fees, currently in the amount of \$147,501.80.

It shall be noted in accordance with Burr Ridge Subdivision Ordinance, Section V.F.3, that a “Separate Two-Year Maintenance Period” will be required upon completion of the final landscaping and sidewalks.

Field Inspection

Only minor remnants of construction remain on-site, which the Owner shall address concurrently with the remaining work described above:

1. Dead trees have fallen over in Lots 78 and 79, and must be removed.
2. A small truckload of topsoil in Lot 83 must be re-spread and seeded.
3. Silt fence bordering Lot 84 must be removed.
4. Large boulders protruding from the turf grass in Lot 84 must be removed.
5. Temporary riser pipe and filter fabric in the detention pond must remain until establishment of plantings identified in the Naturalized Planting Plan.

Letter of Credit

The Letter of Credit may be reduced. As seen on the attached table, the estimate for 125% Value of Work Remaining is \$80,730.00, which will be added to the Total Outstanding Fees Remaining in the amount of \$147,501.80, for a total **Letter of Credit not less than \$ 228,231.80.**



RESOLUTION NO. R-____-20

RESOLUTION GRANTING A 3rd EXTENSION FOR COMPLETION OF SUBDIVISION
IMPROVEMENTS FOR MEADOWBROOK PLACE SUBDIVISION

WHEREAS, the Board of Trustees, on September 24, 2007, adopted Resolution R-24-07 approving the final plat of subdivision for the Meadowbrook Place Subdivision; and

WHEREAS, the Board of Trustees, on February 27, 2017 granted a second extension of the deadline for completing the subdivision improvements; and

WHEREAS, the required subdivision improvements have been substantially completed but additional improvements remain;

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

Section 1: That the deadline for completion of the subdivision improvement for Meadowbrook Place is hereby extended to November 12, 2020.

Section 3: That the letter of credit may be reduced as per the letter attached hereto as **Exhibit A**. The letter of credit shall be extended to November 12, 2020 or a later date.

Section 5: That all subdivision improvements shall be completed prior to the extended deadline of November 12, 2020 as per the approved engineering plans and as per the memo attached hereto as **Exhibit B**.

Section 5: That this Resolution shall be in full force and effect from and after its adoption and approval as required by law.

ADOPTED this 9th day of March 2020, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 9th day of March 2020, by the Mayor of the Village of Burr Ridge.

Mayor

ATTEST:

Village Clerk



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(630) 654-8181 • Fax (630) 654-8269 • www.burr-ridge.gov

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

February 21, 2020

Mary M. Henthorn
Executive Vice President
Evergreen Bank
1515 West 22nd Street, Suite 100W
Oak Brook, IL 60523

**RE: Letter of Credit Number 124812
Meadowbrook Place Subdivision
Second Authorized Reduction**

Dear Ms. Henthorn:

As per the attached calculations, this letter confirms approval of the second reduction in Letter of Credit (LOC) #124812 issued for the Meadowbrook Place Subdivision on February 28, 2018. Said LOC may be reduced from the previously authorized amount of \$238,417 to \$109,225; a net reduction of \$129,192.

Please note also that there is work to be completed before the subdivision improvements are recommended for acceptance by the Burr Ridge Board of Trustees. The attached memorandum from Village Engineer Dave Preissig outlines the work to be completed.

If I can be of further assistance, please call me at (630) 654-8181, Extension 2000 or contact me by email at dpollock@burr-ridge.gov.

Sincerely,

J. Douglas Pollock, AICP
Village Administrator

JDP;jat

cc. Dave Preissig, Village Engineer
Mike Candela, Provencal Building & Development



PROPOSED LETTER OF CREDIT REDUCTION
MEADOWBROOK PLACE SUBDIVISION
BURR RIDGE, IL
2/18/2020

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	PERCENTAGE COMPLETED TO DATE	COST OF COMPLETED WORK	REMAINING COST
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS								
1	Mobilization	1	LUMP SUM	\$3,000.00	\$3,000.00	90%	\$ 2,700.00	\$ 300.00
2	Silt Fence	2840	LF	\$1.50	\$4,260.00	100%	\$ 4,260.00	\$ -
3	Construction Entrance	1	LUMP SUM	\$2,000.00	\$2,000.00	100%	\$ 2,000.00	\$ -
4	Erosion Control Blanket (NAG DS-75)	2743	SY	\$1.50	\$4,114.50	100%	\$ 4,114.50	\$ -
5	Earthwork Allowance	1	LS	\$75,000.00	\$75,000.00	80%	\$ 60,000.00	\$15,000.00
6	Landscape Allowance	1	LS	\$40,000.00	\$40,000.00	0%	\$ -	\$40,000.00
7	Gravity Retaining Wall	1400	FF	\$25.00	\$35,000.00	100%	\$ 35,000.00	\$ -
8	Monitoring and Maintenance	3	YR	\$1,500.00	\$4,500.00	0%	\$ -	\$4,500.00
9	Tree Removal and Clearing	1	LUMP SUM	\$2,000.00	\$2,000.00	100%	\$ 2,000.00	\$ -
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$169,874.50	65%	\$ 110,074.50	\$59,800.00
SCHEDULE II - UNDERGROUND IMPROVEMENTS								
A. SANITARY SEWER IMPROVEMENTS								
1	6" PVC Sanitary Sewer Service (Long)	3	EACH	\$2,300.00	\$6,900.00	100%	\$ 6,900.00	\$ -
2	6" PVC Sanitary Sewer Service (Short)	4	EACH	\$900.00	\$3,600.00	100%	\$ 3,600.00	\$ -
3	8" PVC Sanitary Sewer - 0'-12' Depth	624	LF	\$32.00	\$19,968.00	100%	\$ 19,968.00	\$ -
4	4' Diameter Manhole - 0'-8'	2	EACH	\$2,400.00	\$4,800.00	100%	\$ 4,800.00	\$ -
5	4' Diameter Manhole - 8'-12'	2	EACH	\$2,900.00	\$5,800.00	100%	\$ 5,800.00	\$ -
6	Trench Backfill - Mains 0'-12' Depth	115	LF	\$50.00	\$5,750.00	100%	\$ 5,750.00	\$ -
7	Connection to Existing Manhole	1	EACH	\$2,000.00	\$2,000.00	100%	\$ 2,000.00	\$ -
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$48,818.00	100%	\$ 48,818.00	\$ -
B. WATER MAIN IMPROVEMENTS								
1	8" PVC C-900 Water Main	762	LF	\$40.00	\$30,480.00	100%	\$ 30,480.00	\$ -
2	8" Valve & Vault, STD 4' Dia. w/FR & Lid	3	EACH	\$3,000.00	\$9,000.00	100%	\$ 9,000.00	\$ -
3	1.5" House Service Type K (short)	4	EACH	\$1,300.00	\$5,200.00	100%	\$ 5,200.00	\$ -
4	1.5" House Service Type K (long)	3	EACH	\$2,200.00	\$6,600.00	100%	\$ 6,600.00	\$ -
5	Fire Hydrant with Auxiliary Valve	2	EACH	\$4,000.00	\$8,000.00	100%	\$ 8,000.00	\$ -
6	Trench Backfill - Mains	84	LF	\$30.00	\$2,520.00	100%	\$ 2,520.00	\$ -
7	Trench Backfill - Services	114	LF	\$20.00	\$2,280.00	100%	\$ 2,280.00	\$ -
8	Dry Connection	1	EACH	\$1,500.00	\$1,500.00	100%	\$ 1,500.00	\$ -
9	Remove Existing Fire Hydrant	1	EACH	\$3,000.00	\$3,000.00	100%	\$ 3,000.00	\$ -



PROPOSED LETTER OF CREDIT REDUCTION
MEADOWBROOK PLACE SUBDIVISION
BURR RIDGE, IL
2/18/2020

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	PERCENTAGE COMPLETED TO DATE	COST OF COMPLETED WORK	REMAINING COST
SUBTOTAL B - WATER MAIN IMPROVEMENTS					\$68,580.00	100%	\$ 68,580.00	\$ -
C. STORM SEWER IMPROVEMENTS								
1	4" PVC Storm Sewer Service (Short)	7	EACH	\$600.00	\$4,200.00	100%	\$ 4,200.00	\$ -
2	12" RCP Storm Sewer Pipe	217	LF	\$28.00	\$6,076.00	100%	\$ 6,076.00	\$ -
3	15" RCP Storm Sewer Pipe	231	LF	\$32.00	\$7,392.00	100%	\$ 7,392.00	\$ -
4	21" RCP Storm Sewer Pipe	42	LF	\$40.00	\$1,680.00	100%	\$ 1,680.00	\$ -
5	Precast Concrete Flared End Section w/Grate 15"	4	EACH	\$1,400.00	\$5,600.00	100%	\$ 5,600.00	\$ -
6	Precast Concrete Flared End Section w/Grate 21"	1	EACH	\$1,800.00	\$1,800.00	100%	\$ 1,800.00	\$ -
7	2'-0" Diameter Inlet	1	EACH	\$1,100.00	\$1,100.00	100%	\$ 1,100.00	\$ -
8	5'-0" Diameter Restrictor Catch Basin	1	EACH	\$5,000.00	\$5,000.00	100%	\$ 5,000.00	\$ -
9	4'-0" Diameter Manhole	3	EACH	\$1,900.00	\$5,700.00	100%	\$ 5,700.00	\$ -
10	Rip Rap w/Fabric	18.5	SY	\$125.00	\$2,312.50	100%	\$ 2,312.50	\$ -
11	Trench Backfill	369	LF	\$22.00	\$8,118.00	100%	\$ 8,118.00	\$ -
12	Temporary PVC Riser	1	EACH	\$2,000.00	\$2,000.00	100%	\$ 2,000.00	\$ -
13	15" Concrete Headwall	1	EACH	\$2,000.00	\$2,000.00	100%	\$ 2,000.00	\$ -
14	Inlet Filter	5	EACH	\$330.00	\$1,650.00	100%	\$ 1,650.00	\$ -
SUBTOTAL C - STORM SEWER IMPROVEMENTS					\$54,628.50	100%	\$ 54,628.50	\$ -
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS					\$172,026.50	100%	\$ 172,026.50	\$ -



PROPOSED LETTER OF CREDIT REDUCTION
MEADOWBROOK PLACE SUBDIVISION
BURR RIDGE, IL
2/18/2020

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	PERCENTAGE COMPLETED TO DATE	COST OF COMPLETED WORK	REMAINING COST
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS								
1	Subgrade Preparation - Fine Grading	1951	SY	\$1.50	\$2,926.50	100%	\$ 2,926.50	\$ -
2	Subbase Granular Material - 2" (CA6)	1951	SY	\$2.50	\$4,877.50	100%	\$ 4,877.50	\$ -
3	Hot-Mix Asphalt Base Course - 6"	1651	SY	\$25.00	\$41,275.00	100%	\$ 41,275.00	\$ -
4	Hot-Mix Asphalt Binder Course, N50 - 2"	1651	SY	\$10.00	\$16,510.00	100%	\$ 16,510.00	\$ -
5	Hot-Mix Asphalt Surface Course, N50 - 1.5"	1651	SY	\$8.25	\$13,620.75	0%	\$ -	\$13,620.75
6	Aggregate Base Course - 4"	1750	SY	\$8.00	\$14,000.00	100%	\$ 14,000.00	\$ -
7	Concrete Curb Type B-6.12	1120	LF	\$15.00	\$16,800.00	80%	\$ 13,440.00	\$3,360.00
8	Street Sign	1	EACH	\$300.00	\$300.00	0%	\$ -	\$ 300.00
9	Traffic Sign	1	EACH	\$300.00	\$300.00	0%	\$ -	\$ 300.00
10	Street Lights	2	EACH	\$5,000.00	\$10,000.00	0%	\$ -	\$10,000.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					\$120,609.75	77%	\$ 93,029.00	\$27,580.75
SUBTOTAL SCHEDULES I-III					\$462,510.75	81%	\$ 375,130.00	\$87,380.75
TOTAL					\$462,510.75	81%	\$ 375,130.00	\$87,380.75

Prepared By: Manhard Consulting, Ltd.
700 Springer Drive
Lombard, Illinois 60148

PROPOSED REVISED LETTER OF CREDIT: \$87,380.75

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees, landscaping, dewatering, maintenance, bonds or the like.

M E M O

To: Doug Pollock, AICP, Village Administrator
From: David Preissig, P.E., Director of Public Works & Village Engineer
Date: February 21, 2020
Subject: Meadowbrook Place (Jenny Court): Inspection Prior to Maintenance Period

Thank you for coordinating the schedule to review and inspect these subdivision improvements for acceptance. The Engineering and Water & Wastewater Divisions reviewed the subdivision construction drawings and conducted field inspections during the week of February 3, 2020.

At this time, the Engineering Division **recommends extending the Improvement Period** as per Section V.D of the Subdivision Ordinance, which extension shall be for a period of **not more than six (6) months**. Improvements completed to date are not sufficient to accept the subdivision into the maintenance period. A list of work to be completed prior to acceptance of the improvements by the Board of Trustees is included below, which also includes a recommended reduction to the letter of credit:

Construction

1. Utility splice boxes are surrounded by loose cables which must be properly secured and terminated in these boxes. Dirt piles around these boxes must be spread and re-graded.
2. Water valve vaults were found to be holding water. The vaults shall be pumped dry and the joints sealed with low-viscosity hydrophilic polyurethane grout.
3. Concrete gutter shown on the plans along the edge of Meadowbrook Drive across the curb returns to Jenny Court was omitted to expedite asphalt paving. Construct this concrete gutter and make asphalt ramps along its finished edges, which ramps shall remain until just prior to asphalt (HMA) surface course paving in the Maintenance Period.
4. Other work remaining, as noted on the Proposed Letter of Credit Reduction estimate, include HMA Surface Course, street and STOP signs, and two (2) street lights.
5. Stockpiles of soil at the north and south property lines must be spread and stabilized.
6. The site in its entirety must be worked to final grade lines, topsoil replaced, and the site covered with landscaping materials, including turf, detention pond plantings, native plantings, etc. in compliance with approved plans.
7. When turf is established, the tree protection fence can be removed.
8. After turf is established and mowed, the erosion control items including silt fencing, inlet filters, temporary riser pipe, and filter fabric in the detention pond can be removed.

9. Parkway trees shown in the approved landscape plans may be planted in conjunction with new residences; however, all such trees shall be planted before the end of the Maintenance Period (2-year period following the Improvement Period). It shall be noted in accordance with Section V.F.3 of the Subdivision Ordinance, that a "Separate Two-Year Maintenance Period" will be required for these parkway trees.

Record Drawings of Subdivision Improvements

Prior to acceptance of the subdivision improvements by the Board of Trustees, the subdivider shall submit a full set of Adobe PDF record drawings (a.k.a. as-builts), as well as an electronic copy of the record drawings (in ArcView or AutoCAD format) of all subdivision improvements for review and approval by the Village Engineer.

Letter of Credit

The Letter of Credit guaranteeing completion of the subdivision improvements shall be extended for a length of time equal to the extension of the subdivision improvement period; however, it may be reduced at this time. As seen on the attached cost estimate, the Value of Work Remaining is \$87,380.75; therefore, the Letter of Credit retained shall be 125% of this value, for the total **Letter of Credit not less than \$109,225.00.**

Request for Extension of the Improvement Period

The subdivider shall provide a schedule for review and approval by the Village Engineer, showing the completion of work that remains. The subdivider and Village shall mutually agree on an extension period and extend the Subdivision Improvement Agreement for a length of time equal to the extension of the subdivision improvement period.



RESOLUTION NO. R-__-20

RESOLUTION GRANTING AN EXTENSION FOR COMPLETION OF SUBDIVISION
IMPROVEMENTS FOR LAKESIDE POINTE OF BURR RIDGE SUBDIVISION

WHEREAS, the Board of Trustees, on February 12, 2018, adopted Resolution R-17-18 approving the "Final Plat of Subdivision for the Lakeside Pointe of Burr Ridge"; and

WHEREAS, not all of the required subdivision improvements have been completed; and

WHEREAS, an extension of the improvement period is necessary to allow the developer to complete the subdivision improvements; and

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

Section 1: That the deadline for completion of the subdivision improvement for Lakeside Pointe of Burr Ridge is hereby extended from February 12, 2020 to November 12, 2020.

Section 3: That the letter of credit may be reduced as per the letter attached hereto as **Exhibit A**. The letter of credit shall be extended to November 12, 2020 or a later date.

Section 5: That all subdivision improvements shall be completed prior to the extended deadline of November 12, 2020 as per the approved engineering plans and as per the memo attached hereto as **Exhibit B**.

Section 5: That this Resolution shall be in full force and effect from and after its adoption and approval as required by law.

ADOPTED this 9th day of March 2020, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 9th day of March 2020, by the Mayor of the Village of Burr Ridge.

Mayor

ATTEST:

Village Clerk



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Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

February 24, 2020

Mark F. Wojack
First Vice President
Marquette Bank
10000 W. 151st Street
Orland Park, IL 60462

**RE: Letter of Credit Number #2018-1636; Reduction #2
Letter of Credit Number #2018-1637; Reduction #1**

Dear Mr. Wojack:

This letter confirms approval to reduce the above referenced Letters of Credit as follows:

- Approval of a second reduction in Letter of Credit (LOC) #2018-1636 issued on behalf of McNaughton Development, Inc. for the Lakeside Pointe Subdivision. Said LOC may be reduced from the previously authorized amount of \$1,102,988.93 to \$522,256.38.
- Approval of a reduction in Letter of Credit (LOC) #2018-1637 issued on behalf of McNaughton Development, Inc. for the Lakeside Pointe Subdivision. Said LOC may be reduced from the previously authorized amount of \$662,226.55 to \$455,329.35.

If I can be of further assistance, please call me at (630) 654-8181, Extension 2000 or contact me by email at dpollock@burr-ridge.gov.

Sincerely,

J. Douglas Pollock, AICP
Village Administrator

cc. Dave Preissig, Village Engineer
Paul McNaughton

JDP:jat

M E M O

To: Doug Pollock, AICP, Village Administrator
From: David Preissig, P.E., Director of Public Works & Village Engineer
Date: February 21, 2020
Subject: Lakeside Pointe: Inspection Prior to Maintenance Period

Thank you for coordinating the schedule to review and inspect these subdivision improvements for acceptance. The Engineering and Water & Wastewater Divisions reviewed the subdivision construction drawings and conducted field inspections during the week of February 3, 2020.

At this time, the Engineering Division **recommends extending the Subdivision Improvement Period** as per Section V.D of the Subdivision Ordinance, which extension shall be **for a period of nine (9) months**. Improvements completed to date are not sufficient to accept the subdivision into the maintenance period. A list of work to be completed prior to acceptance of the improvements by the Board of Trustees is included below, which also includes a recommended reduction to the letter of credit:

Construction

1. Water valve vaults were found to be holding water. The vaults shall be pumped dry and the joints sealed with low-viscosity hydrophilic polyurethane grout.
2. The emergency access driveway over to the Marriott parking lot is not secured. Barricades are blocking the driveway, but an access control gate must be installed.
3. Sidewalk on Bridewell Drive, as required by the Village Board from the west property line to the existing pathway on Burr Ridge Parkway, has not been constructed.
4. Large areas on the north interior of the site are poorly graded and not protected by silt fence. This area in its entirety must be worked to final grade lines, topsoil replaced, and the site covered with landscaping materials and turf grass. It is noted that home sites under development in other areas throughout the site, utilize these empty areas for material storage.
5. The detention pond plantings have not been established. Native plantings, etc. are required in the approved plans.
6. After turf is established and mowed, the erosion control items including silt fencing, inlet filters, temporary riser pipe, and filter fabric in the detention pond can be removed.

Record Drawings of Subdivision Improvements

Prior to an inspection for acceptance of the subdivision improvements by the Board of Trustees, the subdivider shall submit a full set of Adobe PDF record drawings (a.k.a. as-builts), as well as an electronic copy of the record drawings (in ArcView or AutoCAD format) of all subdivision improvements for review and approval by the Village Engineer.

Letters of Credit

The Letters of Credit guaranteeing completion of the subdivision improvements shall be extended for a length of time equal to the extension of the subdivision improvement period; however, they may be reduced at this time to the amounts as tabulated below:

	<u>Value Remaining</u> Estimate for total Value of Work adjusted to 125%
L.O.C. #1: On-Site Improvements in Lakeside Pointe	\$ 522,256.38
L.O.C. #2: Off-Site Pedestrian Bridge, Pathway, and Impact Fees	\$ 455,329.35

Request for Extension of the Improvement Period

The subdivider shall provide a schedule for review and approval by the Village Engineer, showing the completion of work that remains. The subdivider and Village shall mutually agree on an extension period and extend the Subdivision Improvement Agreement to this agreed schedule.



V3 Project # 00039.MCN-S04

FINAL ENGINEER'S OPINION OF
PROBABLE CONSTRUCTION COSTS FOR SITE DEVELOPMENT

LETTER OF CREDIT REDUCTION REQUEST # 2
February 18, 2020

LAKESIDE POINTE

BURR RIDGE, ILLINOIS

PREPARED FOR: **McNaughton Development, Inc
11S220 Jackson Street Suite 101
Burr Ridge, Illinois 60527**

PREPARED BY: **V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517**

This Final Engineer's Opinion of Probable Construction Costs is based on Final Engineering Plans prepared by V3 Companies dated November 22, 2017. The said plans have not been approved. The values presented do not include contingencies.

LAKESIDE POINTE
BURR RIDGE, ILLINOIS

V3 Project # 00039.MCN-S04

FINAL ENGINEER'S OPINION OF
PROBABLE CONSTRUCTION COSTS FOR SITE DEVELOPMENT

NO.	ITEM	UN	QUANTITY	UNIT COST	TOTAL AMOUNT		TOTAL W/ CONT.	VALUE COMPLETE	VALUE REMAINING
GRADING AND EROSION CONTROL									
1	Construction Entrance	EA	1	\$5,000.00	\$5,000.00	125%	\$ 6,250.00	\$ 5,000.00	\$ 1,250.00
2	Silt Fence	LF	5,130	\$1.85	\$9,490.50	125%	\$ 11,863.13	\$ 4,745.25	\$ 7,117.88
3	Topsoil Excavation	CY	14,200	\$2.80	\$39,760.00	125%	\$ 49,700.00	\$ 39,760.00	\$ 9,940.00
4	Earth Excavation	CY	32,500	\$3.20	\$104,000.00	125%	\$ 130,000.00	\$ 104,000.00	\$ 26,000.00
5	Topsoil Replacement, 6"	SY	3,700	\$2.75	\$10,175.00	125%	\$ 12,718.75	\$ 5,087.50	\$ 7,631.25
6	Resubgrade Streets	SY	10,700	\$1.00	\$10,700.00	125%	\$ 13,375.00	\$ 10,700.00	\$ 2,675.00
7	Backfill Curbs	LF	4,600	\$1.20	\$5,520.00	125%	\$ 6,900.00	\$ 5,520.00	\$ 1,380.00
8	Erosion Control Blanket	LS	1	\$10,000.00	\$10,000.00	125%	\$ 12,500.00	\$ 5,000.00	\$ 7,500.00
9	Inlet Protection	EA	34	\$250.00	\$8,500.00	125%	\$ 10,625.00	\$ 4,250.00	\$ 6,375.00
10	Erosion Control Methods	LS	1	\$10,000.00	\$10,000.00	125%	\$ 12,500.00	\$ 5,000.00	\$ 7,500.00
TOTAL GRADING					\$213,145.50		\$266,431.88	\$ 189,062.75	\$77,369.13

PAVING									
1	2" Agg. Base, CA-6, Type B	SY	7,200	\$2.25	\$16,200.00	125%	\$ 20,250.00	\$ 16,200.00	\$ 4,050.00
2	M3.12 Curb & Gutter	LF	4,600	\$15.00	\$69,000.00	125%	\$ 86,250.00	\$ 69,000.00	\$ 17,250.00
3	6" BAM	SY	7,200	\$27.00	\$194,400.00	125%	\$ 243,000.00	\$ 194,400.00	\$ 48,600.00
4	2" Bit. Conc. Binder Course, Cl. I	SY	7,200	\$10.00	\$72,000.00	125%	\$ 90,000.00	\$ 72,000.00	\$ 18,000.00
5	1.5" Bit. Conc. Surface Course, Cl. I	SY	7,200	\$8.50	\$61,200.00	125%	\$ 76,500.00	\$ -	\$ 76,500.00
7	Sidewalks Bridewell	SF	3,200	\$7.00	\$22,400.00	125%	\$ 28,000.00	\$ 22,400.00	\$ 5,600.00
8	Sidewalks Internal	SF	11,000	\$7.00	\$77,000.00	125%	\$ 96,250.00	\$ 48,825.00	\$ 47,425.00
8A	Sidewalks N. Pond	SF	6,439	\$7.00	\$45,073.00	125%	\$ 56,341.25	\$ 37,765.00	\$ 18,576.25
8B	Sidewalks Extension to Parkway	SF	2,000	\$7.00	\$14,000.00	125%	\$ 17,500.00	\$ -	\$ 17,500.00
8C	Path Removal	SF	5,510	\$1.40	\$7,714.00	125%	\$ 9,642.50	\$ 7,714.00	\$ 1,928.50
TOTAL PAVING					\$578,987.00		\$ 723,733.75	\$ 468,304.00	\$ 255,429.75

STREET LIGHTING									
1	Street Light	EA	7	\$7,000.00	\$49,000.00	125%	\$ 61,250.00	\$ 49,000.00	\$ 12,250.00
2	Service Connection	EA	7	500	\$3,500.00	125%	\$ 4,375.00	\$ 3,500.00	\$ 875.00
TOTAL STREET LIGHTING					\$49,000.00		\$ 65,625.00	\$ 52,500.00	\$ 13,125.00

SANITARY SEWER									
1	8" PVC, SDR 26	LF	1,875	\$35.00	\$65,625.00	125%	\$ 82,031.25	\$ 65,625.00	\$ 16,406.25
2	Home Service (Long)	EA	32	\$2,550.00	\$81,600.00	125%	\$ 102,000.00	\$ 81,600.00	\$ 20,400.00
3	Home Service (Short)	EA	12	\$650.00	\$7,800.00	125%	\$ 9,750.00	\$ 7,800.00	\$ 1,950.00
4	48" Dia Manhole Drop	EA	2	\$5,875.00	\$11,750.00	125%	\$ 14,687.50	\$ 11,750.00	\$ 2,937.50
5	48" Dia. Manhole	EA	12	\$2,770.00	\$33,240.00	125%	\$ 41,550.00	\$ 33,240.00	\$ 8,310.00
6	Connect to Existing Manhole	EA	1	\$3,025.00	\$3,025.00	125%	\$ 3,781.25	\$ 3,025.00	\$ 756.25
7	Trench Backfill Material	TON	470	\$30.00	\$14,100.00	125%	\$ 17,625.00	\$ 14,100.00	\$ 3,525.00
TOTAL SANITARY SEWER					\$217,140.00		\$271,425.00	\$ 217,140.00	\$54,285.00

WATER MAIN									
1	8" Dia. DIP w/Polyvinyl Wrapping	LF	2,500	\$50.00	\$125,000.00	125%	\$	156,250.00	\$ 125,000.00 \$ 31,250.00
2	Pressure Connect to Existing	EA	2	\$10,000.00	\$20,000.00	125%	\$	25,000.00	\$ 20,000.00 \$ 5,000.00
3	8" Valve w/48" Vault	EA	3	\$2,850.00	\$8,550.00	125%	\$	10,687.50	\$ 8,550.00 \$ 2,137.50
4	Fire Hydrant w/Aux. Valve & Box	EA	7	\$4,100.00	\$28,700.00	125%	\$	35,875.00	\$ 28,700.00 \$ 7,175.00
5	1.5" Dia. Cu Water Serv. (Long)	EA	31	\$2,325.00	\$72,075.00	125%	\$	90,093.75	\$ 72,075.00 \$ 18,018.75
6	1.5" Dia. Cu Water Serv. (Short)	EA	13	\$1,200.00	\$15,600.00	125%	\$	19,500.00	\$ 15,600.00 \$ 3,900.00
7	Trench Backfill Material	TON	200	\$30.00	\$6,000.00	125%	\$	7,500.00	\$ 6,000.00 \$ 1,500.00
TOTAL WATER MAIN				\$275,925.00			\$344,906.25	\$ 275,925.00	\$68,981.25

STORM SEWER									
1	12" Dia. RCP	LF	2,200	\$24.50	\$53,900.00	125%	\$	\$67,375.00	\$ 53,900.00 \$ 13,475.00
3	18" Dia. RCP	LF	115	\$31.00	\$3,565.00	125%	\$	\$4,456.25	\$ 3,565.00 \$ 891.25
4	21" Dia RCP	LF	200	\$38.00	\$7,600.00	125%	\$	\$9,500.00	\$ 7,600.00 \$ 1,900.00
5	24" Dia. RCP	LF	400	\$42.00	\$16,800.00	125%	\$	\$21,000.00	\$ 16,800.00 \$ 4,200.00
6	30" Dia. RCP	LF	50	\$65.00	\$3,250.00	125%	\$	\$4,062.50	\$ 3,525.00 \$ 537.50
7	PHDPE	LF	380	\$25.00	\$9,500.00	125%	\$	\$11,875.00	\$ 9,500.00 \$ 2,375.00
8	HDPE	LF	100	\$20.00	\$2,000.00	125%	\$	\$2,500.00	\$ 2,000.00 \$ 500.00
9	Cleanouts	EA	3	\$2,500.00	\$7,500.00	125%	\$	\$9,375.00	\$ 7,500.00 \$ 1,875.00
10	12" FES	EA	5	\$950.00	\$4,750.00	125%	\$	\$5,937.50	\$ 4,750.00 \$ 1,187.50
11	15" FES	EA	1	\$1,000.00	\$1,000.00	125%	\$	\$1,250.00	\$ 1,000.00 \$ 250.00
12	21" FES	EA	1	\$1,250.00	\$1,250.00	125%	\$	\$1,562.50	\$ 1,250.00 \$ 312.50
13	4' Manhole	EA	15	\$1,900.00	\$28,500.00	125%	\$	\$35,625.00	\$ 28,500.00 \$ 7,125.00
14	4' Manhole Reconstruction	EA	1	\$1,500.00	\$1,500.00	125%	\$	\$1,875.00	\$ 1,500.00 \$ 375.00
15	4' Catch Basin	EA	5	\$2,400.00	\$12,000.00	125%	\$	\$15,000.00	\$ 12,000.00 \$ 3,000.00
16	2' Curb Inlet	EA	1	\$1,500.00	\$1,500.00	125%	\$	\$1,875.00	\$ 1,500.00 \$ 375.00
17	2' Inlet	EA	3	\$1,300.00	\$3,900.00	125%	\$	\$4,875.00	\$ 3,900.00 \$ 975.00
18	2' Inlet Remove & Replace	EA	1	\$1,750.00	\$1,750.00	125%	\$	\$2,187.50	\$ 1,750.00 \$ 437.50
19	5' Manhole	EA	1	\$2,300.00	\$2,300.00	125%	\$	\$2,875.00	\$ 2,300.00 \$ 575.00
20	5' Catch Basin	EA	1	\$2,800.00	\$2,800.00	125%	\$	\$3,500.00	\$ 2,800.00 \$ 700.00
21	Trench Backfill Material	TON	1,600	\$30.00	\$48,000.00	125%	\$	\$60,000.00	\$ 48,000.00 \$ 12,000.00
TOTAL STORM SEWER				\$213,365.00			\$266,706.25	\$ 213,640.00	\$53,066.25

LANDSCAPING									
1	Tree Protection	LF	1,950	\$2.00	\$3,900.00	125%	\$	4,875.00	\$ 3,900.00 \$ 975.00
2	Tree Removal	LS	1	\$15,000.00	\$15,000.00	125%	\$	18,750.00	\$ 15,000.00 \$ 3,750.00
3	Park Site Improvements	LS	1	\$170,000.00	\$170,000.00	125%	\$	212,500.00	\$ 170,000.00 \$ 42,500.00
4	Wetland Banking	EA	1	\$29,000.00	\$29,000.00	125%	\$	36,250.00	\$ 29,000.00 \$ 7,250.00
5	Common Area Landscape	LS	1	\$105,000.00	\$105,000.00	125%	\$	131,250.00	\$ 105,000.00 \$ 26,250.00
6	Cobble Creek Bed	LS	1	\$20,000.00	\$20,000.00	125%	\$	25,000.00	\$ 20,000.00 \$ 5,000.00
7	Three Year Pond Maintenance Ponds	LS	1	\$8,800.00	\$8,800.00	125%	\$	11,000.00	\$ 8,800.00 \$ 2,200.00
8	East Side Buffer if Trees are Cleared	EA	60	\$750.00	\$45,000.00	125%	\$	56,250.00	\$ 45,000.00 \$ 11,250.00
9	Simulated Bridge	LS	1	\$20,000.00	\$20,000.00	125%	\$	25,000.00	\$ 20,000.00 \$ 5,000.00
TOTAL LANDSCAPING				\$416,700.00			\$ 520,875.00	\$ 310,400.00	\$210,475.00

SUMMARY ONSITE IMPROVEMENTS

NO.	ITEM	UN	QUANTITY	UNIT COST	TOTAL AMOUNT		TOTAL W/ CONT.	VALUE COMPLETE	VALUE REMAINING
1	GRADING				\$213,145.50		\$266,431.88	\$ 189,062.75	\$77,369.13
2	PAVING				\$578,987.00		\$723,733.75	\$ 468,304.00	\$255,429.75
3	STREET LIGHTING				\$49,000.00		\$65,625.00	\$ 52,500.00	\$13,125.00
4	SANITARY SEWER				\$217,140.00		\$271,425.00	\$ 217,140.00	\$54,285.00
5	WATER MAIN				\$275,925.00		\$344,906.25	\$ 275,925.00	\$68,981.25
6	STORM SEWER				\$213,365.00		\$266,706.25	\$ 213,640.00	\$53,066.25
7	LANDSCAPING				\$416,700.00		\$520,875.00	\$ 310,400.00	\$210,475.00
	TOTAL				\$1,547,562.50		\$1,938,828.13	\$ 1,416,571.75	\$522,256.38

OFFSITE & FEES PAYABLE

NO.	ITEM	UN	QUANTITY	UNIT COST	TOTAL AMOUNT		TOTAL W/ CONT.	VALUE COMPLETE	VALUE REMAINING
OFFSITE PATH & BRIDGE									
1	Pedestrian Bridge	EA	1	\$ 200,000.00	\$ 200,000.00	125%	\$ 250,000.00	\$ -	\$ 250,000.00
2	Sidewalk Pond	SF	2,415	\$ 49.00	\$ 118,335.00	125%	\$ 147,918.75	\$ -	\$ 147,918.75
	TOTAL				\$ 318,335.00		\$ 397,918.75	\$ -	\$ 397,918.75

FEES

1	School Impact Fees	EA	44	\$ 4,416.20	\$ 194,312.80	100%	\$ 194,312.80	\$ 136,902.20	\$ 57,410.60
2	Sidewalk Second Side of Internal Street	SF	10,025	\$ 7.00	\$ 70,175.00	100%	\$ 70,175.00	\$ 70,175.00	\$ -
	TOTAL				\$ 264,487.80		\$ 264,487.80	\$ 207,077.20	\$ 57,410.60

SUMMARY OFFSITE & FEES PAYABLE

NO.	ITEM	UN	QUANTITY	UNIT COST	TOTAL AMOUNT		TOTAL W/ CONT.	VALUE COMPLETE	VALUE REMAINING
1	SITE PATH & BRIDGE				\$ 318,335.00		\$ 397,918.75	\$ -	\$ 397,918.75
2	FEES				\$ 264,487.80		\$ 264,487.80	\$ 207,077.20	\$ 57,410.60
	TOTAL				\$ 582,822.80		\$ 662,406.55	\$ 207,077.20	\$ 455,329.35

RESOLUTION NO. R-____-20

**RESOLUTION ACCEPTING SUBDIVISION IMPROVEMENTS FOR THE
SPECTRUM BURR RIDGE RESUBDIVISION (16W301 91ST STREET)**

WHEREAS, the Village Engineer has filed with the Village Clerk a certification of the proper completion of the required subdivision improvements to be constructed for the Spectrum Burr Ridge Resubdivision as required in connection with the previous approval by the Board of Trustees of the final plat of subdivision as per Resolution R-19-16;

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

Section 1: That all of the subdivision improvements required to be constructed within the Spectrum Burr Ridge Resubdivision have been completed and are hereby accepted by the Village of Burr Ridge subject to a subdivision maintenance period extending to March 9, 2022 and subject to completion of the punch list attached hereto as **Exhibit A**. During the length of the maintenance period, the developer shall remain responsible for maintenance of all subdivision improvements and shall maintain the Performance Bond with the Village in an amount equal to 10% of the original Engineer's Approved Estimate of Cost for the subdivision improvements.

Section 2: That the Performance Bond may be reduced, pursuant to the terms of the Subdivision Improvement Agreement, to an amount not less than 10% of the original Engineer's Approved Estimate of Cost for the subdivision improvements and with an expiration date of March 11, 2022 or later.

Section 3: That this Resolution shall be in full force and effect from and after its adoption and approval as required by law.

ADOPTED this 9th day of March 2020, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 9th day of March 2020, by the Mayor of the Village of Burr Ridge.

Mayor

ATTEST:

Village Clerk

M E M O

To: Doug Pollock, AICP, Village Administrator
From: David Preissig, P.E., Director of Public Works & Village Engineer
Date: March 5, 2020
Subject: Spectrum Senior Living PUD: Inspection Prior to Maintenance Period

Thank you for coordinating the schedule to review these Subdivision Improvements for acceptance into the Maintenance Period. The developer submitted electronically the as-built utility drawings with a date of December 10, 2018. The Engineering and Water & Wastewater Divisions reviewed the construction drawings and conducted field inspections during the week of October 28, 2019.

At this time, the Engineering Division recommends **Acceptance** of Subdivision Improvements with the understanding that the following outstanding issues will be completed during the Maintenance Period:

- i. Replace Village entryway sign on 91st Street that was removed and disposed during construction.
- ii. Complete the final landscaping that establishes native plantings per the approved plans in the bottom of the three water quality basins on the southwest portion of the site and the two detention facilities located on the south-central and southeastern portion of the site.
- iii. Coordinate with Falling Waters Subdivision for concurrence in restoration of the adjacent off-site parkways and ponds.
- iv. Record the Final Plat of Easements using as-built utility locations for reference

Record Drawings

The developer shall submit a full set of Adobe PDF record drawings, as well as an electronic copy of the record data (in ArcView or AutoCAD format) of all improvements to the Village Engineer.

Surety as Letter of Credit

The security may be reduced in accordance with Burr Ridge Subdivision Ordinance Section VI.B.4, to an amount of 10 percent (10%) of its original amount. The original performance bond was issued in the amount of \$2,053,750. A new bond shall be issued in the **amount not less than \$205,375.00**.



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8A

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

February 6, 2020

Margot Henshaw
15W360 Countryside Ct.
Burr Ridge, IL 60527

RE: Proposed Sidewalk on East Side of Garfield Street

Dear Margot:

Please be informed that the consideration of the above-referenced project has been postponed to the March 9, 2020 meeting of the Village of Burr Ridge Board of Trustees. The meeting will be at the Burr Ridge Village Hall and is scheduled to begin at 7 pm.

If you have any questions or comments you would like to share, please call me at (630) 654-8181, extension 2000; or contact me by email at dpollock@burr-ridge.gov.

Sincerely,

J. Douglas Pollock, AICP
Village Administrator

JDP:jat

Mailing List: Jan. 30, 2020 Notice of Feb. 10 Board Meeting RE: Garfield St. Sidewalk

Margot Henshaw
15W360 Countryside Ct.
Burr Ridge, IL 60527

William Kacynski
15W361 Countryside Ct.
Burr Ridge, IL 60527

Richard Fitzgerald
6351 Garfield Ave.
Burr Ridge, IL 60527

Lynn & Mary Jo Donnell
6381 Garfield Ave.
Burr Ridge, IL 60527

Dominique Schneewind
6401 Garfield Ave.
Willowbrook, IL 60527

James Thomas
6403 Garfield Ave.
Willowbrook, IL 60527

Tarick & Ziad El-Hage
6411 Garfield Ave.
Willowbrook, IL 60527

Janet Gonzalez
6415 Garfield Ave.
Willowbrook, IL 60527

From: [Richard Fitzgerald](#)
To: [Douglas Pollock](#); [Margot Henshaw](#)
Subject: Re: Proposed Sidewalk on East Side of Garfield
Date: Monday, March 2, 2020 10:39:17 AM
Attachments: [Garfield Sidewalk Proposed Route.pdf](#)

Good Morning Doug,

Thank you for the reminder about the meeting.

Attached is a pdf of some pictures I took this summer after our meeting with the village which shows the proposed path of the sidewalk. We were told at the meeting that not only would all the existing landscaping/tress between the red lines have to be removed, but that the mature trees on the east side of the proposed sidewalk would have to come down as well. At that meeting, every one of the property owners objected to the installation of any sidewalk as the removal of all of that landscaping will have a significant impact on the curb appeal of our homes as well as the natural buffer it currently affords us from the highly trafficked Garfield Ave.

Please share with the trustees as this gives a much better visual than a 2D set of plans presented by the public works staff.

Thank you.

Best,

Richard Fitzgerald

On Mon, Mar 2, 2020 at 10:15 AM Douglas Pollock <DPOLLOCK@burr-ridge.gov> wrote:

Mr. Fitzgerald,

Just a reminder that this matter will be on the March 9 Village Board Agenda. Please let me know if you have any questions. The meeting will start at 7 pm at the Village Hall.

Doug Pollock, AICP

Village Administrator

Village of Burr Ridge

(630) 654-8181, Ext. 2000

From: Richard Fitzgerald <rfx895@gmail.com>

Sent: Tuesday, February 4, 2020 1:30 PM

To: Douglas Pollock <DPOLLOCK@BURR-RIDGE.GOV>

Subject: Proposed Sidewalk on East Side of Garfield

Doug,

Thank you for taking the time to speak with me yesterday about the proposed project.

I have spoken with some of my neighbors and due to the fact we all will not be available next Monday night, we respectfully request the agenda item be moved to the March meeting.

Please let me know if you will be able to accommodate our request.

Thank you.

Best,

Richard Fitzgerald

(312) 218-4306

6403 South Garfield (South to North View)



6381 South Garfield (South to North View)



Border of 6351 & 6381 South Garfield(North to South View)



6351 South Garfield (South to North View)

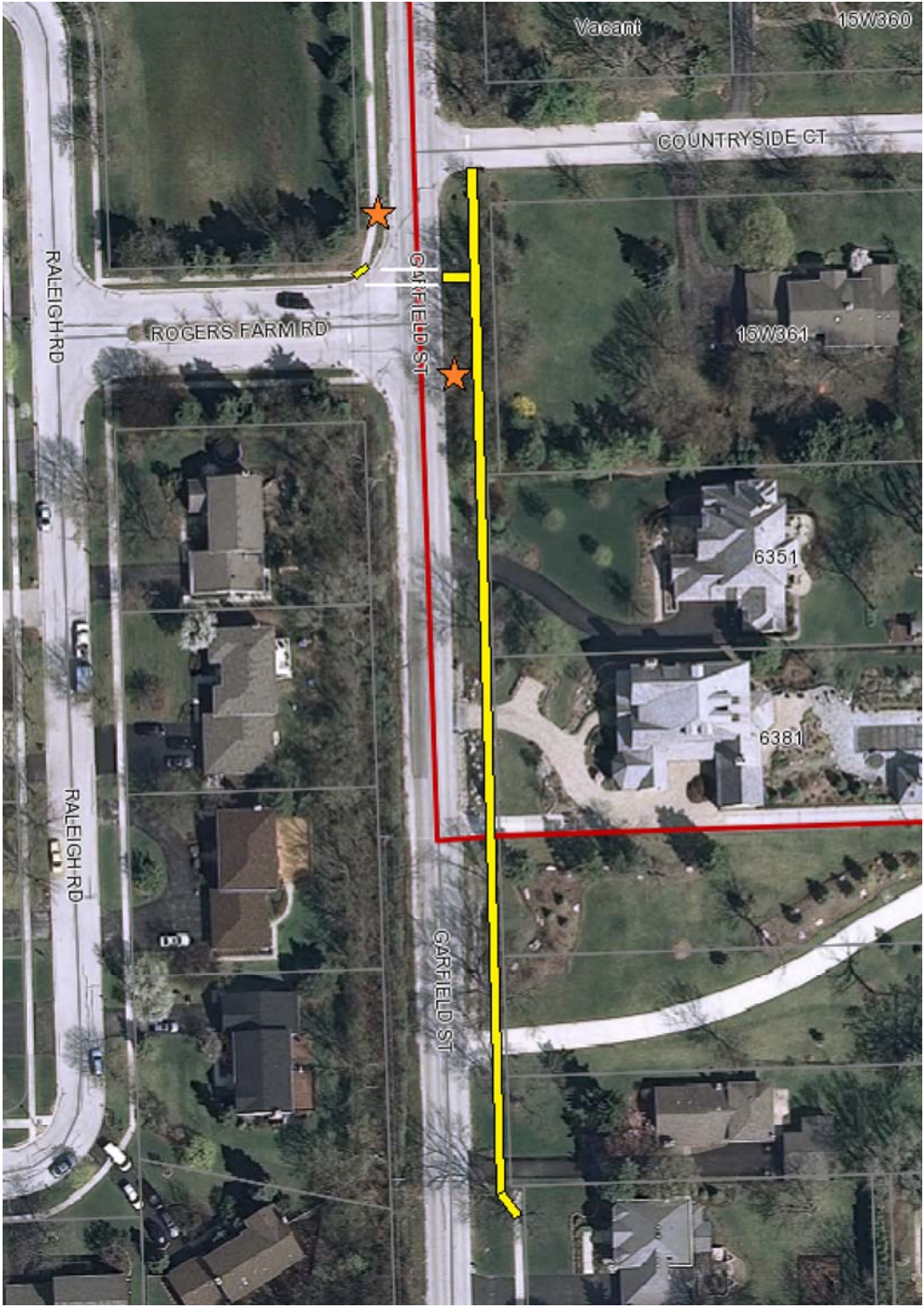


Border of 6351 & 6381 South Garfield(North to South View)



6351 South Garfield (South to North View)







Garfield Avenue Sidewalk Gap Project Resident Coordination Meeting



Wednesday, August 7, 2019, 7:00 p.m.

Name	Initials	Address	Email	Phone Number
Michael Henshaw <i>MARGOT</i>	<i>MH</i>	15W360 Countryside Ct, Burr Ridge	<i>libertyluxurygifts@gmail.com</i>	<i>630 710 9302</i>
William Kaczynski <i>*tenant</i>		15W361 Countryside Ct, Burr Ridge		
Richard Fitzgerald		6351 Garfield Ave, Burr Ridge	<i>RM</i>	
Lynn & Mary Jo Donnell		6381 Garfield Ave, Burr Ridge	<i>Lynn Donnell</i> <i>lynn.donnell@PPS.com</i>	<i>574-315-7681</i>
Olaf Schneewind (d.) <i>Dominique 773-842-2627</i>		6401 Garfield Avenue, Willowbrook		
James Thomas	<i>JT</i>	6403 Garfield Avenue, Willowbrook	<i>Denise M Thomas @ comcast.net</i>	
Tarick & Ziad El-Hage		6411 Garfield Avenue, Willowbrook		
Janet Gonzalez		6415 Garfield Avenue, Willowbrook		
Pat Liss		Chair, Pathway Commission (BR)		
Marilou McGirr		Secretary, Pathway Commission (BR)		
Todd Davis		Member, Pathway Commission (BR)		
Luisa Hoch		Member, Pathway Commission (BR)		
John Pacocha		Member, Pathway Commission (BR)		
Elaine Layden	<i>EL</i>	Member, Pathway Commission (BR)		
Lee Fell, P.E.	<i>LF</i>	Christopher B. Burke Engineering, Ltd.	<i>lfell@cbbel.com</i>	847-823-0500
Daniel Lynch, P.E.		Christopher B. Burke Engineering, Ltd.	<i>dlynch@cbbel.com</i>	847-823-0500
Joseph Coons		Superintendent of Public Works (WB)	<i>jcoons@willowbrook.il.us</i>	630-323-8215
Michael Mertens	<i>MM</i>	Assistant Village Administrator (WB)	<i>mmertens@willowbrook.il.us</i>	630-323-8215
David Preissig, P.E.	<i>DP</i>	Director of Public Works (BR)	<i>dpreissig@burr-ridge.gov</i>	630-323-4733

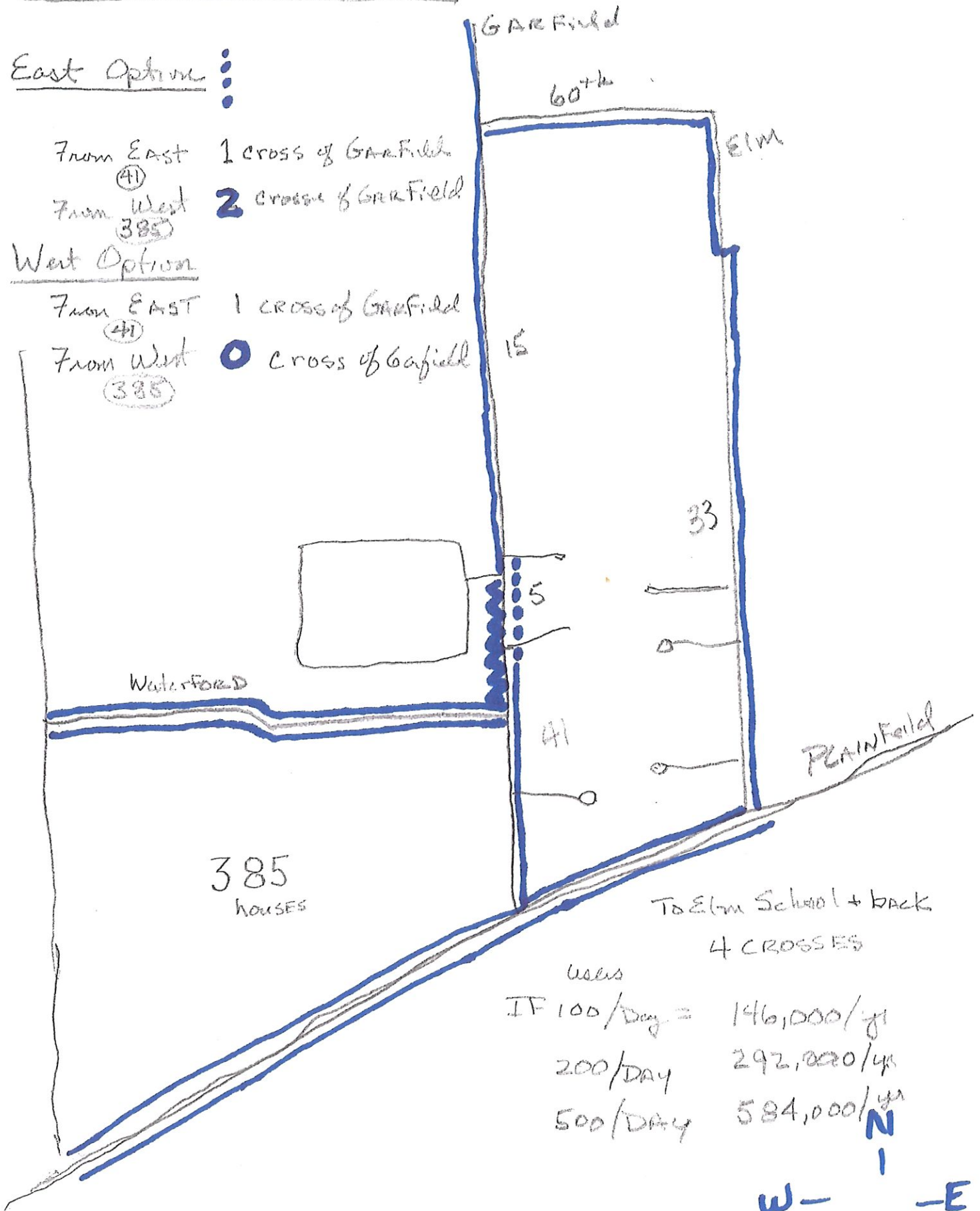
Complete Sidewalk for GARfield

East Option

- From East ④ 1 cross of GARfield
- From West ③ 2 crosses of GARfield

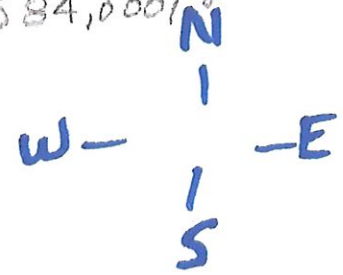
West Option

- From EAST ④ 1 cross of GARfield
- From West ③ 0 cross of GARfield



uses
 IF 100/Day = 146,000/yr
 200/DAY 292,000/yr
 500/DAY 584,000/yr

To Elm School + back
 4 CROSSES







COVID-19 Update

(Coronavirus Disease 2019)

Illinois COVID-19

Hotline and Email Address

**If you have questions about Coronavirus –
Call the Illinois Coronavirus Disease
(COVID-19) Hotline at: 1-(800) 889-3931,
or, send an email to: DPH.SICK@ILLINOIS.GOV
Anytime, 24 hours a day, seven (7) days a
week.**

For more information, click [here](#).





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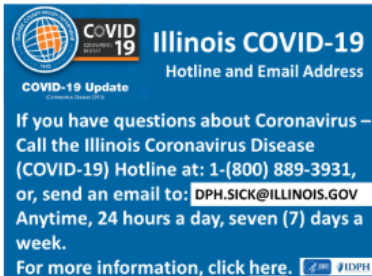
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Coronavirus – CoVid19



COVID-19 Update
Illinois COVID-19
Hotline and Email Address

If you have questions about Coronavirus –
Call the Illinois Coronavirus Disease
(COVID-19) Hotline at: 1-(800) 889-3931,
or, send an email to: DPH.SICK@ILLINOIS.GOV
Anytime, 24 hours a day, seven (7) days a
week.
For more information, click [here](#). 

[DuPage County Department of Public Health – CoronaVirus Information](#)

[CDC Public Health Response Regarding 2019nCov.](#)

[COVID-19 Information for Schools](#)

[COVID-19 Information for Businesses](#)

[COVID-19 Education and Outreach Materials](#)

[What To Do If You Get Sick](#)

[COVID-19 Frequently Asked Questions](#)

Village Hall - 7660 County Line Road, Burr Ridge, IL 60527 (630)654-8181
Police Dept - 7700 County Line Road, Burr Ridge, IL 60527 (630)323-8181
Public Works - 451 Commerce Street, Burr Ridge, IL 60527 (630)323-4733
Email: BRVillage@burr-ridge.gov

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[Public Works](#)



To: Village Board of Trustees
Doug Pollock, Village Administrator

From: Jerry Sapp, Finance Director
Amy Nelson, Assistant Finance Director

Date: March 5, 2020

Subject: Auditor Selection

The Finance Department has completed the Request for Proposal for Auditing Services selection process. The following memo details the process and the recommendation to the Village Board for the selection of Auditors for fiscal years 2019-20, 2020-21, and 2021-22.

The firm must be a leader in the public sector with a strong government client base. Reviewing the composition of the audit team is important to evaluate the amount of expertise being provided to the Village. Also, the amount of audit hours supplied to the Village indicates that we are getting a thorough audit. Cost is important, however a thorough independent audit by a firm with substantial expertise should be given priority.

When analyzing the Requests for Proposals (RFP) and choosing a firm, we utilized the following criteria:

1. Governmental Auditing Experience – Number of Governmental Clients

We requested the firms supply the number of government clients they have to determine the depth of their experience in auditing municipal governments. It is preferable to have a firm with a large number of governmental clients, which displays the commitment and expertise in the industry. In addition to number of clients, an additional requirement was selecting a firm with extensive expertise with clients that participate in GFOA's Certificate of Achievement Program and assisting in the process of converting the Village's Annual Financial Report to a Comprehensive Annual Report. The firm should also be involved with the Government Finance Officers Association (GFOA) to keep abreast of municipal trends and applicable governmental accounting standards and future pronouncements.

2. Composition/Expertise of the Audit Team

Firms should not try to cut costs by using lower level personnel. Higher level of staff assigned to the audit will provide the Village with more expertise. It is preferable to have Partners, Managers, Supervisors, and Accountants, as compared to Assistants, or Interns.

3. Audit Hours

Hours should be balanced to provide the Village with a thorough, but efficient engagement. Firms should not try to cut costs by using less hours or lower level audit staff that is less expensive and less experienced.

4. Cost of Audit Services

After the other criteria is reviewed, cost is reviewed to make sure the selected firm's fees are reasonable.

Requests for Proposals (RFP) were sent to seven firms of which five responded. Below is a summary of the RFP's:

Firm	Government Clients in IL	Audit Team	Audit Hours	GFOA Clients	Cost of Services	
					Fiscal Year	Annual Audit
Baker Tilly	133	Partner Manager Sr Assoc Associate	287	30	2019-2020 2020-2021 2021-2022	\$31,445 \$32,380 \$33,350
Lauterbach & Amen, LLP	>250	Partner Manager In-Charge	270	49	2019-2020 2020-2021 2021-2022	\$24,850 \$25,600 \$26,400
Miller Cooper & Co	Not noted	Principal Manager Supervisor Staff	330	>35	2019-2020 2020-2021 2021-2022	\$38,100 \$34,000 \$35,000
Sikich, LLC	>250	Partner Sr. Mgr Manager Senior Staff	382	>75	2019-2020 2020-2021 2021-2022	\$33,000 \$33,990 \$35,050
WipFli, LLP	47	Partner Manager Supervisor Staff	280 260 260	Not noted	2019-2020 2020-2021 2021-2022	\$38,000 \$37,405 \$38,310

We are recommending Lauterbach & Amen, LLP for the Village's auditors for the following reasons:

- The firm specializes and has a year-round focus in the government industry. They serve over 250 government clients in Illinois, as well as over 49 clients that participate in GFOA's Certificate of Achievement for Excellence in Finance Reporting Program.
- They are providing a Partner, Manager, and In-Charge, with more of an emphasis on Partner and Manager levels for the audit engagement.
- They are providing a very good balance of hours in both staffing levels (Partner, Manager, In-Charge) and the average rate per hour (fees divided by hours). Hours are also slightly above what our previous auditor, BKD, was spending on our audit, but at a lower cost.

- Fees were the lowest of the five firms that submitted proposals. Based on the interviews, references, and the proposal submitted, the reason the fees were lower is the overall firm's hourly rates for Partner, Manager, and In-Charge. In addition, other firms had higher fees (Wipfli, Miller Cooper) due to additional fees related to first time audit engagement set up fees and/or CAFR conversion. Three firms came in with a lower fee than our previous fee paid to BKD, LLP (\$34,825), Lauterbach & Amen, LLP came in with the most significant difference of \$9,975.

It is our recommendation that we select Lauterbach & Amen, LLP as our auditors for years 2019-20, 2020-21, 2021-22. The firm excels in the selection criteria; are leaders in the field of governmental auditing; and their expertise and size of the firm will provide the Village Board with a thorough and quality audit.

Firm Profile

Based in Naperville, Lauterbach & Amen, LLP is a firm entirely specialized in the governmental sector. Sherry Lauterbach and Ron Amen founded the firm in 1997. The firm has grown through the years and currently has over 165 professionals dedicated to the government industry. The five partners share a combined 100+ years of exclusive government experience. The firm provides services in the areas of Audit, Actuarial, Financial Services, Pension and Tax.



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

8E

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

March 3, 2020

Mayor Gary Grasso and Board of Trustees
7660 County Line Road
Burr Ridge, Illinois 60527

Re: Z-02-2020: 166 Shore Drive (Smit); Text Amendment, Special Use, and Findings of Fact

Dear Mayor and Board of Trustees:

The Plan Commission transmits its recommendation to approve a request from Mikie Smit for a text amendment to Section X.F of the Zoning Ordinance add "Accessory Building to a Principal Building" as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District; and a special use as per Section X.F of the amended Zoning Ordinance to permit an "Accessory Building to a Principal Building" on the subject property.

After due notice, as required by law, the Plan Commission held a public hearing on February 17, 2020 and March 2, 2020. The petitioner, Mikie Smit, said that purpose of the request is to seek approval to build a 950-square foot accessory building in the rear yard of the subject property. The Plan Commission considered the size and location of such buildings, as well as the literal use of such buildings from an occupancy perspective. The Plan Commission concluded that permitting these buildings as special uses would allow for greater quantities of indoor storage on lots, but wanted their use to be restricted only to storage and other ancillary uses that were accessory to the principal building. No residents objected to this petition.

The Plan Commission, by a vote of 7 to 0, ***recommends that the Board of Trustees approve*** a request by Mikie Smit for a text amendment to Section X.F of the Zoning Ordinance add "Accessory Building to a Principal Building" as a special use in the G-I General Industrial District as well as a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District as denoted in Exhibit A, subject to further elaboration by staff regarding use restrictions for accessory buildings.

The Plan Commission, by a vote of 7 to 0, ***recommends that the Board of Trustees approve*** a request for a special use as per Section X.F of the amended Zoning Ordinance to permit an "Accessory Building to a Principal Building" on the subject property, subject to the submitted site plan and building elevations.

Sincerely,

Greg Trzupek, Chairman
Plan Commission/Zoning Board of Appeals



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-02-2020: 166 Shore Drive (Smit); Requests a text amendment to Section X.F of the Zoning Ordinance add “Accessory Building to a Principal Building” as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District, if necessary; and a special use as per Section X.F of the amended Zoning Ordinance to permit an “Accessory Building to a Principal Building” on the subject property.

HEARING:

March 2, 2020; continued from
February 17, 2020

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Mikie Smit

PETITIONER STATUS:

Representative of Property Owner

PROPERTY OWNER:

Greg Ginger

EXISTING ZONING:

G-I General Industrial

LAND USE PLAN:

Recommends Industrial Uses

EXISTING LAND USE:

Commercial Building

SITE AREA:

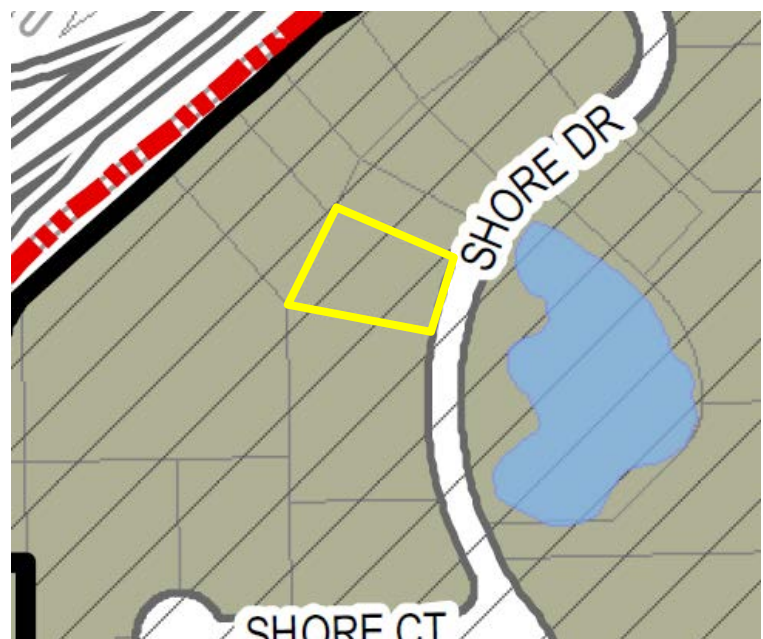
1.13 Acres

PARKING:

40 Spaces

SUBDIVISION:

Hinsdale Industrial Park



The petitioner is Mikie Smit, representative of a property owner at 166 Shore Drive. The petitioner requests a text amendment to Section X.F of the Zoning Ordinance add “Accessory Building to a Principal Building” as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District, if necessary; and a special use as per Section X.F of the amended Zoning Ordinance to permit an “Accessory Building to a Principal Building” on the subject property at 166 Shore Drive. The purpose of the request is to seek approval to build a 950-square foot accessory building in the rear yard of the subject property.

Text Amendment Concepts

At its February 17, 2020 meeting, the Plan Commission provided direction regarding a comprehensive text amendment. The following is staff’s interpretation of this direction.

- Accessory buildings may be approved by special use with an approved site plan and architectural standards review. No accessory buildings may be permitted without the development of a principal building.
- Number. Each lot is permitted to erect one accessory building.
- Size. Accessory buildings may not exceed a Floor Area Ratio of 5% or 1,000 square feet, whichever is smaller. Accessory buildings may not exceed the size of the principal building on the lot.
- Height. Accessory buildings may not exceed 17 ½ feet in height as defined by the Zoning Ordinance. Accessory buildings may not exceed the height of the principal building on the lot.
 - There was some discussion as to whether the original building height of 15 was sufficiently tall enough to accommodate commercial vehicle parking.
 - 17 ½ feet is exactly one-half the existing principal building height limitation in the G-I General Industrial District (35 feet).
- Door Height. The vertical distance from the bottom of all exterior overhead doors shall not exceed 12 feet in height.
- Location. Accessory buildings may be located in the rear yard of the principal building with at least a 10-foot separation between buildings.
- Setbacks. All accessory buildings must be setback at least 10 feet from all property lines. Accessory buildings on lots bordering residential districts must abide by the setback requirements set forth for principal buildings.
- Architectural Standards. All accessory buildings must be made of a like material and color to that of the principal building on the same lot. Vinyl siding, EIFS, and stucco are not permitted as primary elevation materials.
- Access. All accessory buildings must be accessible via a paved apron meeting the minimum specifications of commercial parking lot construction (Section XI.C.9.b of the Zoning Ordinance) leading to all exterior doors on an accessory building. No parking spaces shall be permitted in front of any overhead doors.

Draft amendments showing these regulations in detail is available in Exhibit A.

Proposed Accessory Building

The petitioner has submitted revised site plans and elevations regarding a proposed accessory building on the subject property. The proposed building is shown as being 950 square feet in size located approximately 10 feet from the rear property line and 50 feet from the southern interior property line. The petition originally proposed a 576-square foot building, but the building was

Staff Report and Summary

Z-02-2020: 166 Shore Drive (Smit); Text Amendment, Special Use, and Findings of Fact;
continued from February 17, 2020

expanded to allow a trailer to be stored indoors. The building and its overhead doors are proposed to be 12 ½ feet and 10 feet in height, respectively, and have a brick façade matching the principal building. The site plan denotes parking spaces in the front of the proposed building, but also notes that they are not eligible for inclusion in the parking count for the subject property. In summary, all aspects of the proposed accessory building comply with the proposed amendments outlined in Exhibit A.

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 desires to recommend adoption of amendments to Section X.F of the Zoning Ordinance to add “Accessory Building to a Principal Building” as a special use in the G-I General Industrial District along with necessary bulk regulations, staff recommends that they be made subject to the attachment in Exhibit A.

If the Plan Commission desires to recommend a special use for an accessory building at 166 Shore Drive as per the amended Section X.F of the Zoning Ordinance, staff recommends that the special use be made subject to the submitted site plan and building elevations.

Appendix

Exhibit A – Draft Amendments

Exhibit B – Petitioner’s Materials



BURR RIDGE ZONING ORDINANCE
SECTION X.F
GI GENERAL INDUSTRIAL DISTRICT

F. GI GENERAL INDUSTRIAL DISTRICT

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

1. Permitted Uses:

- a. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products, and goods.
- b. Data processing service centers.
- c. Film production and recording studios.
- d. Greenhouses, including retail and wholesale sales.
- e. Team Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)
- f. Newspaper printing offices.
- g. Offices; business, professional, governmental or institutional.
- h. Pilot plants for experimentation and development of new and existing processes and products.
- i. Printing and publishing establishments.
- j. Radio and television production studios.
- k. Research laboratories for conducting experiments in scientific fields.
- l. Schools, commercial or trade.



- m. Training center, engineering or sales.
- n. Warehouses.
- o. Wholesale establishments.
- p. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

2. Special Uses:

- a. Automobile and truck and equipment sales, rental and service. (Amended by Ordinance A-834-9-01)
- b. Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s) -- including milling, planning, jointing or manufacturing of millwork.
- c. Contractor's office and shops.
- d. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.
- e. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)
- f. Team Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)
- g. Kennel
- h. Martial arts training schools. (Added by Ordinance A-834-01-04)
- i. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)
- j. Medical or dental clinics but not including facilities devoted primarily to emergency medical services. (Added by Ordinance A-834-28-11)



- k. Outside storage; provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas.
- l. Parking lots and storage garages.
- m. Planned unit developments; provided that no use shall be permitted in such planned unit developments that is not a permitted or special use in this or any other Manufacturing District set forth in this Ordinance.
- n. Public utility, governmental service and similar uses as follows:
 - (1) Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.
 - (2) Electric distribution centers and substations.
 - (3) Compressor stations, well head stations, well separator, and other similar above-the-ground facilities customarily used for the distribution of natural gas as a part of the operations of a natural gas company or non-exempt operations of a public utility company.
 - (4) Gas regulator stations.
 - (5) Public utility and governmental service establishments, other -- including offices, storing, testing, repairing and servicing.
 - (6) Railroad rights-of-way and passenger stations.
 - (7) Telephone exchanges and service buildings.
 - (8) Water-filtration plants, pumping stations, reservoirs, wells, and sewage-treatment plants and lift stations -- public or community.
- o. Retail uses accessory to either a permitted use or a special use in this district.
- p. Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.
- q. Sexually Oriented Business as defined in Section XIV, B, of this



Ordinance shall be subject to the following restrictions:

- (1) No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:
 - (a) adult arcade;
 - (b) adult bookstore, adult novelty store or adult video store;
 - (c) adult cabaret;
 - (d) adult motel;
 - (e) adult motion picture theater;
 - (f) adult theater;
 - (g) massage parlor;
 - (h) sexual encounter establishment;
 - (i) escort agency; or
 - (j) nude or semi-nude model studio.
 - (2) This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.
 - (3) The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)
- r. Schools, workshops, training centers for developmentally disabled persons. (Added in August 2002)
- s. Banks and financial institutions (Added August 22, 2005)



t. Driving through facilities accessory to any permitted or special use.
(Added August 22, 2005)

u. School or training course for dog trainers. (Added in September 12, 2005)

v. Accessory building on a lot with an existing principal building

3. Lot Size Requirements:

	Minimum Lot Area	Minimum Lot Width
a. Permitted Uses:	2 Acres	150 feet
b. Special Uses:		
(1) All uses except PUDs	2 Acres	150 feet
(2) Planned Unit Developments	18 Acres	As per PUD

4. Floor Area Ratio:

Not to exceed 0.4.

5. Building Height:

Not more than 35 feet; except, in a planned unit development, building height shall be governed only by the application of the floor area ratio regulation, provided that a building or structure over 35 feet in height shall be not nearer to an exterior boundary of the planned unit development than two times the building height.

6. Yard Requirements:

a. Permitted Uses:	
(1) Front Yard:	40 feet
(2) Interior Side Yard	20 feet
(3) Corner Side Yard	40 feet
(4) Rear Yard	40 feet
(5) Yards Adjacent to Residential Districts	50 feet or 150 feet as per Section IV.W.9

b. Special Uses

Yards shall be the same as for permitted uses, except in planned unit developments, yards as regulated above shall be required at the exterior



boundaries of the planned unit development. Yards at other locations shall be a specifically approved. If such yards are not provided for by specific approval, they shall be as provided for in this district.”

7. Regulations Related to Accessory Buildings:

Accessory buildings may be approved by a special use with an approved site plan and architectural standards review. All requests for a special use must designate the intended use of said accessory building. No accessory buildings may be permitted without the development of a principal building.

a. Use of Accessory Buildings

Accessory buildings, structures and uses shall be accessory to and compatible with the principal use. Accessory buildings may not be used as a primary place of business for any use. Use of accessory buildings as overflow workspace for the principal building; meeting space; or human occupancy of an accessory building or structure is expressly prohibited. Accessory buildings may not be used for the keeping of livestock, poultry, or rabbits, whether for profit or not.

b. Number of Buildings

One accessory building shall be permitted on a lot with an existing principal building. No detached or attached garage or accessory building may be constructed on a lot before the principal building being constructed except that a garage or approved accessory building may be erected for tool and material storage after the foundation for the principal building is completed and approved.

c. Location

Accessory buildings may be located in the rear yard of the principal building with at least a 10-foot separation between buildings.

d. Setbacks

All accessory buildings must be setback at least 10 feet from all property lines. Accessory buildings on lots bordering residential districts must abide by the setback requirements set forth for principal buildings.

e. Size

Accessory buildings may not exceed a Floor Area Ratio of 5% or 1,000 square feet, whichever is smaller. Accessory buildings may not exceed the size of the principal building on the lot.



f. Height

Accessory buildings may not exceed 17 ½ feet in height as defined by the Zoning Ordinance. Accessory buildings may not exceed the height of the principal building on the lot.

g. Door Height.

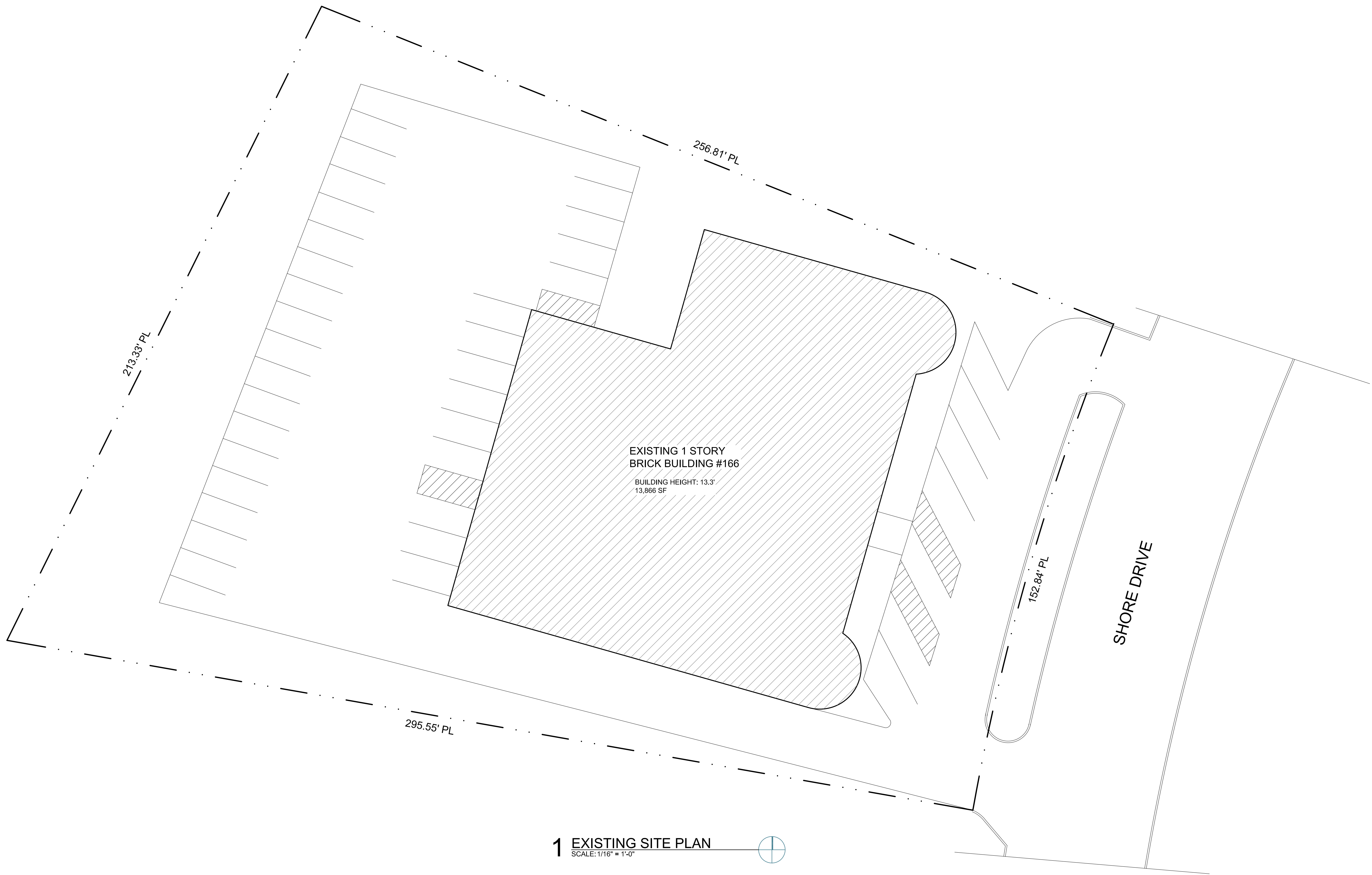
The vertical distance from the bottom of all exterior overhead doors shall not exceed 12 feet in height.

h. Architectural Standards

All accessory buildings must be made of a like material and color to that of the principal building on the same lot. Brick and masonry structures are encouraged. EIFS, stucco, and vinyl or plastic siding are expressly prohibited as elevation materials.

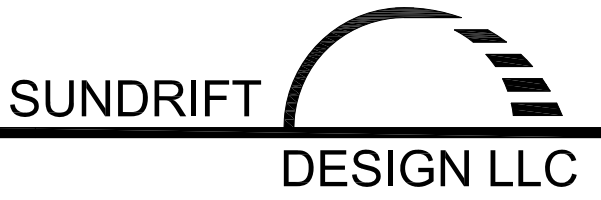
i. Access

All accessory buildings must be accessible via a paved apron meeting the minimum specifications of commercial parking lot construction (Section XI.C.9.b of the Zoning Ordinance) leading to all exterior doors on an accessory building. No parking spaces shall be permitted in front of any overhead doors.



1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

MUNICIPAL APROVAL STAMPS



ADDRESS: 3835 ARTHUR AVE. BROOKFIELD, IL 60513
PHONE: (312)-373-0360

ARCHITECT

LBI DETACHED GARAGE
166 SHORE DRIVE
BURR RIDGE, IL 60527

PROJECT

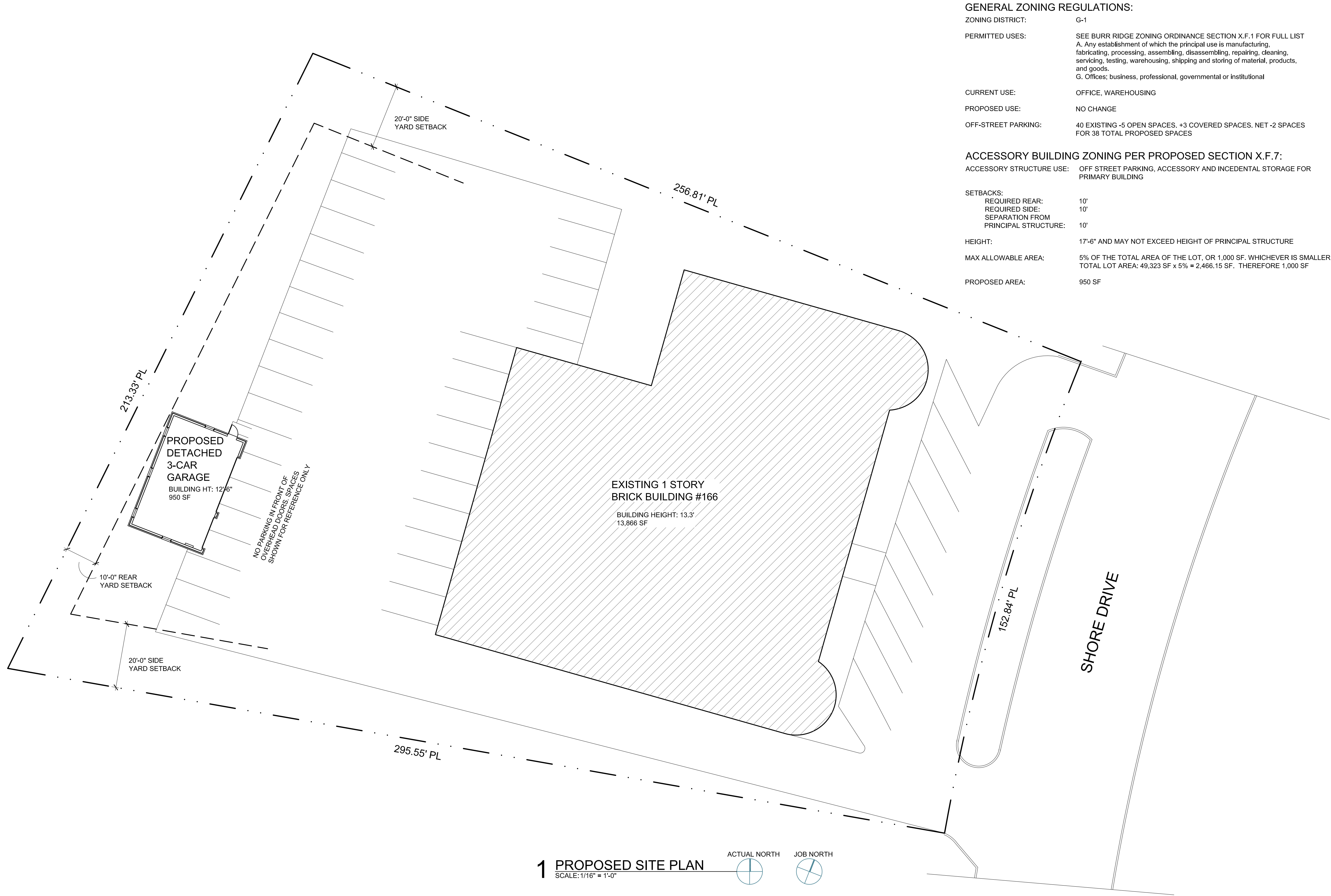
ISSUE LOG

ISSUED FOR: ZONING REVIEW

DATE: 02.24.2020

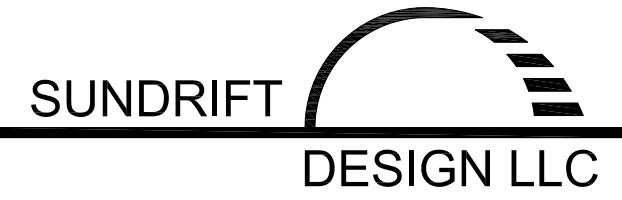
A0-01
EXISTING SITE PLAN

SHEET:



GENERAL ZONING REGULATIONS:	
ZONING DISTRICT:	G-1
PERMITTED USES:	SEE BURR RIDGE ZONING ORDINANCE SECTION X.F.1 FOR FULL LIST A. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products, and goods. G. Offices; business, professional, governmental or institutional
CURRENT USE:	OFFICE, WAREHOUSING
PROPOSED USE:	NO CHANGE
OFF-STREET PARKING:	40 EXISTING -5 OPEN SPACES. +3 COVERED SPACES. NET -2 SPACES FOR 38 TOTAL PROPOSED SPACES
ACCESSORY BUILDING ZONING PER PROPOSED SECTION X.F.7:	
ACCESSORY STRUCTURE USE:	OFF STREET PARKING, ACCESSORY AND INCEDENTAL STORAGE FOR PRIMARY BUILDING
SETBACKS:	
REQUIRED REAR:	10'
REQUIRED SIDE:	10'
SEPARATION FROM PRINCIPAL STRUCTURE:	10'
HEIGHT:	17'-6" AND MAY NOT EXCEED HEIGHT OF PRINCIPAL STRUCTURE
MAX ALLOWABLE AREA:	5% OF THE TOTAL AREA OF THE LOT, OR 1,000 SF. WHICHEVER IS SMALLER TOTAL LOT AREA: 49,323 SF x 5% = 2,466.15 SF. THEREFORE 1,000 SF
PROPOSED AREA:	950 SF

MUNICIPAL APROVAL STAMPS



ADDRESS: 3835 ARTHUR AVE. BROOKFIELD, IL 60513
PHONE: (312)-373-0360

ARCHITECT

LBI DETACHED GARAGE

166 SHORE DRIVE
BURR RIDGE, IL 60527

PROJECT

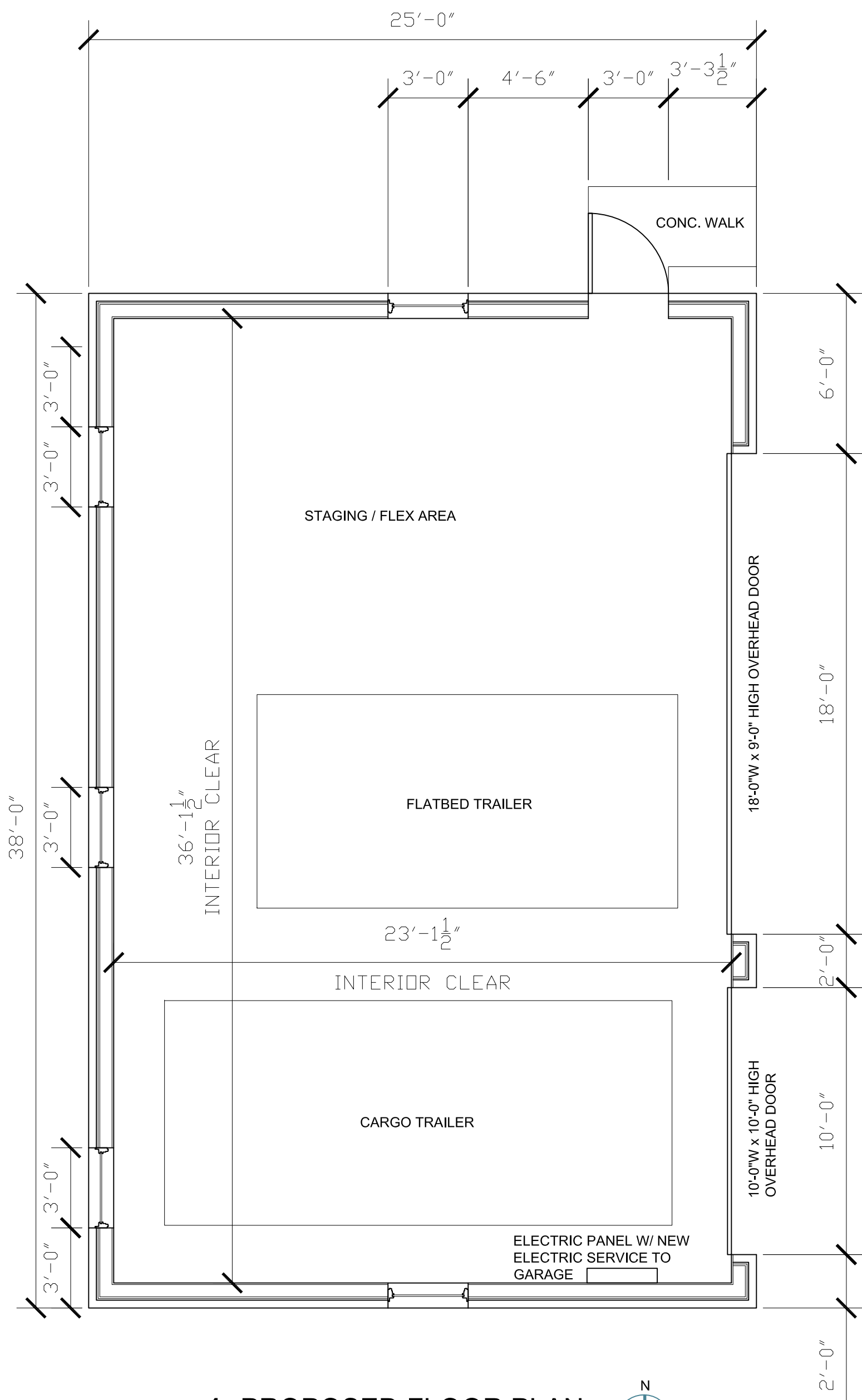
ISSUE LOG

ZONING REVIEW

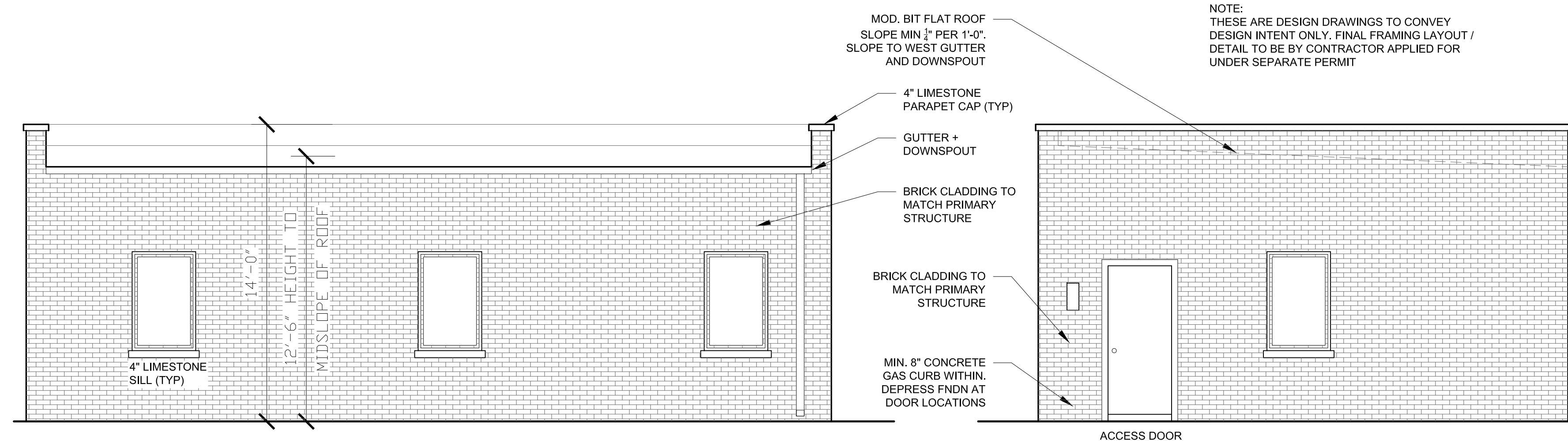
ISSUED FOR: ZONING REVIEW DATE: 02.24.2020

A0-02
PROPOSED
SITE PLAN

SHEET:

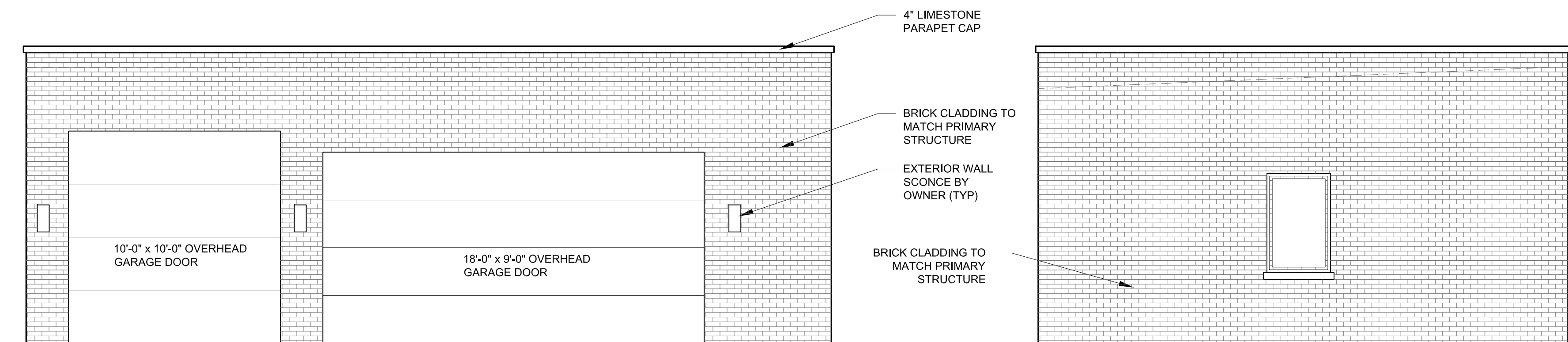


1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"
950 SF



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

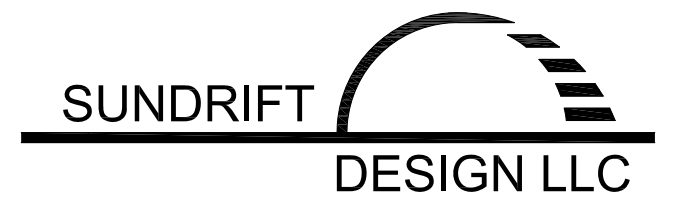
4 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

5 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MUNICIPAL APROVAL STAMPS



ADDRESS: 3835 ARTHUR AVE. BROOKFIELD, IL 60513
PHONE: (312)-373-0360

ARCHITECT

LBI DETACHED GARAGE

166 SHORE DRIVE
BURR RIDGE, IL 60527

PROJECT

ISSUE LOG

ZONING REVIEW

ISSUED FOR: ZONING REVIEW DATE: 02.24.2020

A1-01
PROPOSED
PLAN + ELEVATIONS

SHEET:



P 630 365 9063
F 630 365 9081
dotynurseries.com

mailing address
PO Box 760
Elburn, IL 60119

nursery location
45W121 Beith Road
Maple Park, IL 60151

Acknowledgement

Page 1 of 1

8F

Order No. 175379
Customer No. WESTCENT
Yard 2020

SOLD TO:

WEST CENTRAL MUNICIPAL CONF
2000 5TH STREET
BUILDING N
RIVER GROVE, IL 60171

SHIP TO:

WEST CENTRAL MUNICIPAL CONF
2000 5TH STREET
BUILDING N
RIVER GROVE, IL 60171

708-453-9100 Fax: 708-453-9101

708-453-9100

PO No.		Order Date	Ship Date	Ship Via	Terms	Ribbon Color		
Burr Ridge		02/04/20	/ /		NET 60			
Ackn Qty	Botanical Name			Common Name		Size	Price	Amount
5	Acer x freemanii 'Marmo'			Marmo Maple		2.5"	\$242.00	\$1,210.00
5	Acer rubrum 'Frank JR.'			Redpointe Red Maple		2.5"	\$242.00	\$1,210.00
5	Quercus muehlenbergii			Chinkapin Oak		2.5"	\$275.00	\$1,375.00
5	Carpinus betulus 'JFS-KW1CB'			Emerald Avenue Hornbeam		2"	\$273.00	\$1,365.00
							NET AMOUNT	\$5,160.00
							TOTAL	\$5,160.00

HINSDALE NURSERIES

INCORPORATED

HINSDALE OFFICE • 7200 S. MADISON, WILLOWBROOK, IL 60527
(630) 323-1411 • FAX (630) 323-0918

Order Acknowledgement Page 1

Office Copy

Date: 2/27/2020

Order No: 2089979

Contact: Little Rock

Phone: 630-552-8314

Client Phone: 708-453-9100

Client:

WEST CENTRAL
MUNICIPAL CONFERENCE
2000 5TH AVENUE
RIVER GROVE IL 60171

Deliver To / Job Site:

Special Instructions:

BURR RIDGE SPRING 2020
WILLOWBROOK PICK UP
ATTN NICK JUST
630 323 4733 X 6040

Date Placed	Job/PO Number	Payment Terms	Tax Authority	Required On	Deliver Via
02/27/2020	BURR RIDGE SP 20	Net 45 Days	Exempt ENP	04/01/2020	Pick Up

Qty	UoM	Product	Location	Unit Price	Extended Amt	Tx ND WR
Little Rock Sales Counter						
5	Ea	2.00in SKYLINE LOCUST	LRK LW006	\$195.00	\$975.00	
5	Ea	2.00in TULIP TREE	LRK LT008	\$254.00	\$1,270.00	
5	Ea	2.00in SHINGLE OAK	LRK LW005	\$246.00	\$1,230.00	
5	Ea	2.00in IVORY SILK JAPANESE TREE LILAC	LRK LX005	\$225.00	\$1,125.00	
					Sub-Total: \$4600.00	

Products Amt	\$4,600.00
Sub-Total	\$4,600.00
Sales Tax	\$0.00
Order Total	\$4,600.00
Balance Due	\$4,600.00



1255 W. Spring Rd. Mazon IL 60444
P: 815-448-2097 F: 815-448-2139 bthomas@SpringGroveNursery.com

Acknowledgement

Page 1 of 1

Order No. 180551
Customer No. 1091
Spring 2020

SOLD TO:

Village of Burr Ridge
7660 County Line Rd
Burr Ridge, IL 60521

630-323-4733

SHIP TO:

Village of Burr Ridge
7660 County Line Rd
Burr Ridge, IL 60521

630-323-4733

PO No.	Order Date	Ship Date	Ship Via	Terms	Ribbon Color	
Spring 2020	01/31/20	04/01/20		NET45		
Ackn Qty	Botanical Name	Common Name		Size	Price	Amount
1	Acer rubrum 'Sun Valley'	Sun Valley Red Maple		2.5"	\$234.00	\$234.00
5	Betula nigra	River Birch		2.5"	\$215.00	\$1,075.00
1	Cercis canadensis	Eastern Redbud		2.5"	\$248.00	\$248.00
1	Crataegus crusgalli v. inermis	Thornless Cockspur Hawthorn		2"	\$167.00	\$167.00
5	Gymnocladus dioicus	Kentucky Coffee Tree		2"	\$215.00	\$1,075.00
1	Malus 'Prairifire'	Prairifire Crabapple		2"	\$181.00	\$181.00
1	Malus 'Royal Raindrops'	Royal Raindrops Crabapple		2"	\$181.00	\$181.00
5	Platanus x acerifolia 'Morton Circle'	Exclamation! London Planetree		2"	\$215.00	\$1,075.00
5	Quercus bicolor	Swamp White Oak		2.5"	\$259.00	\$1,295.00
2	Syringa pekinensis 'Morton'	Beijing Gold Tree Lilac		8'	\$195.00 *	\$390.00
27					NET AMOUNT	\$5,921.00

					TOTAL	\$5,921.00

TERMS: Payment is due at the time of pickup or delivery. For NET 30 accounts, customer will pay all invoices within thirty (30) day of the date of the invoice. Past due accounts are subject to a service charge of 1.5% per month (18% per year), which shall accrue on a daily basis. All payments received shall be applied at the sole discretion of Spring Grove Nursery, Inc. Payments will be paid first to interest and then applied to principle. Past due accounts are immediately returned to C.O.D. terms. Failure of Spring Grove Nursery to observe or enforce any provision of the agreement shall not constitute a waiver of any provision of the Agreement.

LIMITED WARRANTY: If any nursery stock proves to be untrue to the description or variety, under which it is sold, we hold ourselves in readiness, on proper proof, to replace such nursery stock that may prove to be untrue to description or name, or refund the original amount paid. We shall in no case be liable for any sum greater than the amount originally received for such inventory stock. Seller gives no warranty as to livability, express or implied. Claims must be made in writing within (5) days of receipt of order. Failure to present such a claim within (5) days shall constitute a waiver of all warranties, including waiver of all merchantability and the implied warranty of fitness to particular purpose. The right of rejection shall be deemed waived upon passage of that (5) day period.

Buyer Signative Accepts Terms of Sale _____

8G



Metropolitan Industries Inc.
37 Forestwood Drive
Romeoville, IL, 60446
Phone: 815-886-9200
Web: www.metropolitanind.com

Service Quotation

Order No.: SVQ000845
Order Date: 3/3/2020
Delivery Date: 3/3/2020
Customer ID: 003355
Currency: USD

BILL TO:		SHIP TO:	
Village of Burr Ridge 7660 S. County Line Road Burr Ridge IL 60527 United States of America		Burr Ridge~Village of 87th and County Line Rd Burr Ridge IL 60521	
CUSTOMER P.O. NO.	TERMS	CONTACT	
Jim Lukas	Net 30	Overton, Brad, boverton@metropolitanind.com	
FOB POINT	SHIPPING TERMS	SHIP VIA	

NO.	ITEM	QTY.	UOM	PRICE	DISC.	EXTENDED PRICE
1	QUOTED LABOR	1.0000	EACH	3,670.0000	0%	3,670.00
	Quoted Service Labor					
	NOTE: Labor to install new LMS2 controller and associated controls into existing enclosure at Highland Fields station. Includes startup, configuration, and training on LMS 2 controls.					
2	QUOTED MATERIALS	1.0000	EACH	4,622.0000	0%	4,622.00
	Quoted Service Materials					
	NOTE: Includes LMS 2 Controller (AB PLC/Delta 7" HMI/associated hardware), 4 x 50' floats, 50' submersible transducer, float backup controller					

Sales Total:	8292.0000
Freight & Misc.:	0.00
Less Discount:	0.00
Tax Total:	0.00
Total (USD):	8,292.00

01/13/2020

8H

Chief John Madden,

Please accept this letter as notification of my retirement from the Burr Ridge Police Department. After 25 years of dedicated service, I feel it is time for me to move on. My last day with the Burr Ridge Police Department will be March 31, 2020.

It has been an honor and a privilege to serve the citizens of Burr Ridge. I greatly appreciate the opportunities afforded to me during my tenure with the Burr Ridge Police Department. It has been a wonderful career and I am so proud to be a Burr Ridge Police Officer.

Sincerely,

A handwritten signature in black ink, appearing to read "Luke Vulpo". The signature is fluid and cursive, with the first name "Luke" and last name "Vulpo" clearly distinguishable.

Luke Vulpo

02/21/20

Chief John Madden
Burr Ridge Police Department
7700 County Line Rd
Burr Ridge IL, 60527

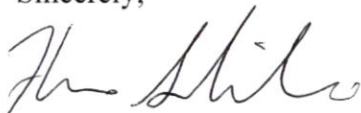
Dear Chief Madden,

Please accept this letter as my formal resignation from the Burr Ridge Police Department, effective on March 6, 2020, two weeks from today.

I appreciate everything I've learned here. Thank you for the opportunity to work here. I have enjoyed my employment with the Burr Ridge Police Department.

Please let me know if I can assist in anyway with the transition.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Hemza Shaibi', written in dark ink.

Hemza Shaibi

VILLAGE OF BURR RIDGE

8L

ACCOUNTS PAYABLE APPROVAL REPORT

BOARD DATE: 03/09/20

PAYMENT DATE: 03/10/20

FISCAL 19-20

FUND	FUND NAME	PAYABLE	TOTAL AMOUNT
10	General Fund	\$69,318.09	\$69,318.09
23	Hotel/Motel Tax Fund	2,390.00	2,390.00
32	Sidewalk/Pathway Fund	3,547.50	3,547.50
51	Water Fund	11,816.99	11,816.99
52	Sewer Fund	18,237.89	18,237.89
61	Information Technology	8,043.91	8,043.91
	TOTAL ALL FUNDS	<u>\$ 113,354.38</u>	<u>\$ 113,354.38</u>

PAYROLL

PAY PERIOD ENDING February 22, 2020

	TOTAL
	PAYROLL
Board	\$ 2,400.00
Administration	18,640.63
Finance	7,877.88
Police	111,111.41
Public Works	23,068.09
Water	25,921.63
Sewer	7,738.31
TOTAL	<u>\$ 196,757.95</u>
GRAND TOTAL	<u><u>\$ 310,112.33</u></u>

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DB: BURR RIDGE

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE
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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 10 General Fund					
Dept 1010 Boards & Commissions					
10-1010-40-4042	ABCI Lunch & Learn	Michelle Mahlan	01/20/20	01/20/20	68.08
10-1010-50-5025	Annual Report	Postmaster	02/25/20	02/25/20	1,106.49
10-1010-50-5040	Village Newsletter/Annual Report	Grasso Graphics, Inc.	02/24/20	30711	3,216.06
10-1010-80-8030	Video Tape Board Meeting Feb2020	Garron, Fernando	02/25/20	02/25/20	1,025.00
Total For Dept 1010 Boards & Commissions					5,415.63
Dept 2010 Administration					
10-2010-40-4042	Deposit for Chamber Luncheons Fe	Willowbrook/Burr Ridge	02/24/20	02/24/20	300.00
10-2010-50-5020	Annexation Plats for recording	FedEx	02/26/20	6-939-39410	48.97
10-2010-50-5075	Plan Review Permit 20-010	B&F Construction Code Serv	02/14/20	53125	150.00
10-2010-50-5075	Plan Review Permit 20-001	B&F Construction Code Serv	02/14/20	53117	1,564.87
10-2010-50-5075	Plan Review Permit 20-013	B&F Construction Code Serv	02/12/20	53103	2,021.40
10-2010-60-6020	Gasoline & Oil Admin	DuPage County Public Works	02/18/20	2020-4F	34.74
Total For Dept 2010 Administration					4,119.98
Dept 4020 Central Services					
10-4020-60-6000	CRD 16702 Navy 1.5" binders	Runco Office Supply	02/24/20	780325-0	98.70
10-4020-60-6000	AVE 23284 Indexes 8 Tab multicol	Runco Office Supply	02/24/20	780325-0	104.94
10-4020-60-6000	UNV 11203 green paper	Runco Office Supply	02/24/20	780325-0	4.99
10-4020-60-6000	UNV 11204 pink paper	Runco Office Supply	02/24/20	780325-0	4.99
10-4020-60-6000	Office Supplies PW	Runco Office Supply	02/20/20	779911-0	21.04
10-4020-60-6010	Kitchen Coffee Supplies VH	Commercial Coffee Service,	02/19/20	157261	112.45
Total For Dept 4020 Central Services					347.11
Dept 5010 Police					
10-5010-40-4032	Uniform Allowance	JG Uniforms, Inc.	02/13/20	68845	54.35
10-5010-40-4032	Uniform Allowance Campos	Special T Unlimited	02/20/20	658331	210.00
10-5010-40-4042	Law Enforcement Class Campos	College of DuPage	02/20/20	12146	50.00
10-5010-40-4042	LERMI 2020 Conference	Law Enforcement Records M	02/26/20	02/26/20	30.00
10-5010-50-5050	Maintenance-Equipment	All Traffic Solutions, Inc	02/05/20	SIN024855	375.00
10-5010-50-5050	Maintenance-Equipment	Public Safety Direct, Inc	02/19/20	95552	125.00
10-5010-50-5050	Maintenance-Equipment	Public Safety Direct, Inc	02/21/20	95569	125.00
10-5010-50-5051	Squad 1707 Maintenance	Willowbrook Ford	02/18/20	6319549/1	364.93
10-5010-50-5051	Squad 1703 Maintenance	Willowbrook Ford	02/13/20	6319315/1	399.95
10-5010-50-5051	Squad 1705 Maintenance	Willowbrook Ford	02/21/20	6319858/1	1,038.22
10-5010-60-6020	Gasoline & Oil PD	DuPage County Public Works	02/18/20	2020-4F	12,223.68
10-5010-60-6020	Gasoline & Oil PD	Wex Bank	02/23/20	63968738	69.05
Total For Dept 5010 Police					15,065.18
Dept 6010 Public Works					
10-6010-40-4032	Uniform rentals/cleaning	Breens Inc.	02/18/20	388763	72.14
10-6010-40-4032	Uniform rentals/cleaning	Breens Inc.	02/25/20	388923	72.14
10-6010-40-4032	Uniform rentals/cleaning	Breens Inc.	03/03/20	389074	72.14
10-6010-40-4042	Mileage from PW to VH Feb20	Preeti Goel	02/28/20	02/28/20	27.60
10-6010-40-4042	Mileage from PW to VH Feb20	Shirley Benedict	02/29/20	02/29/20	20.70
10-6010-50-5053	Street Light repairs	Rag's Electric, Inc.	02/14/20	22478	1,909.50
10-6010-50-5054	Maintenance Street Lighting	Rag's Electric, Inc.	01/31/20	22430	484.30
10-6010-50-5055	FY 19-20 Traffic Signal Maintena	Meade Electric Company, Ir	02/28/20	691395	175.00
10-6010-50-5065	Village Street Lights	Constellation NewEnergy, I	02/18/20	7296461-1 Feb20	1,435.50
10-6010-50-5085	Shop Towel rentals	Breens Inc.	02/18/20	388763	4.50
10-6010-50-5085	Shop Towel rentals	Breens Inc.	02/25/20	388923	4.50
10-6010-50-5085	Shop Towel rentals	Breens Inc.	03/03/20	389074	4.50
10-6010-50-5096	Mailbox damaged	Mr. Michael Lowery	02/24/20	02/24/20	75.00

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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 10 General Fund					
Dept 6010 Public Works					
10-6010-60-6010	Operating Supplies	Menards - Hodgkins	02/28/20	44775	49.33
10-6010-60-6010	Operating Supplies	Menards - Hodgkins	02/11/20	43642	182.35
10-6010-60-6010	Operating Supplies	Westown Auto Supply Co. Ir	02/26/20	85280	47.79
10-6010-60-6020	Vehicle Fluids	Al Warren Oil Com., Inc.	02/12/20	W1289909	352.00
10-6010-60-6020	Vehicle Fluids	Al Warren Oil Com., Inc.	02/12/20	W1289908	250.00
10-6010-60-6020	Gasoline & Oil PW	DuPage County Public Works	02/18/20	2020-4F	7,581.84
10-6010-60-6040	Snow Equipment Parts	Monroe Truck Equipment, Ir	02/13/20	328929	830.43
10-6010-60-6041	Unit 18 Brakes: Rotors, Pads, Ca	FleetPride, Inc.	02/12/20	45648120	87.23
10-6010-60-6041	Unit 18 Brakes: Rotors, Pads, Ca	FleetPride, Inc.	02/12/20	45615599	418.23
10-6010-60-6041	Unit 18 Brakes: Rotors, Pads, Ca	FleetPride, Inc.	02/12/20	45664982	51.11
10-6010-60-6041	Supplies-Vehicles	Menards - Hodgkins	01/16/20	42026	57.19
10-6010-60-6041	Supplies-Vehicles	Menards - Hodgkins	02/11/20	43630	27.00
10-6010-60-6041	Supplies-Vehicles	Rush Truck Center	02/19/20	3018389537	87.66
10-6010-60-6041	Supplies-Vehicles	Westown Auto Supply Co. Ir	02/20/20	85224	8.61
10-6010-60-6041	Supplies-Vehicles	Willowbrook Ford	02/12/20	5144212	1.99
10-6010-60-6050	Small Tools	Industrial Electric Supply	02/27/20	5881	18.99
10-6010-60-6050	Small Tools	Menards - Hodgkins	02/11/20	43642	4.99
10-6010-60-6060	Roadway Bulk Salt	Compass Minerals America,	02/11/20	593932	10,138.93
10-6010-60-6060	Roadway Bulk Salt	Compass Minerals America,	02/12/20	594833	8,513.99
10-6010-60-6060	Roadway Bulk Salt	Compass Minerals America,	02/07/20	591826	4,783.72
Total For Dept 6010 Public Works					37,850.90
Dept 6020 Buildings & Grounds					
10-6020-50-5052	Carpet cleaning by Office wall t	Eco-Clean Maintenance, Inc	01/28/20	8475	661.70
10-6020-50-5052	Certificate Fee for Boiler	Office of the State Fire M	02/06/20	9608629	70.00
10-6020-50-5052	Building Lights repaired	Rag's Electric, Inc.	02/14/20	22478	117.07
10-6020-50-5052	Building Lights repaired	Rag's Electric, Inc.	02/12/20	22479	658.42
10-6020-50-5052	Lighting Improvements at PD Gun	Rag's Electric, Inc.	01/22/20	22433	887.95
10-6020-50-5058	Mat rentals/PD	Breens Inc.	02/18/20	388758	36.00
10-6020-50-5058	Mat rentals/VH & PW	Breens Inc.	02/18/20	388758	44.50
10-6020-50-5058	Mat rentals/PD	Breens Inc.	02/25/20	388918	36.00
10-6020-50-5058	Mat rentals/VH & PW	Breens Inc.	02/25/20	388918	44.50
10-6020-50-5058	Mat rentals/PD	Breens Inc.	03/03/20	389069	36.00
10-6020-50-5058	Mat rentals/VH & PW	Breens Inc.	03/03/20	389069	44.50
10-6020-50-5058	Janitorial Services - PD	Eco-Clean Maintenance, Inc	02/25/20	8519	855.36
10-6020-50-5058	Janitorial Services - VH	Eco-Clean Maintenance, Inc	02/25/20	8519	673.74
10-6020-50-5058	Janitorial Services - PW	Eco-Clean Maintenance, Inc	02/25/20	8519	401.28
10-6020-50-5080	Public Works	Flagg Creek Water Reclamat	02/26/20	008917-000 Feb20	75.12
10-6020-50-5080	Village Hall	NICOR Gas	02/17/20	47-02-57-00007 Feb20	620.99
10-6020-50-5080	Rustic Acres	NICOR Gas	02/17/20	81-11-07-32419 Feb20	142.21
10-6020-50-5080	Police Station	NICOR Gas	02/18/20	66-46-89-14693 Feb20	433.75
10-6020-50-5080	Public Works	NICOR Gas	02/11/20	22-94-44-00005 Jan20	680.20
Total For Dept 6020 Buildings & Grounds					6,519.29
Total For Fund 10 General Fund					69,318.09
Fund 23 Hotel/Motel Tax Fund					
Dept 7030 Special Revenue Hotel/Motel					
23-7030-80-8012	Jingle Mingle Floats 2019	Burr Ridge Park District	02/05/20	2520	1,025.00
23-7030-80-8050	Grant Program Hendrickson Intern	DuPage Convention & Visits	02/17/20	4430	1,365.00
Total For Dept 7030 Special Revenue Hotel/Motel					2,390.00

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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 23 Hotel/Motel Tax Fund					
Total For Fund 23 Hotel/Motel Tax Fund					2,390.00
Fund 32 Sidewalks/Pathway Fund					
Dept 8020 Sidewalks/Pathway					
32-8020-70-7052	Garfield Ave. Sidewalk Reconstru	Christopher B. Burke Engir	02/14/20	156400	3,547.50
Total For Dept 8020 Sidewalks/Pathway					3,547.50
Total For Fund 32 Sidewalks/Pathway Fund					3,547.50
Fund 51 Water Fund					
Dept 6030 Water Operations					
51-6030-40-4032	Uniform rentals/cleaning	Breens Inc.	02/18/20	388763	79.18
51-6030-40-4032	Uniform rentals/cleaning	Breens Inc.	02/25/20	388923	79.18
51-6030-40-4032	Uniform rentals/cleaning	Breens Inc.	03/03/20	389074	79.18
51-6030-50-5020	(13) Coliform Samples	Envirotest Perry Laboratc	02/17/20	20-134318	123.50
51-6030-50-5080	Well #4	COMED	02/18/20	0029127044 Feb	1,030.95
51-6030-50-5080	Bedford Park Sump Pump	COMED	02/10/20	9179647001 Feb20	165.46
51-6030-50-5080	Well #5	COMED	02/10/20	4497129098 Jan2020	290.15
51-6030-50-5080	Pump Center	Dynegy Energy Services, LI	02/10/20	310428720021	3,783.98
51-6030-50-5080	Pump Center	NICOR Gas	02/11/20	47-91-57-00000 Jan20	154.77
51-6030-50-5095	Utility Billing Past Dues	Third Millennium Assoc. Ir	02/18/20	24428	269.75
51-6030-60-6010	Operating Supplies	McMaster-Carr Supply Comp	02/13/20	34161189	116.78
51-6030-60-6010	Operating Supplies	Menards - Hodgkins	02/12/20	43712	85.65
51-6030-60-6010	Crushed Stone - CA7	Ozinga Materials, Inc.	02/14/20	105664	352.65
51-6030-60-6010	Freight Charge	Ozinga Materials, Inc.	02/14/20	105664	129.31
51-6030-60-6010	Chemical Spray Tank	USA Blue Book	02/12/20	143199	58.95
51-6030-60-6010	Freight charges	USA Blue Book	02/12/20	143199	28.71
51-6030-60-6010	Valve Box Stabilizers Plastic (6	USA Blue Book	02/13/20	144464	329.50
51-6030-60-6020	Gasoline & Oil Water	DuPage County Public Works	02/18/20	2020-4F	3,214.34
51-6030-70-7000	TS 800 STIHL Cutquik® Cut-off Sa	Carroll Construction Suppl	02/21/20	LE049116	1,445.00
Total For Dept 6030 Water Operations					11,816.99
Total For Fund 51 Water Fund					11,816.99
Fund 52 Sewer Fund					
Dept 6040 Sewer Operations					
52-6040-40-4032	Uniform rentals/cleaning	Breens Inc.	02/18/20	388763	24.63
52-6040-40-4032	Uniform rentals/cleaning	Breens Inc.	02/25/20	388923	24.63
52-6040-40-4032	Uniform rentals/cleaning	Breens Inc.	03/03/20	389074	24.63
52-6040-50-5068	Replace Pump No. 1; Arrowhead Li	Metropolitan Industries, 1	02/14/20	014257	17,353.00
52-6040-50-5068	Maintenance - Three lift station	Metropolitan Industries, 1	02/19/20	014303	811.00
Total For Dept 6040 Sewer Operations					18,237.89
Total For Fund 52 Sewer Fund					18,237.89
Fund 61 Information Technology Fund					
Dept 4040 Information Technology					
61-4040-40-4042	Building Permit Training	BS&A Software	02/14/20	127916	3,000.00
61-4040-50-5061	GIS Support Feb20	Cloudpoint Geographics, Ir	02/29/20	002554	1,950.00
61-4040-50-5061	Annual Maintenance Renewal	SolarWinds	03/03/20	470991	1,464.00
61-4040-60-6010	CF410XC - Black	Warehouse Direct, Inc.	02/21/20	4589274-0	253.98
61-4040-60-6010	CF411XC - Cyan	Warehouse Direct, Inc.	02/21/20	4589274-0	169.99
61-4040-60-6010	CF412XC Yellow	Warehouse Direct, Inc.	02/21/20	4589274-0	339.98
61-4040-60-6010	CF413XC Magenta	Warehouse Direct, Inc.	02/21/20	4589274-0	339.98
61-4040-60-6010	C9732A Yellow	Warehouse Direct, Inc.	02/21/20	4589274-0	262.99

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INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

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INVOICE DUE DATES 03/09/2020 - 03/09/2020

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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 61 Information Technology Fund					
Dept 4040 Information Technology					
61-4040-60-6010	C9733A Magenta	Warehouse Direct, Inc.	02/21/20	4589274-0	262.99
Total For Dept 4040 Information Technology					8,043.91
Total For Fund 61 Information Technology Fund					8,043.91

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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
<hr/>					
		Fund Totals:			
		Fund 10 General Fund			69,318.09
		Fund 23 Hotel/Motel Tax Fund			2,390.00
		Fund 32 Sidewalks/Pathway Fund			3,547.50
		Fund 51 Water Fund			11,816.99
		Fund 52 Sewer Fund			18,237.89
		Fund 61 Information Technology F			8,043.91
		Total For All Funds:			<hr/> 113,354.38