



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

AGENDA

**Monday, June 28, 2021
7:00 P.M.**

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. PRESENTATIONS AND PUBLIC HEARINGS**
- 4. CONSENT AGENDA**

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 June 14, 2021
- B. * Receive and File Plan Commission of June 21, 2021

6. ORDINANCES

- A. Consideration of an Ordinance Granting Special Use Approval Pursuant to the Burr Ridge Zoning Ordinance for a Restaurant with Sales of Alcoholic Beverages and Outdoor Dining (Z-01-2021: 312 Burr Ridge Parkway – Rovito/Andrews)
- B. Consideration of an Ordinance Granting a Variation from the Burr Ridge Zoning Ordinance to Permit the Expansion of a Restaurant in County Line Square Without the Required Number of Parking Spaces (Z-01-2021: 312 Burr Ridge Parkway – Rovito/Andrews)
- C. * Approval of an Ordinance Denying a Variation from the Burr Ridge Zoning Ordinance to Permit a Fence in the Side Yard of a Single-Family Residential Lot Rather Than the Requirement that Fences be Located Only in the Rear Yard (V-03-2021: 16W361 95th Place (Angelov))

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

7. RESOLUTIONS

- A. Consideration of a Resolution Extending the Declaration of a Local Disaster Until Midnight on July 13, 2021
- B. * Approval of Resolution Approving Final Plat of Subdivision - Grant Street Subdivision

8. CONSIDERATIONS

- A. Consideration of a Request for Subdivision Fee Reduction/Waiver and an Extension of a Deadline for Subdivision Completion to December 9, 2023 at the Cottages at Drew (7950 Drew Avenue)
- B. Consideration of a Plan Commission Recommendation to Approve a Conditional Use for Amendments to the Streetscape of the Subject Property (PC-02-2021: Village Center PUD – Hassan)
- C. * Approval of a Request to Remand a Petition to the Plan Commission for Further Consideration (Z-05-2021: 15W351 87th Street – Patel)
- D. * Approval of Request to Direct the Plan Commission to Hold a Public Hearing to Consider a Planned Unit Development for the Property Located at 50-324 Burr Ridge Parkway
- E. * Approval of Request to Direct the Plan Commission to Hold a Public Hearing to Consider Text Amendments to Chapter 55 of the Municipal Code Related to Right of Way Signs
- F. * Approval of Request to Direct the Plan Commission to Hold a Public Hearing to Consider Text Amendments to the Zoning Ordinance Related to Commercial Vehicle Parking in Residential Districts
- G. * Approval of Request to Direct the Plan Commission to Hold a Public Hearing to Consider Text Amendments to the Zoning Ordinance Related to Performance Standards Related to Noise in Business and Office Districts
- H. * Approval of Employment Training Agreement of Police Officer Joseph Mondala
- I. * Receive and File Resignation Letter from Planner Joseph Arcus
- J. * Receive and File Resignation Letter from Communications Coordinator Janet Kowal
- K. * Approval of Mayor Grasso's Appointments to the Economic Development Committee
- L. * Approval of Vendor List Dated June 28, 2021, in the Amount of \$373,156.86 for all Funds, plus \$219,239.71 for the Pay Period Ending June 12, 2021 for a Grand Total of \$588,396.57, Which Includes Special Expenditures of \$20,656 to Flock Safety for the Annual Flock System Contract

9. PUBLIC COMMENTS

10. REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS

11. CLOSED SESSION

- A. Discussion of Minutes of Meetings Lawfully Closed Under this Act for Purposes of Approval by the Body of the Minutes (5 ILCS 120/2(c)(21))
- B. The Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body (5 ILCS 120/2(c)(1))

12. ADJOURNMENT – NEXT MEETING JULY 12, 2021 @ 7:00PM

June 28, 2021 Board Meeting – Staff Summary

6. ORDINANCES

A. Restaurant with Alcoholic Beverage Sales and Outdoor Dining

Please find attached an ordinance approving special uses for a restaurant with alcoholic beverage sales and outdoor dining at 312 Burr Ridge Parkway, along with all conditions requested by the Board. Staff was directed to prepare this ordinance at the June 7 Board meeting.

It is staff's recommendation: That the ordinance be approved.

B. Variation to Reduce Required Parking at a Restaurant

Please find attached an ordinance approving a variation to reduce the required parking for a restaurant at 312 Burr Ridge Parkway, along with all conditions requested by the Board. Staff was directed to prepare this ordinance at the June 7 Board meeting.

It is staff's recommendation: That the ordinance be approved.

C. Deny Variation to Permit a Fence in the Side Yard

Please find attached an ordinance denying a variation to permit a fence in the side yard at 16W361 95th Place. Staff was directed to prepare this ordinance at the June 7 Board meeting.

It is staff's recommendation: That the ordinance be approved.

7. RESOLUTIONS

A. Extension of Proclamation of Emergency

Overnight on June 20 into June 21, a tornado hit southern DuPage County, including Woodridge, Darien, and Burr Ridge, causing significant damage to the urban forest and private property. The area around 83rd Street between Route 83 and Wolf Road was the most significantly impacted area of town, although isolated damage has been reported in nearly every subdivision in the community. Staff activated its internal response procedures around 3am on Monday morning and has received significant mutual aid from other agencies and contractors, including DuPage County and Glendale Heights.

Mayor Grasso, as is permitted by code, declared an emergency for a seven-day period beginning June 21 to allow for the temporary waiver of normal purchasing rules related solely to the Village's response to the storm. All costs borne will be approved on a future Board agenda and filed for possible reimbursement with the Village's insurance carrier as well as any emergency management agencies. Any

extension beyond this initial seven-day period requires the approval of the Board. As the Village's cleanup will continue past Mayor's initial declaration's expiry on June 28, a resolution extending the emergency declaration for an additional 14 days (expiring at midnight beginning on July 13) has been placed on the agenda.

As part of this consideration, staff will provide a brief recap as to the actions which have occurred to date regarding the Village's response to the storm.

It is staff's recommendation: That the extension of the emergency declaration be approved.

B. Final Plat of Subdivision – Grant Street

Please find attached a resolution approving a final plat of subdivision along with subdivision completion agreement for the Grant Street Subdivision located at 6100 Grant Street. The subdivision will divide one lot into two lots, along with Keller Drive and its adjacent sidewalk being extended at the cost of the developer. The developer has already paid all necessary impacts fees required by the subdivision.

It is staff's recommendation: That the Resolution be adopted.

8. CONSIDERATIONS

A. Fee Waiver and Extension of Deadline for Subdivision Completion

The Board is being petitioned by Anthony Perino, owner of Jarper Properties, for a waiver/reduction in required subdivision fees in addition to an extension for subdivision completion related to the proposed Cottages at Drew subdivision PUD located at 7950 Drew Avenue. The Cottages at Drew subdivision was assessed \$118,580 in standard street and sidewalk improvement fees based upon its lineal frontage to 79th Street and Drew Avenue.

On September 10, 2018, the Board approved an Ordinance granting a Planned Unit Development (PUD) to Anthony Perino, owner of Jarper Properties, to construct an eight-home Subdivision at 7950 Drew Avenue. A PUD requires an additional public benefit beyond the bare requirements of the Subdivision Ordinance be present to justify the entitlement of a PUD. The petitioner successfully demonstrated that an additional public benefit would be present as part of the Subdivision's final construction; namely, the provision of 21% more stormwater capacity than the Subdivision Code requires. The Subdivision Ordinance further requires that any subdivision, regardless of zoning status, be required to construct half-street improvements and sidewalk along the linear street frontage of a subdivision, or may request a waiver of construction and pay a fee-in-lieu to the Village. In the case of the Subdivision, this would include any street frontage along 79th Street and Drew Avenue as well as those along any streets provided in the Subdivision itself. The Board agreed to allow the developer to pay a fee-in-lieu instead of constructing the half-street improvements and sidewalk along the linear street frontage of the subdivision. The Board has routinely approved fee-in-lieu requests for other subdivisions as is permitted by the Subdivision Ordinance. Sidewalk construction in

this section of the Village is not desired due to the proximity of wetlands to both 79th Street and Drew Avenue, and thus the fee-in-lieu allows for the resources that would otherwise be put towards constructing street and sidewalk improvements in environmentally-challenging areas (such as near 7950 Drew) to be put to higher and better uses elsewhere in the community.

On December 9, 2019, during consideration of a resolution approving the final plat of subdivision, a request was made of the Board by Mr. Perino for consideration of a waiver of fees or fee reduction. The Board did not approve any fee waivers or reductions but did permit the school and park impact fees to be paid concurrent with the issuance of permits for each new house, provided that all school and park impact fees be paid by March 1, 2023. The subdivision was permitted a standard two-year completion deadline (December 9, 2021) and the subdivision fees were not altered in terms of amount or timing of payment.

On February 10, 2020, the property owner (represented by counsel), approached the Board of Trustees during the public comment session of the Board meeting of the same date and requested that the Board reconsider its directive made on December 9, 2019 related to the Subdivision's fee structure. At this meeting, the Board stated that they would place the item on a future agenda for reconsideration if there was support to do so after receiving a letter that had been sent by the developer to staff just prior to the meeting. Upon staff's distribution of the letter to the Board, no support was received from any Trustees to reconsider the matter, and thus the Board's directive remained.

At this time, no physical development has occurred on the subdivision; the project remains "on paper." Understanding that the pandemic has created unforeseen challenges in many industries critical to development of new homes and subdivisions, staff supports an extension in development deadline for an additional two-year period (expiring December 9, 2023). If subdivisions are not completed by the agreed-upon completion deadline, the Village is permitted to draw upon the developer's line of credit to complete the subdivision, costing the developer money. There is no cost to the Village or developer to grant an extension. Staff would also support the payment of the required street and sidewalk fees as eligible to be paid per building permit similar to the school and park impact fees, with a deadline to pay any remaining fees in alignment with December 9, 2023 expiry of the two-year development extension.

It is staff's recommendation: That the Board provide direction regarding the subdivision's completion deadline as well as any required fees.

B. Conditional Use Amendments to Streetscape – Village Center

Please find attached a letter from the Plan Commission recommending conditional approval for the Village Center regarding amendments to the streetscape to create an outdoor dining and entertainment district at the subject property.

The petition was required as a condition of the 2020 ordinance which approved substantial zoning amendments to the master list of permitted and special uses as

well as conceptual amendments to the outdoor space at the Village Center. The Plan Commission supported the petition due to its adherence to detail as well as maintenance of traffic patterns in the area of the entertainment district. No public comment was provided.

It is staff's recommendation: That staff be directed to prepare an ordinance approving a conditional approval for streetscape amendments at the Village Center.

C. Remand Petition - 15W351 87th Street Re-Zoning

At the June 21 Plan Commission meeting, the Plan Commission recommended denial of a petition to rezone a property at 15W351 87th Street from R-3 Residential to R-2A Residential. The petitioner has requested that the petition be remanded to the Plan Commission for further consideration at their next available meeting. The Board has traditionally granted requests to remand petitions without Board discussion when made by petitioners.

It is staff's recommendation: That the petition be remanded to the Plan Commission for further consideration.

D. Planned Unit Development – County Line Square

The Board has previously expressed interest in pursuing a Planned Unit Development (PUD) for the shopping center known as County Line Square located at 50-324 Burr Ridge Parkway. The purpose of the PUD would be to create custom parking and land use regulations at the property outside of standard B-1 Business zoning. If this action is approved, staff would become the petitioner of record for the petition.

It is staff's recommendation: That the Plan Commission be directed to hold a public hearing to consider adoption of a PUD at County Line Square.

E. Amend Municipal Code Related to Right-of-Way Sign Placement

The Village has traditionally discouraged the placement of signs in public rights-of-way by allowing signs to be placed in this area only in very specific circumstances and times along with significant approvals required. Staff recommends that the Board direct the Plan Commission to consider amendments to the Sign Ordinance which would clarify the regulations related to sign placement permissibility in public rights-of-way. The Village is not permitted to regulate signs based on their content as a result of the Supreme Court ruling in *Reed v. Gilbert*, and thus a comprehensive approach to sign management would be considered. If this action is approved, staff would become the petitioner of record for the petition.

It is staff's recommendation: That the Plan Commission be directed to hold a public hearing to consider amendments to the Sign Ordinance related to the placement of signs in public rights-of-way.

F. Amend Zoning Ordinance Related to Commercial Vehicle Parking

In spring 2021, staff received multiple complaints from residents regarding perceived violations of the Zoning Ordinance that were related to overnight commercial vehicle parking in residential areas. Several violations were found in that the commercial vehicles in question were personal vehicles but carried small locking storage boxes in the beds of standard-sized trucks, thus violating the Zoning Ordinance's general prohibition on any storage of commercial-oriented vehicles or vehicle accessories being parked outdoors, overnight. Trustee Franzese has requested that amendments to the Zoning Ordinance be considered in regards to this specific section of the Zoning Ordinance. If this action is approved, staff would become the petitioner of record for the petition.

It is staff's recommendation: That the Plan Commission be directed to hold a public hearing to consider amendments to the Zoning Ordinance related to outdoor commercial vehicle parking in residential districts.

G. Amend Zoning Ordinance Related to Noise Standards

At a previous Board meeting, multiple Trustees requested that the Plan Commission hold a public hearing to consider amendments to the Zoning Ordinance related to noise levels in business and office districts, specifically considering downtown Burr Ridge. If this action is approved, staff would become the petitioner of record for the petition.

It is staff's recommendation: That the Plan Commission be directed to hold a public hearing to consider amendments to the Zoning Ordinance related to noise standards in Business and Office Districts, specifically considering downtown Burr Ridge.

H. Employment Agreement of Police Officer Joseph Mondala

The Village has had a standard Employment Training Agreement for the past several years that each Police Officer signs at the start of employment. The Village Attorney has recommended that this agreement be approved by the Village Board and signed by the Mayor. Attached is the Training Agreement signed by new Police Officer Joseph Mondala.

It is staff's recommendation: That the Employment Training Agreement for Patrol Officer Joseph Mondala be approved and that the Mayor be directed to sign the Agreement.

I. Resignation Letter of Planner Joseph Arcus

J. Resignation Letter of Communications Coordinator Janet Kowal

Please find attached letters of resignation from Planner Joseph Arcus and Communications Coordinator Janet Kowal effective June 25, 2021 and July 5, 2021, respectively. Staff will provide a recommendation regarding the status of these positions at the July 12 Board meeting.

It is staff's recommendation: That the resignation letters be received and filed.

K. Appointments to the Economic Development Committee

Mayor Grasso has nominated Trustee Tony Schiappa to replace him as Chairperson of the Economic Development Committee (EDC) as well as Trustee Russ Smith as Vice Chairperson of the EDC. Trustee Schiappa is currently the Vice Chairperson of the EDC. These appointments would be effective immediately if approved.

It is staff's recommendation: That the appointments be approved.

L. Vendor List of June 28, 2021

Attached is the vendor list dated June 28, 2021, in the amount of \$373,156.86 for all funds, plus \$219,239.71 for payroll for the pay period ending June 12, 2021, for a grand total of \$588,396.57, which includes special expenditures of \$20,656 to Flock Safety for the Annual Flock System Contract.

It is staff's recommendation: That the June 28, 2021 vendor list be approved.

REGULAR MEETING
MAYOR AND BOARD OF TRUSTEES
VILLAGE OF BURR RIDGE

June 14, 2021

CALL TO ORDER The Regular Meeting of the Mayor and Board of Trustees of June 14, 2021, 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 was led by Pete Guth.

ROLL CALL was taken by the Village Clerk and the results denoted the following present telephonically: Trustees Franzese, Schiappa, Paveza, Mital and Smith and Mayor Grasso were present in the Board Room. Trustee Snyder was out of town and unable to attend the meeting. In addition, present in the Board Room was Interim Village Administrator Evan Walter, Village Attorney Melissa Wolf, Chief John Madden, Deputy Chief Marc Loftus, Public Works Director David Preissig, and Water Operator Pete Guth.

Mayor Grasso gave a tribute to Dave Allen, who passed away on May 31. Dave Allen was a former Trustee, appointed in 2005 to finish Mayor Grasso's term as Trustee when he was elected as Mayor, and served on the Board until 2011. Dave was also appointed to the Stormwater Committee where he served until his recent passing and had also served on the Public Safety Committee. Mayor Grasso said that it was due to the dedication of residents like Dave that the Village is such a special place and extended his thanks for Dave's service. Mayor Grasso extended his sympathy to the entire Allen family. Trustee Paveza said that he knew Dave and said that he had a great background in both finance and management, and that he was a dedicated Trustee and committee member – and that residents like Dave who give their time, energy and talent are perfect examples of the type of residents who make the Village a better place to live.

PRESENTATIONS AND PUBLIC HEARINGS

There were none.

CONSENT AGENDA – OMNIBUS VOTE

After reading the Consent Agenda by Mayor Gary Grasso, motion was made by Trustee Paveza and seconded by Trustee Schiappa 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.

Mayor Grasso asked if anyone wanted anything removed from the Consent Agenda. Agenda items 5C (removed by Trustee Franzese) and 8J (removed by Trustee Smith) were taken off the Consent Agenda.

Mayor Grasso asked if there were any public comments on any items on the Consent Agenda. There were none. He also asked if there were any comments from the Trustees. There were none.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
June 14, 2021

Motion was made by Trustee Paveza, seconded by Trustee Franzese, to approve the Consent Agenda.

On Roll Call, Vote Was:

AYES: 5 - Trustees Paveza, Schiappa, Mital, Smith, Franzese

NAYS : 0 - None

ABSENT: 1 - Trustee Snyder

There being five affirmative votes the motion carried.

APPROVALS OF REGULAR BOARD MEETING MINUTES OF MAY 24, 2021 were noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE ECONOMIC DEVELOPMENT COMMITTEE MINUTES OF JUNE 2, 2021 were noted as received and filed under the Consent Agenda by Omnibus Vote.

ADOPTION OF A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BURR RIDGE, THE VILLAGE OF WILLOW SPRINGS, AND THE JUSTICE-WILLOW SPRINGS WATER COMMISSION the Board, under the Consent Agenda by Omnibus Vote, Approved the Resolution.

APPROVAL TO HIRE REPLACEMENT WATER & WASTEWATER SUPERVISOR TO FILL VACANCY CREATED BY THE RETIREMENT OF JAMES LUCAS the Board, under the Consent Agenda by Omnibus Vote, Approved the Replacement Hire.

APPROVAL TO HIRE REPLACEMENT ASSISTANT WATER OPERATOR TO FILL VACANCY CREATED BY THE PROMOTION OF PETER GUTH the Board, under the Consent Agenda by Omnibus Vote, Approved the Replacement Hire.

RECEIVE AND FILE RESIGNATION LETTER OF RECORDS SPECIALIST HEIDI NELSON the Board, under the Consent Agenda by Omnibus Vote, Approved Receipt of the Resignation Letter.

APPROVAL TO HIRE A REPLACEMENT RECORDS SPECIALIST TO FILL THE VACANCY CREATED BY THE RESIGNATION OF HEIDI NELSON the Board, under the Consent Agenda by Omnibus Vote, Approved the Replacement Hire.

RECEIVE AND FILE RESIGNATION LETTER OF ACTING FINANCE DIRECTOR AMY NELSON the Board, under the Consent Agenda by Omnibus Vote, Approved Receipt of the Resignation Letter.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
June 14, 2021

APPROVAL OF EMPLOYEE LEASING AGREEMENTS WITH GOVTEMPS USA, LLC the Board, under the Consent Agenda by Omnibus Vote, Approved the Leasing Agreement.

APPROVAL OF MAYOR GRASSO'S RECOMMENDATION TO RE-APPOINT MEMBERS TO STANDING VILLAGE COMMITTEES AND COMMISSIONS the Board, under the Consent Agenda by Omnibus Vote, Approved the Recommendation.

APPROVAL OF PURCHASE OF A KEY TRACING BOX FROM REAL TIME NETWORKS OF VANCOUVER, BRITISH COLUMBIA, IN THE AMOUNT OF \$14,545 the Board, under the Consent Agenda by Omnibus Vote, Approved the Purchase.

APPROVAL OF VENDOR LIST DATED JUNE 14, 2021, IN THE AMOUNT OF \$239,106.82 FOR ALL FUNDS, PLUS \$184,644.66 FOR PAYROLL FOR THE PERIOD ENDING MAY 29, 2021, FOR A GRAND TOTAL OF \$423,751.48, WHICH INCLUDES SPECIAL EXPENDITURES OF \$22,420 TO KIESLER'S POLICE SUPPLY FOR FOUR (4) BODY SHIELDS, AND \$21,045 TO COMED FOR TRANSMISSION LINE TREE TRIMMING the Board, under the Consent Agenda by Omnibus Vote, Approved the Vendor List for the Period ending June 14, 2021 plus Payroll for the Period Ending May 29, 2021.

RECEIVE AND FILE PLAN COMMISSION MEETING MINUTES OF JUNE 7, 2021

This Consent Agenda item was removed by Trustee Franzese, who wanted it noted that both Trustee Franzese and Trustee Smith attended this meeting as well as the previous Plan Commission meeting. It has been a past practice to note any officials who were in attendance in case there were questions that arose that may not be contained in the minutes.

Mayor Grasso asked if there were any trustee or public comments. There were none.

Motion was made by Trustee Franzese to approve, seconded by Trustee Schiappa to receive, and file the Plan Commission Meeting Minutes.

On Roll Call, Vote Was:

AYES: 5 - Trustees Franzese, Schiappa, Paveza, Mital, Smith

NAYS : 0 - None

ABSENT: 1 - Trustee Snyder

There being five affirmative votes the motion carried.

APPROVAL OF FY2022 MEMBERSHIP DUES FOR THE DUPAGE MAYOR'S AND MANAGER'S CONFERENCE (DMMC) IN THE AMOUNT OF \$5,966.47

This Consent Agenda item was removed by Trustee Smith, who felt it was important to let residents know the services received and value of the membership from this organization. He had recently received over six hours of trustee orientation training where he received valuable information, direction and input from surrounding area mayors, trustees, and attorneys.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
June 14, 2021

Mayor Grasso asked if there were any trustee or public comments. There were none.

Motion was made by Trustee Smith to approve, seconded by Trustee Franzese to approve the FY2022 Membership Dues for the DMMC.

On Roll Call, Vote Was:

AYES: 5 - Trustees Smith, Franzese, Paveza, Schiappa, Mital

NAYS : 0 - None

ABSENT: 1 - Trustee Snyder

There being five affirmative votes the motion carried.

CONSIDERATION OF RESOLUTION OT APPRECIATION RECOGNIZING RETIREMENT AFTER 32 YEARS OF DEDICATED SERVICE TO THE VILLAGE OF BURR RIDGE - JAMES LUKAS

Mayor Grasso read a Resolution of Appreciation for the work that James Lukas has done for the Village of Burr Ridge. Mr. Lukas is retiring on June 25, 2021 and has worked for the Village for 32 years, since June 1989. Mayor Grasso thanked Jim for his work and dedication to the Village. He then asked for Trustee comments. Trustee Paveza said that Mr. Lukas had done an exceptional job during his tenure, especially when the Village was working to switch to Chicago/Lake Michigan water. Trustee Franzese said that he had always been impressed with the many residents who had positive comments about Jim's knowledge and attention to detail over the years and congratulated him on his work with the Village.

Mayor Grasso asked if there were any public comments. There were none.

Motion was made by Trustee Franzese, seconded by Trustee Mital to approve the Resolution of Appreciation for James Lukas.

On Roll Call, Vote Was:

AYES: 5 - Trustees Franzese, Mital, Smith, Schiappa, Paveza

NAYS : 0 - None

ABSENT: 1 - Trustee Snyder

There being five affirmative votes the motion carried.

CONSIDERATION OF A PLAN COMMISSION RECOMMENDATION TO APPROVE A SPECIAL USE FOR A RESTAURANT WITH OUTDOOR DINING AND ALCOHOLIC BEVERAGE SALES AND A VARIATION TO REDUCE THE NUMBER OF PARKING SPACES REQUIRED FOR A RESTAURANT (Z-01-2021:312 BURR RIDGE PARKWAY – ROVITO/ANDREWS)

Interim Village Administrator Evan Walter gave an overview of the recommendation from the Plan Commission to approve a request by Filippo Rovito and Sandy Andrews for a special use to permit a restaurant with sales of alcoholic beverages, a special use to permit an outdoor dining area at a

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
June 14, 2021

restaurant, and a variation from the Zoning Ordinance to permit a restaurant without the required number of parking spaces at the subject property, all at 312 Burr Ridge Parkway in the B-1 Business District. The petitioner requested approval to open a restaurant and bar with the sales of alcoholic beverages and outside dining, to be called “Are We Live”, at 312 Burr Ridge Parkway. He is also the owner of Capri Ristorante at 324 Burr Ridge Parkway. The Plan Commission held two public hearings to discuss the petition on May 3, 2021 and June 7, 2021. The primary issues discussed were that of appropriate land use, parking, and operating hours, as well as the involvement of the property owner. The proposed restaurant would be 2,500 square feet in size with seating for approximately 80 people inside and 15 people outside. Significant public comment was received. The Plan Commission recommended approval of the three separate requests required to open the restaurant as proposed, with specific conditions:

Special Use (Restaurant with Alcoholic Beverage Sales): 7-0 Vote

1. Special use shall be limited to Filippo Rovito and shall be null and void should Filippo Rovito no longer have ownership interest in the restaurant consisting of approximately 2,500 square feet commonly known as 312 Burr Ridge Parkway.
2. Activity in the indoor restaurant area shall cease and all patrons shall vacate the premises no later than midnight on any given day.

Special Use (Outdoor Dining): 6-1 Vote

1. Activity in the outdoor dining area shall cease and all patrons shall vacate the premises no later than midnight on any given day.
2. The outdoor dining area shall comply with the Burr Ridge Municipal Code and Burr Ridge Zoning Ordinance in respect to ingress and egress as well as liquor control.
3. The outdoor dining plan and any remaining details would be approved by staff.

Variation (Restaurant without Necessary Parking): Vote 7-0 Vote

1. The County Line Square ownership shall apply for a PUD on the property within 30 days of the Plan Commission’s recommendation (deadline of July 7, 2021).
2. The applicant and ownership remove the tent in the exterior vicinity of Capri Ristorante prior to the opening of the business known as Are We Live at 312 Burr Ridge Parkway.
3. The submission of a parking management plan subject to staff approval that includes:
 - a. A commitment to provide valet parking off-site, behind the building, or at the west end of the shopping center.
 - b. The reservation of four (4) parking spaces for valet parking that does not interfere with any drive aisles or fire lanes.
 - c. A commitment that employees be required to park off-site or behind the shopping center.

Mr. Walter stated that a significant number of comments had been received, but that statutory findings were met. Commissioner Joe Petrich from Plan Commission was in attendance to answer questions.

Mayor Grasso asked for Board comment.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
June 14, 2021

Trustee Smith commended the Plan Commission, as they went through a challenging process. He also said that the way Mr. Rovito had been treated at the meeting was not acceptable and it was disheartening. He had a few considerations that he wanted to bring up relating to the Plan Commission recommendations. Trustee Smith said that he had read the comments and input from residents, particularly the noise concerns, the proposed changing the outdoor seating and music to end at 11:00 pm instead of midnight, and to keep the indoor closing time at midnight. Trustee Smith said that he felt that the tenant should not be responsible for the PUD, but that the owner of the mall should have that responsibility. Trustee Smith also recommended that the request to remove the tent at Capri be removed, as these are two separate businesses, and one business should not be penalized as the two businesses are separate entities.

Trustee Mital said that she read through public comment about the concerns about the noise and wanted to know if there was a plan in place if the noise ended up being louder than expected. She also asked about the kind of music outside – live, CD, etc. Trustee Mital asked about the parking and if the tent removal was requested to make more parking spaces available, but that she also supported the tent program for restaurants.

Trustee Schiappa questioned the special use recommendation to cease operations at midnight and if this was in line with the Village Liquor License policy in terms of what time any Village restaurant could stop serving alcohol. Interim Village Administrator Walter stated that other businesses in the Village have a 2:00 am liquor license and that they are legally allowed to be open until 2:00 am, but that most are not open past midnight. Trustee Schiappa asked if it was right to ask one restaurant or bar in the Village to have a different serving policy.

Trustee Franzese said that he had asked staff to take a survey of the liquor serving hours (actual and allowable) in the Village and typical serving hours are Monday-Thursday, usually open until 10:00 or 11:00 pm, and on Friday-Saturday, open to 11:00 pm or midnight (County Line Merchant was an exception as they stay open until 1:00-2:00 am if there is business). Trustee Franzese said that the recommendation is requesting the petitioner to comply with the other actual serving hours of other businesses. He also recommended that the Board review the H class liquor license and consider revising it in the future from a 2:00 am close time to a 12:00 midnight close time. He said that Burr Ridge does not want to be known as a late-night drinking location. Trustee Franzese also asked about the noise complaints, and if any had been received in 2020-2021 from Ambiance and/or Chasemoor. Police Chief Madden confirmed that complaints had been received only from Burr Ridge Village Center residents, and that there were seven noise complaints from June 20, 2020 - June 14, 2021. When there were complaints, he said that the police respond, talk to business owners, a verbal warning is given, and if there was no compliance, a written warning would be issued. But that the restaurants had always complied with no written warnings given in the past. Trustee Franzese also mentioned that the agreement with PACE allowing Capri to use their parking lot, reads to be allowable, and that the lot could be used by a private entity. He also agreed with Trustee Smith on how a few residents behaved at the Plan Commission Meeting and that the behavior prompted the code of conduct policy.

Mayor Grasso asked for public comment.

Jennifer Fox, a resident of the Village Center, stated that in 2020 she disagreed with the number of complaint calls documented to the police about the Village Center noise issue at night. She said that last year was the worst of the nine years that she has lived here in terms of noise at night. And that it was not only Capri, but it was every weekend, and there was also loud, drunk karaoke from County Line Merchants until 11:00 pm or midnight, and that she could not have her windows open or play her own music. Ms. Fox said that she likes Capri but is concerned about the noise and she said she called every weekend all summer long and is concerned that her calls were not documented. She asked that the Board take into consideration that the loud noise and its impact on residents who live nearby.

Mayor Grasso clarified with Ms. Fox that most of the loud music came from the County Line Merchants but understood that both restaurants had music that she felt was loud and that it had become intolerable. Ms. Fox said that she wants businesses to thrive in Burr Ridge but also wants to be able to enjoy her space outside as a resident as well. Mayor Grasso said that he had received an e-mail today from residents in the 450 building about the loud noise as well. Ms. Fox also stated the attendee behavior at the May 3 Plan Commission Meeting on both sides of the issue made her uncomfortable and that she felt intimidated to make comments.

Mr. Neal Smith, of Lisle, said that he represented a coalition of Burr Ridge residents and businesses, including Jennifer Fox, the Ambriance Homeowners Association, and Capri Express. He said that he felt that there was still a lot of work to be done. He said that there is a noise and parking issue, and he felt that the having the tenant facilitate the PUD was appropriate. Mr. Smith also questioned the PACE agreement with Mr. Rovito, which was a condition for the variance with Mr. Rovito previously with the Plan Commission. He said that the agreement was never questioned, but Mr. Smith said he did question PACE and they could not provide any documentation that the agreement was valid. Mr. Smith also questioned the tent need, now that the mask requirement had been removed for those vaccinated, and that he felt that the tent should be taken down so that the parking lot spaces could be freed up. He stated that pertaining to the outdoor dining area – which one must be able to go inside and outside the restaurant from the outside dining area for liquor serving purposes, and that one side did not currently comply. He asked to see some plans on how and where this would be fixed. Lastly, he addressed the hours that the business should be allowed to serve liquor or be open with music, taking into consideration the surrounding residents. He asked the Board to step back and ask the petitioner for more information.

Mike Balan, of Wheaton, spoke representing a few of the retailers in the Burr Ridge Village Center. Mr. Balan said that he had over 40 years of commercial experience, had a degree in urban planning, and he was asked to give his professional experience on the proposed plan. He felt that the proposed plan did not meet the Village of Burr Ridge standards. Mr. Balan complemented the Plan Commission on doing an excellent job and allowed people to be heard. He strongly recommended that the Board consider the proposed conditions and that they incorporate the concerns of the Village residents. He

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
June 14, 2021

said that the owner of County Line Square should work together with the Village to address the parking, landscaping, and other issues.

Nicolas Esposito has a business in Burr Ridge and said that he represented Mr. Rovito. He said that he wanted to address some of the items that were raised and that he and Mr. Rovito understood the concerns of residents and that the concerns were being taken seriously. He said that the petitioner should be allowed to address some of the items, as any early closing hours should be applicable to all Village businesses. He also said that the agreement with PACE was valid, that the ingress/egress issues would be addressed, and that he wanted to keep the option open for discussion if needed.

Commissioner Petrich said that the Johnny Cab's proposal noted that Thursday; Friday and Saturday hours mentioned a midnight closing. He also said that he was the only dissenting vote on the variation for parking on this proposal, as it related to outdoor dining, but that he supported the Plan Commission decision. He did feel that the Village Center did not have a buffer from the noise like Ambriance did. He also said that the owner was receptive to the PUD as any new tenant needs to address parking issues.

Robert Iovanelli, of Westmont, and said that he often goes to Capri, and he felt that Mr. Rovito was a very responsible restaurant owner and that he felt that the noise problem came primarily from the County Line Merchant.

Paul Jepsen, co-owner of Kirsten's Bakery in Burr Ridge, said that the issue was all about parking, and that there are only about six businesses in the mall that were open after 6:00 pm. He also addressed the concern about the tent, and he said that many of his customers are still not comfortable eating inside, and that the tents were there for a reason so that all customers could be served in comfort.

Bill Svatos, 7508 Hamilton in Burr Ridge, said that he was happy to see Capri come to the Village and that as a customer, Mr. Rovito runs an excellent restaurant and that he looks out for his customers. He said that the success of the restaurant is a testament to Mr. Rovito's character and that he was confident that the new business would be a success.

Trustee Paveza said that he felt the Plan Commission did an excellent job vetting the issues and that they took into consideration all the issues. He said that the noise issue may need to be addressed if it does become a problem down the line, but that he felt that the Plan Commission did consider the noise when making their recommendation.

Trustee Schiappa said that he has goes to County Line Square 3-4 times a week, at all times of the day and always finds a spot to park and does not have an issue with the parking. He does have an issue with limiting serving hours for this proposal when every other restaurant in the Village has a 2:00 am liquor license. And with the outdoor element, he felt that the Board should consider an earlier closing time.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
June 14, 2021

Trustee Mital agreed with Trustee Schiappa on parking and said that she also endorses a parking plan study. For the noise, she felt that there needs to be some recourse for excessive noise and how it will be dealt with for residents. For the liquor license issue, most restaurants seem to only be serving until midnight at the latest, so the Board may want to consider revising the closing time for all businesses in Burr Ridge. Mr. Walter stated that with excessive noise that complaints can now go through adjudication should anything come up in the future. Mr. Walter said that a police report or a ticket would lead to adjudication as an expedited way to enforce or fine.

Trustee Smith said that he wanted to hear from Mr. Rovito. Nicholas Esposito, Mr. Rovito's attorney, responded on behalf of Mr. Rovito, stating that he felt that if the proposed business would be required to close at midnight on weekends, that it should apply to all Village businesses to be fair. Also, a midnight closure might require some flexibility as there are often people waiting to sit down and they may be dining after midnight in some instances.

Mayor Grasso said the tent program was previously approved by the Board until the end of summer and that the tent at Capri was included in the program. He also said that he has started a discussion on the staff level to talk to Village businesses and evaluate closing earlier after a survey had been done. He also said that a PUD would alleviate the parking problem, as it would be based on a plan, and that he had asked staff to invite John and Michael Garber to a discussion on next steps for a PUD. Mayor Grasso addressed the ingress/regress issue and Mr. Esposito said that they would comply with the requirements.

Gigi Rovito, owner of Capri Ristorante, said that he would prefer to close earlier (before 2:00 am), but that in most instances his guests are gone by midnight. Capri has been in the Village for 16 years and they only stay open after midnight if there is a patron still dining.

Mr. Smith said that this request should not be allowed, and he said that the special treatment does not comply with the law when it is disruptive to Village residents. Mr. Esposito responded and said that the request for special considerations is a right and that the request is within the law and he is doing what the ordinance allows.

Trustee Franzese agreed with Ms. Fox and said he would also be upset if he lived in the Village Center and had put up with loud karaoke on a continuing basis. He said that he has been to the County Line Wine Merchant and that when the outdoor seating evolved to speakers and microphones outside, that it can be disruptive. He said that one issue is the existing businesses that may or may not create noise, and the other is potential noise by this new proposed business. He also felt that it was relevant to discuss the 2:00 am closing time and if that was appropriate for the Village. Trustee Franzese addressed the access to the south outdoor dining area, saying that it was a detail that in the past has always been worked out with staff so that it did meet code. He said that this type of issue is monitored so that it can be addressed if there is non-compliance. He also addressed the PUD and noted a tracking chart that was generated by staff, referencing that while there were 499 parking spots in the County Square parking lot that are available during the day/night, that the maximum use was 484 during this

study. He said that the PUD would allow the Village to look at the entire picture, as this study was just a snapshot, and that parking can be a walk right now, but it is not a long walk and the parking is free. Trustee Franzese encouraged staff to begin the PUD process and see if there would be any potential to exceed the 499 parking spaces, stating that he had confidence that the parking situation and valet service agreement with PACE would all work out overall. In terms of the 2:00 am closing time for businesses, Trustee Franzese said that it made sense to look at all businesses and consider rescinding all to a midnight closure. He said that about 15 years prior to Moondance Diner and Patty's Sunrise Cafe, there was a proposal for a tapas bar featuring small plates, alcohol, and some live background music. It was welcomed (though it did not end up going in due to timing of the recession), but it was similar to this proposal.

Mayor Grasso discussed each of the issues as follows:

- 1) He asked if there was any Board consensus to require Capri to remove their tent, given that the Board had recently approved a tent program for all Village restaurants. There was none, and Trustee Franzese mentioned that removing the tent would only save about ten parking spaces.
- 2) Mayor Grasso said the Plan Commission requested Mr. Rovito to provide valet parking off-site, which Mr. Walter confirmed was behind the mall in the PACE parking lot, and that there was also a commitment to provide valet parking with four valet staging spots in the front of the proposed business. Trustee Franzese asked if any other businesses were required to have a valet parking plan. Mr. Walter stated that only Capri and this new request were asked for a valet parking plan. Trustee Schiappa asked if Capri also had four parking spots for valet staging and Mr. Walter confirmed this was the case. Trustee Franzese supported a valet parking plan for Johnny Cab's as well. Mayor Grasso said that the planned discussion on the PUD with the Garbers would address not only the parking but also the valet issues. Trustee Franzese said that the PUD would take into consideration the needs of the businesses with what would work best for the Village. Trustee Mital asked if the proposal would take into consideration all parking issues for each business in County Line Square. Mr. Walter said that there would be shared parking and that every business would have a certain amount of square footage regardless of the business use, as they are all open at different times. Mayor Grasso recommended approving a parking management plan and to approve a deadline for putting in a PUD with a deadline of July 7 recommendation. Trustee Schiappa clarified that the PUD would be part of the proposed ordinance. Mayor Grasso said no, but that staff could be directed to pursue a PUD independently to otherwise satisfy the intent of the Plan Commission.
- 3) Mayor Grasso said that he also felt that there was Board consensus to close operations at midnight on weekends and closing outdoor spaces at 11:00 pm, and asked Mr. Walter to look at the business plan for all outdoor businesses to make sure that was consistent with the intent of the Board.
- 4) He stated that the ingress/egress issue is scheduled to be addressed to comply with the Village and that it would be monitored.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
June 14, 2021

- 5) Mayor Grasso finished by confirming that this special use permit would only be applicable while the current business owner owns it.

Trustee Smith asked for clarification that since the PUD will be pursued by the Village that he wanted to confirm that the PUD requirement for the petitioner would be removed as a requirement. Village Attorney Melissa Wolf said that since the PUD is not addressed as an agenda item, a motion could not be made, but that Mayor Grasso could ask for Board consensus to “tee up” the PUD for a public hearing as soon as possible, which he did.

Mayor Grasso asked for a motion to approve the Plan Commission recommendation for special use as proposed with the following revisions: 1) closure at midnight on weekends, with outdoor space closing at 11:00 pm; 2) the tent requirement be removed; 3) the PUD requirement be removed as a requirement for the tenant, and 4) valet parking be required.

Trustee Schiappa said that he supports the proposal and commended Mr. Rovito for his success at a location where others have failed. Trustee Franzese commented that the special use request was not special treatment, but that requests like this address the needs of the restaurants and the needs of the residents, to make it fair for all. Trustee Paveza concurred with Trustee Franzese.

Mayor Grasso asked for public comment.

Mr. Esposito asked for confirmation if the midnight closing time was a hard deadline if it applied to Capri. Mayor Grasso clarified that the hours stipulated here, closing at midnight on weekends, applied only to the proposed “Are We Live”. Mr. Smith asked about one of the provisions -- the special need request not being transferable and asked who would be listed in the ordinance and how is it made a record. Mr. Walter clarified that the owner of record, Mr. Rovito, would be noted as the owner/operator of the business.

Mayor Grasso said that while Trustee Snyder was unable to attend the Board meeting today, that he communicated his general support for the special use and variation via email prior to the meeting. Mayor Grasso also commended the Plan Commission on doing a great job under challenging conditions.

Motion was made by Trustee Schiappa, seconded by Trustee Smith, to approve the Recommendation for a Special Use for a Restaurant with Outdoor Dining and Alcoholic Beverage Sales with a Variation to Reduce the Number of Parking Spaces required with the revisions noted above.

On Roll Call, Vote Was:

AYES: 5 - Trustees Schiappa, Smith, Franzese, Paveza, Mital

NAYS : 0 - None

ABSENT: 1 - Trustee Snyder

There being five affirmative votes the motion carried.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
June 14, 2021

CONSIDERATION OF A PLAN COMMISSION RECOMMENDATION TO DENY A VARIATION FROM THE ZONING ORDINANCE TO PERMIT A FENCE IN THE SIDE YARD OF A SINGLE-FAMILY HOME (V-03-2021: 16W361 95TH PLACE - ANGELOV)

Mr. Walter stated that the Plan Commission recommended denying a request from Dimitar Angelov for a variation from Section IV.J.1.b of the Burr Ridge Zoning Ordinance to permit a fence in the side yard of a single-family residential lot rather than the requirement that fences be located only in the rear yard. The petitioner originally illegally erected a fence in the side yard, and when notified by staff of the code violation, the petitioner sought relief through a text amendment and then a variance. While the fence is in a currently prohibited side yard, it is also spike-topped, which is separately prohibited by the Zoning Ordinance. The Plan Commission concluded that the petition did not meet the Findings of Fact for a variation noting that the petitioner did not demonstrate any unique evidence regarding the physical characteristics of the property that would create a hardship and preclude his ability to conform to the Zoning Ordinance. There are legally non-conforming fences in the neighborhood, but these were grandfathered in as they were erected prior to annexation into the Village.

Mayor Grasso asked for Board comment. Trustee Franzese said that he drove by the property and the fence is fully installed and not in compliance. This type of fence is detrimental to animals in that they can impale themselves trying to jump over it. He also stated that this request came before the Plan Commission two times and was denied both times as it did not meet the code. The second time the resident was given a stop work order and he continued to put up the fence. Trustee Franzese asked if a fence permit was ever requested. Mr. Walter said that a fence permit was issued, but the fence which was installed was not compliant with the permit's site plans.

Mayor Grasso asked if there were any public comments. There were none.

Motion was made by Trustee Smith, seconded by Trustee Mital, to approve the Recommendation to Deny the Variation from the Zoning Ordinance.

On Roll Call, Vote Was:

AYES: 5 - Trustees Smith, Mital, Franzese, Schiappa, Paveza

NAYS : 0 - None

ABSENT: 1 - Trustee Snyder

There being five affirmative votes the motion carried.

PUBLIC COMMENT

There were no public comments.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
June 14, 2021

REPORTS AND COMMUNICATIONS

Trustee Mital said that summer events include an Art Fair this weekend (June 18-19), along with other events that include: Yoga on the Green, Farmer's Market, and Fireworks at Walker Park on July 3. A Taste of Burr Ridge is scheduled for October 9-10 and a Car Show for October 10.

Trustee Franzese thanked the Planning Commission for their excellent work under challenging conditions and for their research and due diligence. He also asked now that pandemic restrictions had been lifted, if restrictions be lifted in terms of recognizing those Village retirees during COVID so that they could now be recognized with a lunch or after-work get-together. Mr. Walter stated that recognition events for those retirees were in the works.

Trustee Franzese also asked about the flashing traffic lights on Wolf Road in front of Pleasantdale School. The flashing light is to alert drivers that middle school children are outside. He was concerned that the flashing light is on all the time (24/7) and that drivers could potentially get so used to the light that they might start to ignore it. He asked that the school be contacted so that the flashing lights could be regulated to coincide with outside student breaks at the school for the protection of the children. Trustee Paveza agreed.

Mayor Grasso wanted to let the public know that there was recent legislation passed in Springfield about lead pipe removal, allocating funds for villages to eradicate lead pipes. He wanted let residents know that Burr Ridge does not have any lead pipes and there was no worry about our water supply. He said that Trustee Paveza and the trustees at the time did a great job bringing Lake Michigan water to Burr Ridge.

Mayor Grasso also reminded everyone that it was Flag Day today. He encouraged all residents to honor our patriotic holidays, and that Flag Day is a day to fly the flag. He also said that it was nice to see everyone enjoying themselves now, that we live in the greatest country in the world, and that we are fortunate to live here.

Mayor Grasso asked if there were any public comments. There were none. He then asked for a motion to go into Closed Session, which would include the matter of pending litigation (5ILCS120/2©11).

Motion was made by Trustee Mital, seconded by Trustee Schiappa, that the Regular Meeting of June 14, 2020 be adjourned.

On Roll Call, Vote Was:

AYES: 5 - Trustees Mital, Schiappa, Smith, Franzese, Schiappa

NAYS : 0 - None

ABSENT: 1 - Trustee Snyder

There being five affirmative votes the motion carried, and the Regular Board Meeting was adjourned at 9:12 pm.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
June 14, 2021

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.

Susan Schaus
Village Clerk
Burr Ridge, Illinois

APPROVED BY the President and Board of Trustees this _____ day of _____, 2021.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF JUNE 21, 2021

I. ROLL CALL

The 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.

Chairman Trzupek read aloud the following statement:

“As Chairman of the Village of Burr Ridge Plan Commission and Zoning Board of Appeals, I hereby declare that conducting an in-person meeting of the Burr Ridge Plan Commission/Zoning Board of Appeals on June 21, 2021 is neither practical nor prudent due to Governor Pritzker’s Declaration of a State of Emergency caused by the COVID-19 pandemic.”

ROLL CALL was noted as follows:

PRESENT: 8 – Broline, Petrich, Irwin, Stratis, Farrell, Hoch, Parella, and Trzupek
ABSENT: 0 – None

Commissioner Parrella participated remotely. Interim Village Administrator Evan Walter was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Farrell to approve the minutes of the June 7, 2021 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Petrich, Farrell, Irwin, Broline, Parella, Stratis, and Trzupek
NAYS: 0 – None
ABSTAIN: 1 – Hoch

MOTION CARRIED by a vote of 7-0.

III. PUBLIC HEARINGS

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

Z-05-2021: 15W351 87th Street (Patel); Re-Zoning and Findings of Fact

Commissioner Petrich, being a neighbor living directly adjacent to the subject property, recused himself from discussion and voting on this petition at the outset of the public hearing.

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner is the property owner of 15W351 87th Street, an approximately 3-acre property located on the south side of 87th Street about halfway between County Line Road and Madison Street. The property contains one single-family home which is in process of being demolished and replaced with a new home. The petitioner requests re-zoning of the subject property from R-3 Residential District to the R-2A Residential District. Lots zoned as R-2A Residential must have a minimum size of 40,000 square feet, while lots zoned as R-3 Residential must have a minimum size of 20,000 square feet. The purpose of the re-zoning is to allow for a home with larger attached garages and detached accessory buildings than what would be permitted under standard R-3 Residential zoning. The petitioner had already submitted applications for building permits to demolish an existing home and build a new single-family home. If the petitioner were successful in re-zoning the property to R-2A Residential, the petitioner's proposed home would then comply with all facets of the Zoning Ordinance.

Chairman Trzupek asked for public comment.

Joe Petrich, 8700 Wedgewood, objected to the re-zoning on the basis that the Village had, in 2002, re-zoned the property from R-1 to R-3, reading from the approving ordinance from 2002 that R-3 best met the conditions and character of the existing neighborhood.

Joe Pozzi, 4 Hanover Court, objected to the re-zoning as it would create additional standing water and water conveyance to his property.

Al Petkus, 5 Regent Court, objected to the re-zoning as it would create additional flooding for his property as well as the neighborhood.

Betty Pozzi, 4 Hanover Court, objected to the re-zoning as the size of the proposed house was too large, and that the size of the accessory structures would be unsightly in a backyard. Ms. Pozzi said that many trees had been removed in the development process and that the re-zoning would permit the continued destruction of the local environment.

Commissioner Hoch asked if the property could be subdivided. Mr. Walter said that the property could have at least three parcels under R-3 zoning. Commissioner Irwin asked if the property owner could remove trees without a permit. Mr. Walter said that the property owner could remove no more than four live trees in excess of 6" in width without a permit, but could remove as much brush or dead trees as they desired without a building permit. Commissioner Hoch asked if the Village had encountered any petitions to upzone properties with resident objection. Mr. Walter said that he could not find evidence of a comparable petition. Commissioner Hoch questioned why R-2A was worse than R-3 given the protections available in R-2A via subdivisions.

Commissioner Irwin said that the rezoning would result in more density via a bigger house since a subdivision was not proposed, noting the presence of the sport court. Mr. Walter said that the sport court which appeared on the plans would be permitted under any zoning classification. Mr. Walter said that the petition could also have a 4-car attached garage with a 1500 square foot

detached garage, thereby allowing them all of the garage space that they are presently requesting in an amended form.

Commissioner Parella expressed concerns about the size of the development.

Commissioner Farrell said that she did not support the findings of fact as submitted as the petitioner did not need to re-zone to R-2A to satisfy the requirements of the Comprehensive Plan to reach 30,000 square foot lots.

Commissioner Stratis asked if the Village were better off providing the petitioner a variance to accommodate the petition. Mr. Walter said it did not appear that a hardship was present, and felt that a PUD was not a wise precedent given the scope of the development.

Chairman Trzupek asked if subdivisions trigger stormwater issues. Mr. Walter said that stormwater would need to be addressed, but only to combat the amount of impervious surfaces generated by the development. Chairman Trzupek asked if the Village could condition a re-zoning request to a specific site plan. Mr. Walter said that the Village was not permitted to condition a re-zoning under State law.

Joe Petrich asked if there was a wall lining the driveway. Jon Bieritz, petitioner, said that no wall was present. Mr. Petrich asked if a fence was permitted in the front yards as shown on the site. Mr. Walter said that the fence as shown would not be permitted in any zoning district.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to close the public hearing for Z-05-2021.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees deny the request to re-zone the property at 15W351 87th Street from R-3 Residential to R-2A Residential.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Z-04-2021: 720-730 Village Center Drive (Kostandinov); Special Use, PUD Amendment, and Findings of Fact

Chairman Trzupek asked for a summary of the petition. The petitioner, Alexander Kostandinov, is an amendment to Ordinance #A-834-10-05 to amend the outdoor space use adjacent to Building 4 of the Village Center to add a patio with a permanent/retractable awning to accommodate outdoor dining and a special use as per Ordinance #A-834-10-05 for outdoor dining at a permitted restaurant use, both at 720-730 Village Center Drive. The petitioner is seeking to open a restaurant called Pella located in the former LOFT and Banana Republic tenant spaces in Building 4 at the corner of Village Center Drive and LifeTime Drive. Ordinance #A-834-10-05 created the concept of the Village Center in both land use and physical form, including a specific set of uses that were permitted in each building as well as specific dimensions of buildings, setbacks, streetscapes, and common areas around each building. Ordinance #A-834-15-20 later amended the streetscape in specific areas as well as re-classified certain uses as being permitted or special uses in specific buildings. One such use that was classified as permitted in the 2020 amendment was “restaurants without drive-through facilities and with any of the following: live entertainment, dancing, or sales of alcoholic beverages.” By right, the petitioner may operate an indoor-only restaurant at the subject property without need for zoning consideration. The purpose of the petition is to consider the petitioner’s request not only for outdoor dining (a special use in Building 4 of the Village Center as per the 2005 ordinance) but to amend the outdoor space at the subject property (also per the 2005 ordinance). The petitioner’s proposed restaurant contains approximately 8,000 square feet of indoor space with two banquet rooms, a private dining room, a gelato shop, two bar areas (including one indoor/outdoor bar), and an indoor fountain. There is also 4,660 square feet of new outdoor patio area proposed on the east side of Building 4 between the building and street, including a permanent/retractable awning and additional outdoor bar. An additional water feature is proposed between the terminus of the patio and the sidewalk. In total, there are over 450 seats shown in the petitioner’s site plan, not counting any capacity that would be imputed in the two indoor banquet facilities. There is no current outdoor dining space in this area of the Village Center.

Chairman Truzpek asked for public comment. None was given.

Anthony Garza, TGAR Group representing the petitioner, provided a revised rendering to the Plan Commission of the proposed restaurant space.

Chairman Trzupek asked for staff analysis regarding the parking generated by the use. Mr. Walter said that if the standard Village calculation of 1 space per 100 square feet were used to calculate restaurant parking need, all of the current restaurants along with Pella would have their parking needs satisfied in the parking decks, leaving 190 additional deck spaces and all surface spaces open for use at other places of business.

Stanley Tomula, contractor for the petitioner, presented the petition to the Plan Commission.

Commissioner Stratis asked if live music was planned. Mr. Tomula said that the only outdoor music planned was over a speaker system, while there would likely be live music indoors. Commissioner Stratis said that he preferred a fence to match other restaurants in the center, such as Topaz. Commissioner Stratis asked about the hours of operation. Mr. Tomula said that the restaurant would be open to 2am. Mr. Walter said that 2am would not be permitted based upon the PUD’s regulations, and that receiving a 2am close would require a special use. Mr. Walter said

that staff was unaware of any intention to stay open until 2am as it was not included in their business plan. Mr. Walter recommended that the use withdraw and refile its petition if they wanted to obtain a 2am close but cautioned that the Village Board had already directed staff to begin work on amendments to restrict closures to midnight Village-wide.

Commissioner Farrell asked where the patio would be located. Mr. Walter said that the sign and retaining wall would remain in place and the patio will be built up to the sign. Commissioner Farrell asked if the outside window to the gelato shop was permitted. Mr. Walter said the Plan Commission had the ability to recommend such a use. Commissioner Farrell said that she opposed the urns and statues being proposed for the front entranceway.

Commissioner Petrich asked how the outdoor patio was enclosable. Mr. Tomula said that some type of Nano wall would be employed. Commissioner Petrich asked where the water features would be located. Mr. Garza said that the only water feature would be located indoors.

Commissioner Irwin said that the plan as shown did not present symmetry with the building on the other side of the road and requested a redesign of the outdoor space.

Commissioner Hoch asked for comparable examples of the enclosure. Mr. Walter displayed an example product. Commissioner Hoch said she supported the concept but agreed that some of the details needed fine tuning.

Commissioner Parella said that the design needed work to match the size and scale of the buildings around the subject property.

Chairman Trzupek supported the concept but felt that there was insufficient detail and specificity in the plans. The Plan Commission discussed the size of the patio extending towards Burr Ridge Parkway, with no immediate concerns being presented.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to continue the public hearing for Z-04-2021 to July 19, 2021.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

PC-02-2021: Burr Ridge Village Center Planned Unit Development (Hassan); Conditional Approval

Chairman Trzupek asked for a summary of the petition. The Plan Commission previously recommended approval of the PUD amendment subject to final plan review and approval. At this time, the property owner is seeking final plan approval. Staff completed a follow-up review of the plans. The petitioner is amending their original petition to split the approval process into three phases (1 – infrastructure; 2 – signage and wayfinding; 3 – tenant enclosures). The purpose of the multi-phase approach is to allow timely construction to occur if the Plan Commission is in agreement with the petitioner's proposal.

The Plan Commission requested a more thorough analysis of the parking context at the Village Center be provided. There are 1,145 public parking spaces at the Village Center that are controlled by the property owner available for restaurant, retail, and office uses, of which 624 spaces are located in two parking decks adjacent to Buildings 3 and 5, and 491 spaces are located variously throughout the property in surface lots and along Village Center Drive. Approximately 50% of the surface parking at Village Center is located along Village Center Drive, of which 30 of the 491 spaces would be eliminated by the proposal. Approximately 100 deck spaces are reserved for office parking during normal business hours which are available to any patron during evening or weekend hours. Parking at Village Center was originally devised using a shared parking method, meaning that a general projection of the parking demands of different types of uses was used to aggregate a set amount of parking need for the entirety of Village Center. While the current tenant mix denotes an increase in demand from the initial parking projections, it should be noted that a significant amount of "retail" has been converted to office use, such as the conversion of the north end of the Village Center adjacent to Village Green into doctor's offices with almost no traffic impact beyond 5pm. While the mix of tenants is more "parking intensive," a significant amount of retail space which was projected to be open through the dinner hour has been replaced with more daytime-oriented business uses. Staff's analysis of the tenant mix at the Village Center indicates that only 34% of the gross leasable area of the entire Village Center is currently open past 6pm, almost all restaurants, the focal tenant of the entertainment area. Under the current tenant parking projection, all restaurant traffic could fit within the two parking decks with approximately 190 additional deck spaces and all surface parking unused.

Ramzi Hassan, petitioner and property owner, said that he was pleased to present revisions to the petition in line with the Plan Commission's feedback.

Corey Dunne, D+K Architects, said that the petition had been significantly refined and noted that several representatives of the proposed permeable paver product were present to answer questions.

Bob Walker, Bono Consulting, said that the location was ideal for permeable pavers due to the street's ability to take on water and filter any particulate matter which may seep into the ground. Mr. Walker said that the proposed engineering with permeable pavers would exceed MWRD regulations and aid in local stormwater collection.

Chairman Trzupek asked about maintenance of permeable pavers. Mr. Walker said that the joints were only ¼-inch thick, and if any joint material became corroded, it would become obvious near the surface, and the joints could be easily replaced. Mr. Hassan said that pavers were already in use at the Village Center, such as at the Starbucks seating area.

Commissioner Hoch thanked the petitioner for making changes as requested and supported approval of the first phase.

Commissioner Irwin asked if traffic would be backed up along Lifetime Drive. Mr. Dunne said that eight cars could fit in the valet staging area.

Commissioner Petrich asked about the final color of the pavers. Mr. Dunne said that the final color would match the existing color scheme of the Village Center and not introduce any significantly different shades.

Commissioner Farrell supported the petition and acknowledged the changes made at the behest of the Plan Commission.

Chairman Trzupek asked if the proposed temporary enclosures would be placed into foundations in the ground, thus triggering need to review the enclosures during the present hearing. Mr. Dunne said that there was no need to perform such work, and thus the enclosures would be discussed at a later date.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees approve the request for conditional approval to approve phase one engineering and infrastructure amendments at the Village Center as per the petitioner's submitted site plan, with the condition that the property owner petition the Village for all remaining elements of the streetscape within 12 months.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

S-01-2021: 7508 County Line Road (Guidepost); Condition Approvals, Sign Variations, and Findings of Fact

Mr. Walter said that the petition was tabled indefinitely at the request of the petitioner. No further action was taken.

VI. PUBLIC COMMENT

Alice Krampits, 7515 Drew, requested staff follow up with the petition at 7512 County Line Road regarding the proposed tree types. Mr. Walter said staff would follow up in the coming days to resolve the matter.

VII. FUTURE MEETINGS

Mr. Walter said that there were four public hearings scheduled for July 19, 2021 and that a significant number of petitions were being processed for the next three months.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to adjourn the meeting at 9:47 pm.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Respectfully Submitted:

Evan Walter – Village Administrator

ORDINANCE NO. A-834-____-21

AN ORDINANCE GRANTING SPECIAL USE APPROVAL PURSUANT TO THE
BURR RIDGE ZONING ORDINANCE FOR A RESTAURANT WITH SALES OF
ALCOHOLIC BEVERAGES AND OUTDOOR DINING

(Z-01-2021: 312 Burr Ridge Parkway - Rovito/Andrews)

WHEREAS, an application for special use approvals for certain real estate has been filed with the Village Planner 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 public hearings on the question of granting said special use approval on May 3, 2021 and June 7, 2021 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, 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 use approvals, 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 approvals 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 312 Burr Ridge Parkway, Burr Ridge, Illinois, is Filippo Rovito and Sandy Andrews (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VIII.B.2.ff to permit the expansion of an existing restaurant with alcoholic beverage sales and outdoor dining.
- B. That the proposed restaurant expansion is in a shopping center with a variety of commercial tenants including other restaurants.
- C. That the subject property is appropriate for restaurants with sales of alcoholic beverages.

Section 3: That special use approvals for a restaurant with sales of alcoholic beverages and outdoor dining ***is hereby granted*** for the property commonly known as 312 Burr Ridge Parkway and identified by the Permanent Real Estate Index Numbers of **18-30-301-001; and 18-30-305-003.**

Section 4: That the special use is subject to the following terms and conditions:

1. The special use shall be limited to Filippo Rovito and shall be null and void should Filippo Rovito no longer have ownership interest in the restaurant consisting of approximately 2,500 square feet commonly known as 312 Burr Ridge Parkway.
2. Activity in the indoor restaurant area shall cease and all patrons shall vacate the premises no later than midnight on any given day.
3. Activity in the outdoor dining area shall cease and all patrons shall vacate the premises no later than 11pm on any given day.
4. The outdoor dining area shall comply with the Burr Ridge Municipal Code and Burr Ridge Zoning Ordinance in respect to ingress and egress as well as liquor control.
5. The outdoor dining plan and any remaining details be approved by staff.

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 28th day of June, 2021, 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
28th day of June, 2021.

Mayor

ATTEST:

Village Clerk



Enterprises, Inc.
CERTIFIED WBE/DBE/ACDBE

**ARE WE LIVE
Restaurant and Bar Plan**

Restaurant Concept:

- Bring a new and exciting concept to the Burr Ridge area
- There is no full size kitchen
- Most items will be cold plates
- A Wood Burning Oven will be utilized to prepare some hot items
- Some typical menu items:
- Cold Seafood Platters, ie; oysters, clams, shrimp
- Carpaccio, Meat and Seafood
- Assortment of sliders
- Pizzettes with various toppings
- Patrons can come and enjoy appetizers and drinks before going to dinner or stop by after dinner for dessert and coffee
- Piped in music will be provided to enhance the ambiance

Employees:

- Six employees will be needed with eight employees on peak days and hours
- Some Capri employees will be utilized, but at no time will there be any food or beverage interaction

Days and Hours of Operation:

- **Wednesday through Saturday**
- Wednesday 4pm-11pm
- Thursday 4pm-12 midnight
- Friday/Saturday 4pm-2am
- **Sunday** 2pm-11pm

Parking:

- Valet parking will be provided at all times, with the exception of Sundays



Findings of Fact – Special Use
Burr Ridge Zoning Ordinance

Address:

310-312 Burr Ridge
Parkway

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

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

The restaurant concept is unique to the Village as it will be serving small plates and specialty items with various craft cocktails. There is nothing in the Village like this.

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

The establishment will be operated in a professional manner in accordance with all state all local codes.

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

The establishment will improve property values for the landlord and all currant tenants throughout the Burr Ridge downtown area.

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

The establishment will enhance and compliment the Burr Ridge area.

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

There is adequate access roads, utilities, and drainage provided for the establishment and businesses alike.

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

There are multiple point of ingress and egress in County Line Square.

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

The establishment proposal is consistent with the comprehensive plan of the Village as amended.

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

The establishment will comply with all regulations with the exception of a parking variation which is currently being proposed.



As per Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance, for a variation to be approved, the petitioner must confirm all of the following findings by providing facts supporting such findings.

- a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out

The property at 310-312 in the shopping center shares parking by multiple tenants. It is not possible to expand the parking lot given the way it is developed. The owner of the property will have a hard time filling this space with appropriate use without a parking variation. With the hours of use for this space, sufficient parking is available at the west end of the plaza.

- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.

County Line Square is drawing more restaurant use than retail use.

- c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

There are only two shopping centers in Burr ridge. This one is the only one with a single area of shared parking. The conditions do not exist anywhere else in the village that give rise to this variation.

- d. The purpose of the variation is not based primarily upon a desire to increase financial gain.

To alleviate congestion at the bar in Capri and for the comfort of customers before and after dinner.

- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

The ordinance causes a need for variation. It fails to take into regards the shared parking but bases it on a maximum number per tenant.

- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Employee and customer parking will be arranged in a safe and convenient manner with valet parking at all times.

- g. The granting of the variation will not alter the essential character of the neighborhood or locality.

This location is steady with other uses in the center. It will be safe and convenient for all patrons.

- h. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The supply of light and air to the property does not affect granting this variation.

- i. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

Commercial use of the property is recommended by the village's comprehensive plan. Therefore, granting the variation for the restaurant is consistent with the plan.

Author ASK001
Checker

ORDINANCE NO. A-834-____-21

AN ORDINANCE GRANTING A VARIATION FROM THE
BURR RIDGE ZONING ORDINANCE TO PERMIT THE EXPANSION
OF A RESTAURANT IN COUNTY LINE SQUARE WITHOUT THE
REQUIRED NUMBER OF PARKING SPACES

(Z-01-2021: 312 Burr Ridge Parkway - Rovito/Andrews)

WHEREAS, an application for a variation from the Village of Burr Ridge Zoning Ordinance for certain real estate has been filed with the Village Planner of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Zoning Board of Appeals of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Zoning Board of Appeals of this Village held public hearings on the question of granting said zoning variation on May 3, 2021 and June 7, 2021, 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, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Zoning Board of Appeals has made its report on the request for zoning variation,

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 the zoning variation indicated herein are 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 Zoning Board of Appeals 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 variation for the property located at 312 Burr Ridge Parkway, Burr Ridge, Illinois, is Filipo Rovito and Sandy Andrews (hereinafter "Petitioner"). The Petitioner requests a variation from Section XI.C.13 to permit the expansion of a restaurant in a shopping center without the required number of parking spaces.

- B. That the proposed restaurant results in the shopping center requiring approximately twenty-three (23) more parking spaces than is currently available within the shopping center.
- C. That documentation was provided indicating that based on the varying hours of operation of businesses within the shopping center, sufficient parking is available during the peak hours of the restaurant.

Section 3: That a variation from Section XI.C.13 to permit a restaurant in a shopping center without the required number of parking spaces ***is hereby granted*** for the property commonly known as 312 Burr Ridge Parkway and identified with the Permanent Real Estate Index Numbers of **18-30-301-001**; and **18-30-305-003**.

Section 4: That the variation is subject to the following conditions:

1. The submission of a parking management plan subject to staff approval that includes:
 - a. A commitment to provide valet parking off-site, behind the building, or at the west end of the shopping center.
 - b. The reservation of four (4) parking spaces for valet parking that does not interfere with any drive aisles or fire lanes.
 - c. A commitment that employees be required to park off-site or behind the shopping center.

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 28th day of June, 2021, 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 28th day of June, 2021.

Mayor

ATTEST:

Village Clerk

ORDINANCE NO. A-834-____-21

AN ORDINANCE DENYING A VARIATION FROM THE BURR RIDGE ZONING
ORDINANCE TO PERMIT A FENCE IN THE SIDE YARDS OF A SINGLE-FAMILY
RESIDENTIAL LOT RATHER THAN THE REQUIREMENT THAT FENCES BE
LOCATED ONLY IN THE REAR YARD
(V-03-2021: 16W361 95TH PLACE - ANGELOV)

WHEREAS, an application for a variation from the Village of Burr Ridge Zoning Ordinance for certain real estate was filed with the Planner of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Zoning Board of Appeals of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Zoning Board of Appeals of this Village held a public hearing on the question of granting said zoning variation on May 3, 2021, 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, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Zoning Board of Appeals has made its report on the request for zoning variation, 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 denial of the zoning variation indicated herein is in the public good and 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 Zoning Board of Appeals 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 variation for the property located at 16W361 95th Place, Burr Ridge, Illinois, is Dimitar Angelov (hereinafter "Petitioner"). The Petitioner requests a variation from Section IV.J.1.b of the Zoning Ordinance to permit a fence in the side yards of a single-family residential lot rather than the requirement that fences be located only in the rear yard.

Section 3: That a variation to permit the construction of a fence in the side yards of a single-family residential lot rather than the requirement that fences be located only in the rear yard

is hereby denied for the property commonly known as 16W361 95th Place and identified with the Permanent Real Estate Index Number of 10-11-201-002.

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

PASSED this 28th day of June, 2021, 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 28th day of June, 2021.

Mayor

ATTEST:

Village Clerk



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Dimitar Angelov

STATUS OF PETITIONER: _____

PETITIONER'S ADDRESS: 16W361 95th Pl Burr Ridge IL 60527

ADDRESS OF SUBJECT PROPERTY: 16W361 95th Pl Burr Ridge IL 60527

PHONE: 240-898-6197

EMAIL: dsangelov88@gmail.com

PROPERTY OWNER: Dimitar Angelov

PROPERTY OWNER'S ADDRESS: 16W361 95th Pl PHONE: 240-898-6197

PUBLIC HEARING REQUESTED: _____ Special Use _____ Rezoning _____ Text Amendment ☒ Variation(s)

DESCRIPTION OF REQUEST:

I would like 4ft extension of my fence, where my bedroom windows are. Side fence request, not front of property

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: _____

SUBDIVISION: _____

PIN(S) # _____

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

Petitioner's Signature [Signature]

04/03/21
Date of Filing



As per Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance, for a variation to be approved, the petitioner must confirm all of the following findings by providing facts supporting such findings.

- a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out

Owner has safety and privacy concerns due to prior trespassing incident. This trespassing incident occurred at night and has been video recorded by NEST security cameras. This video footage has been shared with Village of Burr Ridge police and a police report has been made in regards to this incident.

- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.

Owner has safety and privacy concerns due to prior trespassing incident. This trespassing incident occurred at night and has been video recorded by NEST security cameras. This video footage has been shared with Village of Burr Ridge police and a police report has been made in regards to this incident.

- c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

Owner has safety and privacy concerns due to prior trespassing incident. This trespassing incident occurred at night and has been video recorded by NEST security cameras. This video footage has been shared with Village of Burr Ridge police and a police report has been made in regards to this incident.

Master bedroom window is outside of fenced area, therefore more accessible to trespassers

- d. The purpose of the variation is not based primarily upon a desire to increase financial gain.

Not for financial gain, but instead for privacy and safety concerns.

- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

Not created by a person interested in property, created by current property owner, Dimitar Angelov.

- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

This variation will not be detrimental to the public welfare, injurious to other properties, or improvements in the neighborhood that property is located. The granting of variation will grant privacy and safety for the homeowner and homeowners family.

- g. The granting of the variation will not alter the essential character of the neighborhood or locality.

No, the granting will not alter character of the neighborhood or locality, it is an individual case that will grant homeowner privacy and safety.

- h. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

No, all approved plans by zoning show that proposed variation will not impair supply of light and air to surrounding properties or increase congestion to public streets, no danger of fire will increase, no effect to drainage, no danger to public safety, will not diminish property value.

- i. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

This case is to be seen as individual for property homeowner, Dimitar Angelov, only exemption variation - not for village code change.



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

Consent to Install Public Notice Sign

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

Street Address of Subject Property:

16W361 95th Pl

Property Owner or Petitioner:

Dimitar Angelov
(Print Name)

[Signature]
(Signature)

EXACTA

LAND SURVEYORS, LLC

SURVEY NUMBER: IL1903.0623

PROPERTY ADDRESS: 16W361 95TH PLACE, BURR RIDGE, ILLINOIS 60527

FIELD WORK DATE: 3/11/2019

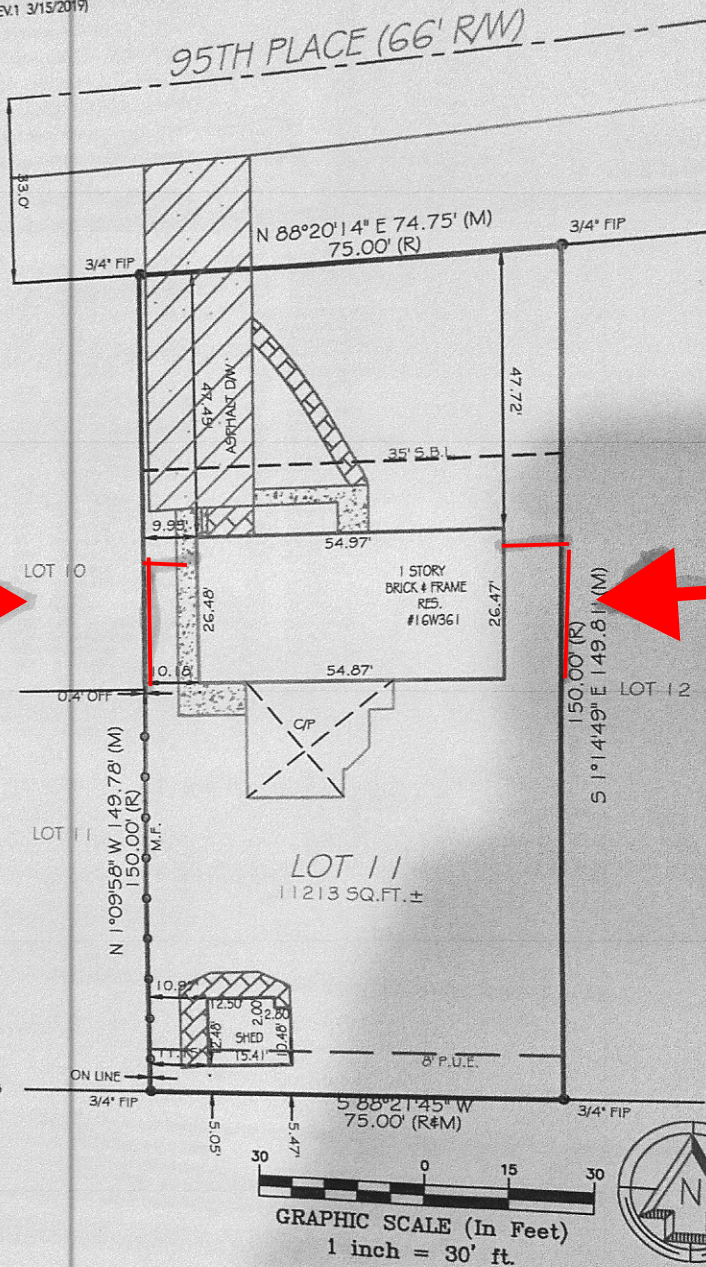
REVISION DATE(S): (REV.1 3/15/2019)

19030623

BOUNDARY SURVEY

DUPAGE COUNTY

LOT 11 IN SPRING ACRES BEING A SUBDIVISION OF THE NORTH 366 FEET OF LOT 37 IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTH 1/2 OF SECTIONS 1 AND 2, AND ALL OF SECTIONS 11 AND 12 LYING NORTH OF THE SANITARY DISTRICT TOWNSHIP 37 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED AS DOCUMENT 724309, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS } 55
COUNTY OF GRUNDY
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF MARCH, 2019 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2020
PROFESSIONAL DESIGN FIRM 184008059

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: 16107

DATE: 03/15/19

BUYER: DIMITAR ANGELOV

POINTS OF INTEREST
NONE VISIBLE

Exacta Proudly Supports

THEcaraPROGRAM

transforming lives...

www.thecaraprogram.org

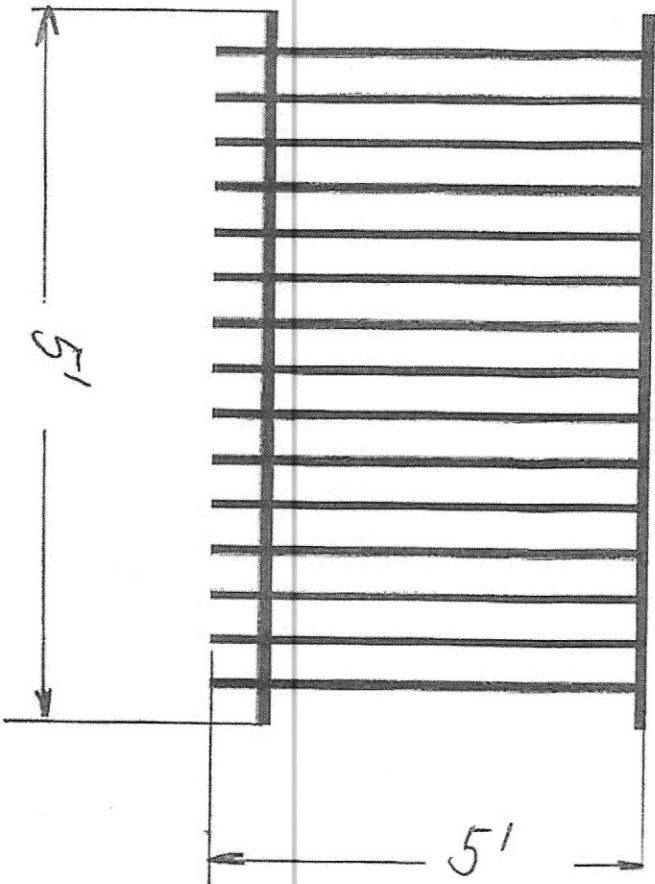
INW

04/19/2019

Financial Corporation

As one of the single greatest transactions a customer can make, we'd like to thank you for your property going forward, please contact me directly at your banking and forwarded to you.

Bottom



Top

RESOLUTION NO. R-_____-21**A RESOLUTION EXTENDING THE DECLARATION OF A
LOCAL DISASTER UNTIL MIDNIGHT ON JULY 13, 2021**

WHEREAS, pursuant to Section 11 of the Illinois Emergency Management Agency Act (“Act”) (20 ILCS 3305/1 *et seq.*), the Mayor/Village President is authorized to declare a local disaster; and

WHEREAS, pursuant to Section 11 of the Act (20 ILCS 3305/11), such declaration of local disaster shall not extend beyond seven (7) days, except with the consent of the Village Board; and

WHEREAS, on June 20, 2021, a tornado touched down in Burr Ridge, Illinois, causing extensive damage to homes, businesses, trees and utility services; and

WHEREAS, on June 21, 2021, Mayor/Village President Gary Grasso, acting pursuant to the authority provided to him by Section 11 of the Act, declared and proclaimed a local disaster and a state of emergency in Burr Ridge, for a period of seven (7) days, expiring at midnight on June 29, 2021; and

WHEREAS, the corporate authorities of the Village of Burr Ridge desire to extend the declaration of a local disaster and state of emergency in the Village of Burr Ridge until midnight on July 13, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Mayor/Village President and the Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1. The declaration of a local disaster and a state of emergency in the Village of Burr Ridge issued by Mayor/Village President Grasso is hereby extended until midnight on July 13, 2021.

Section 2. This Resolution shall be in full force and effect upon its passage and approval, as required by law.

ADOPTED this 28th day of June, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 28th day of June, 2021.

Mayor

ATTEST:

Village Clerk

PROCLAMATION OF EMERGENCY FOR BURR RIDGE, ILLINOIS

Upon the authority of Chapter 20, Act 3305, Section 11 of the Illinois Compiled Statutes, I, Gary Grasso, Mayor of the Burr Ridge, do hereby proclaim that a State of Emergency exists, in Burr Ridge for the following reasons:

ON June 20, 2021 at approximately 11:45 PM, a tornado touched in Burr Ridge along the path of 83rd Street, between Illinois Route 83, and Wolf Road (approximately 2.5 miles). There is extensive damage, including trees and wires down, and damage to homes and businesses, that will expend Village resources, and may include the necessity for mutual aid resources.

Departments and agencies, charged with response and recovery activities under the Village of Burr Ridge Emergency Management Plan, are hereby directed to respond with haste, in accordance with the plan, to bring said emergency to a rapid conclusion for the best interest of the residents of Burr Ridge, Illinois pursuant to the Illinois Emergency Management Act and Section 2.9.3 of the Municipal Code of Burr Ridge.

In accordance with the provisions of Section 11, this proclamation shall be in effect when signed, and shall expire at midnight seven days from the date shown, unless extended by resolution of the (city council / village board).

Proclaimed this *21st* day of *June 2021*

BY:

Gary Grasso
Gary Grasso, Mayor

ATTEST:

Susan Schaus
Susan Schaus, Village Clerk

BY: *SHIRLEY BENEDICT*
DEPUTY CLERK

RESOLUTION NO. R- -21

RESOLUTION APPROVING FINAL PLAT OF SUBDIVISION
GRANT STREET SUBDIVISION

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

Section 1: The plat of subdivision entitled "Final Plat of Grant Street Subdivision" (hereinafter referred to as the "Subdivision" or the "Subdivision Plat"), last revised 7/1/2020 and prepared by ESM Civil Solutions, Inc., substantially in the form of **Exhibit A** attached hereto and made a part hereof, is hereby approved, and the Village Clerk is hereby authorized to execute the Subdivision Plat subject to the following conditions:

- A. Prior to recording the final plat, execution by the appropriate parties of all Certificates on the Subdivision Plat.
- B. Prior to recording the final plat, payment of all outstanding fees, including school and park impact fees, subdivision engineering and inspection fees, and any outstanding legal fees, in connection with review and approval of the Subdivision Plat and related documents.
- C. The recording, immediately after the recording of the final plat, of the Subdivision Improvement Completion Agreement, substantially in the form of **Exhibit B** attached hereto and made a part hereof. The Mayor and Clerk are hereby authorized to execute and enter into the Subdivision Improvement Completion Agreement on behalf of the Village.
- D. Prior to recording the final plat, submission of a letter of credit in the amount of \$305,678.25 with an issue date after the date of the Subdivision Improvement Completion Agreement and an expiration date at least two years thereafter in

substantially the same form as the attached **Exhibit C**.

- E. Prior to commencement of construction of subdivision improvements, except as may be specifically authorized by the Village Engineer, issuance of all external agency approvals as determined necessary by the Village Engineer.
- F. Completion of the matters specified in A through E above on or before July 1, 2023.
- G. The subdivision development shall comply with the development plans for this Subdivision, comprised of the engineering plans entitled "Final Engineering Plans for Keller Drive Extension", consisting of 10 pages, prepared by ESM Civil Solutions, Inc. and stamped by the Engineer 3/24/2021.

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

ADOPTED this 28th day of June, 2021, by a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 28th day of June, 2021 by the Mayor of the Village of Burr Ridge.

Mayor

ATTEST:

Village Clerk

PRELIMINARY/FINAL PLAT OF
GRANT STREET SUBDIVISION

LEGAL DESCRIPTION

THE NORTH 150 FEET (EXCEPT THE NORTH 8 FEET OF THE WEST 215.60 FEET AND THE NORTH 5 FEET EXCEPT THE WEST 215.60 FEET) OF LOT 5 IN BLOCK 5 IN BRANIGAR BROTHERS' HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920, AS DOCUMENT 141390, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 6100 GRANT STREET BURR RIDGE, ILLINOIS 60527
PIN NO.: 09-13-300-104

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE SOLE OWNER(S) OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS SHOWN ON THIS PLAT OF SUBDIVISION, FOR PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED:

THE NORTH 150 FEET (EXCEPT THE NORTH 8 FEET OF THE WEST 215.60 FEET AND THE NORTH 5 FEET EXCEPT THE WEST 215.60 FEET) OF LOT 5 IN BLOCK 5 IN BRANIGAR BROTHERS' HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920, AS DOCUMENT 141390, IN DUPAGE COUNTY, ILLINOIS.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANTS THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENT AS STATED AND SHOWN ON THIS PLAT; AND GRANTS AND DECLARES THEE STORM WATER DRAINAGE AND DETENTION RESTRICTIONS AND EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AND SHOWN ON THIS SUBDIVISION PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE SUBDIVISION AND APPROVED BY THE COURT WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

DATED THIS ____ DAY OF _____, A.D. 2020

OWNER SIGNATURE

ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF _____, A.D. 2020, AT _____, ILLINOIS.

NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, COUNTY CLERK OF _____ COUNTY, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT OF SUBDIVISION AND NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL AT _____, COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D. 2020

COUNTY CLERK

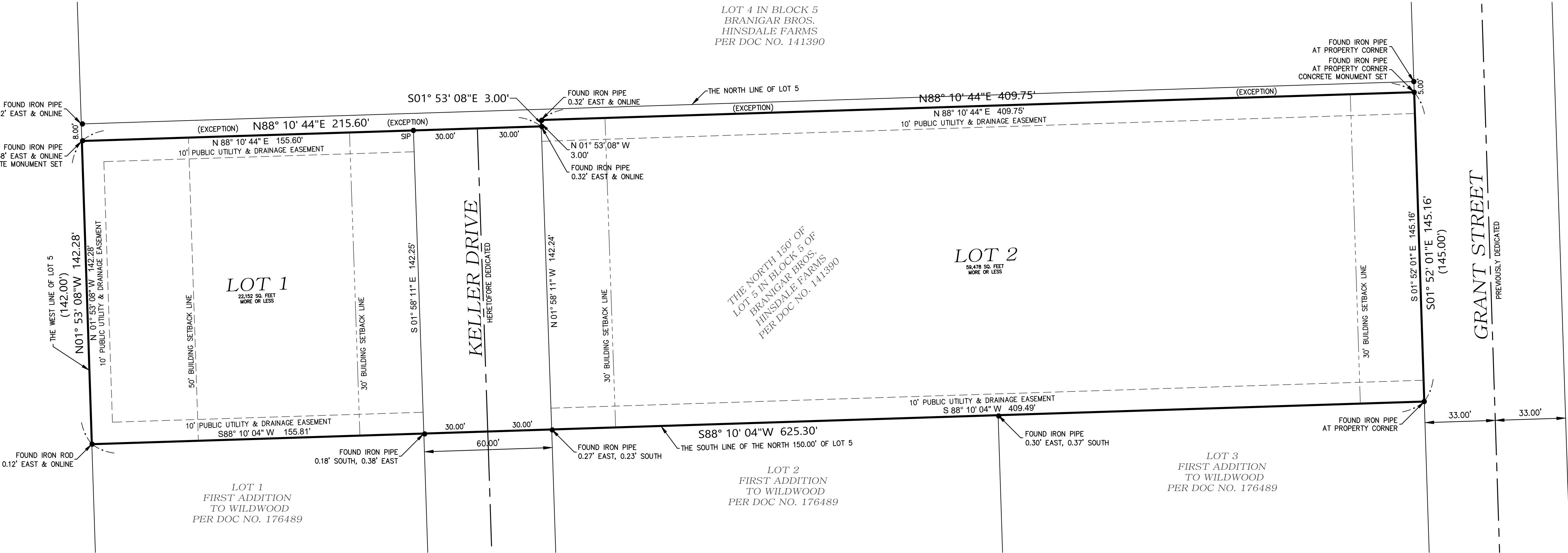
CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, VILLAGE TREASURER OF THE VILLAGE OF BURR RIDGE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENTS.

DATED AT BURR RIDGE, _____, COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D. 2020

VILLAGE TREASURER



VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, VILLAGE CLERK OF THE VILLAGE OF BURR RIDGE, ILLINOIS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PRESENTED TO AND BY RESOLUTION OR ORDER DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____, 2020, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF BURR RIDGE, ILLINOIS, THIS ____ DAY OF _____, 2020.

COUNTY CLERK

SURFACE TO WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

WE HEREBY CERTIFY THAT THE TOPOGRAPHICAL AND PROFILE STUDIES REQUIRED BY THE ILLINOIS PLAT ACT, ILLINOIS REVISED STATUTE, CHAPTER 109, ET SEQ., AS NOW OR HEREAFTER AMENDED, HAVE BEEN FILED WITH THE VILLAGE OF BURR RIDGE, A MUNICIPAL CORPORATION IN COOK AND DUPAGE COUNTIES, ILLINOIS, AND THE CERTIFICATION AS TO DRAINAGE REQUIRED BY SAID ACT MADE THEREON.

DATED AT BURR RIDGE, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2020.

REGISTERED PROFESSIONAL ENGINEER LICENSE NUMBER PROPERTY OWNER(S)

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF BURR RIDGE, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN THIS SUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT BURR RIDGE, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2020.

VILLAGE ENGINEER

OWNER'S CERTIFICATE - SCHOOL DISTRICTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE SOLE OWNER(S) OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HEREBY CERTIFIES THAT THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING SCHOOL DISTRICT(S): GRADE SCHOOL DISTRICT 181, HIGH SCHOOL DISTRICT 86 AND COLLEGE OF DUPAGE DISTRICT 502.

THE NORTH 150 FEET (EXCEPT THE NORTH 8 FEET OF THE WEST 215.60 FEET AND THE NORTH 5 FEET EXCEPT THE WEST 215.60 FEET) OF LOT 5 IN BLOCK 5 IN BRANIGAR BROTHERS' HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920, AS DOCUMENT 141390, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY OWNER

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF _____, A.D. 2020, AT _____, ILLINOIS.

NOTARY PUBLIC

FLAGG CREEK WATER RECLAMATION DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, MANAGER FOR THE FLAGG CREEK WATER RECLAMATION DISTRICT, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, AND THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE FLAGG CREEK WATER RECLAMATION DISTRICT.

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, 2020.

VILLAGE MANAGER

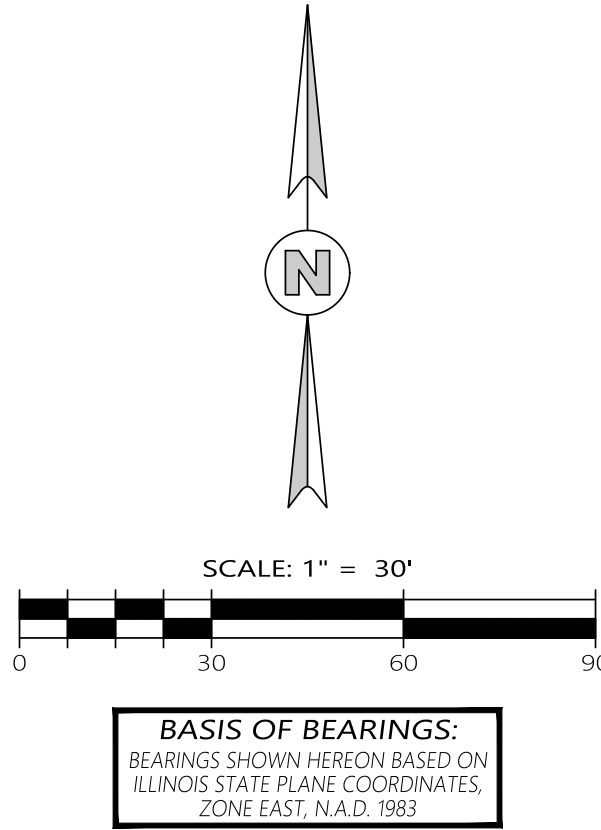
PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT PROVISIONS

NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED AND GRANTED FOR THE VILLAGE OF BURR RIDGE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF BURR RIDGE INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, AMERITECH, NICOR, A.T. & T. CABLE, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED, "PUBLIC UTILITIES AND DRAINAGE EASEMENT" AND THOSE AREAS DESIGNATED "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING BUT NOT LIMITED TO OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BE SAID VILLAGE AND/OR UTILITY COMPANIES, OVER UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT OBLIGATION TO RESTORE OR REPLACE AND WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF BURR RIDGE AND TO VILLAGE APPROVAL AS TO DESIGN LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BURR RIDGE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM, AND SANITARY SEWER SERVICE AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE, AND OTHER PUBLIC SAFETY RELATED SERVICES.

ENGINEER:
ESM CIVIL SOLUTIONS, LLC
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
O: 630-300-0933 C: 630-624-0520

TAX BILL AND RETURN PLAT TO:
CURT AND CARLA COOPER
6100 S. GRANT STREET
BURR RIDGE, IL 60527



GROSS LAND AREA:
2.070 ACRES MORE OR LESS
90,164 SQ FEET MORE OR LESS

LOT 1 AREA:
22,152 SQ FEET MORE OR LESS

LOT 2 AREA:
59,478 SQ FEET MORE OR LESS

STREET DEDICATION:
8,534 SQ FEET MORE OR LESS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB)SS

THIS IS TO CERTIFY THAT I, RUDY P. DIXON, REGISTERED, ILLINOIS LAND SURVEYOR NO. 035-003832, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 150 FEET (EXCEPT THE NORTH 8 FEET OF THE WEST 215.60 FEET AND THE NORTH 5 FEET EXCEPT THE WEST 215.60 FEET) OF LOT 5 IN BLOCK 5 IN BRANIGAR BROTHERS' HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920, AS DOCUMENT 141390, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN ON THIS SUBDIVISION PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, A MUNICIPAL CORPORATION IN COOK COOK AND DUPAGE COUNTIES, ILLINOIS, RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT (A/NO) PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND THAT (A/NO) PART OF SAID PROPERTY BORDERS ON OR INCLUDES ANY PUBLIC WATERS IN WHICH THE STATE OF ILLINOIS HAS ANY PROPERTY RIGHTS OR PROPERTY INTERESTS.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF SAID VILLAGE OF BURR RIDGE OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF SAID VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 2020

RUDY P. DIXON ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 035-003832 LICENSE EXPIRES: NOVEMBER 30, 2021

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



PROJECT NUMBER: 200105	DRAWN BY: RWH DATE: 7/1/2020			
SCALE: 1" = 30'	CHECKED BY: RPD DATE: 7/1/2020			
ORDERED BY: ESM	FIELD WORK COMPLETED DATE: 1/20/2020			
PROPERTY ADDRESS: 6100 S GRANT STREET BURR RIDGE, IL 60577		0	ISSUED	7/1/2020
		REV	DESCRIPTION	DATE

SUBDIVISION IMPROVEMENT COMPLETION AGREEMENT

GRANT STREET SUBDIVISION

This Agreement, made this 28th day of June, 2021, by and between _____, hereinafter referred to as Owner, and the Village of Burr Ridge, a municipal corporation in Cook and Du Page Counties, Illinois, hereinafter referred to as Village:

W I T N E S S E T H:

WHEREAS, Owner owns the property described on the Plat of Subdivision attached hereto as **Exhibit A** and made a part hereof.

WHEREAS, Owner has caused said property to be subdivided and has filed, for final approval by Village, a subdivision plat entitled "Final Plat of Grant Street Subdivision", prepared by ESM Civil Solutions, Inc. dated July 1, 2020, consisting of one page.

WHEREAS, Village's ordinances require the installation and completion at Owner's expense of certain public and/or private improvements (hereinafter referred to as land improvements) in any such subdivision within two (2) years from the date of Village's approval of the final subdivision plat and the maintenance and repair of said improvements for a period of two (2) years after completion and acceptance by Village.

NOW, THEREFORE, in consideration of the Village's approval of the plat of subdivision hereinabove described and other good and valuable consideration, Owner hereby agrees as follows:

1. That at Owner's expense, Owner shall fully install and complete within two (2) years from the date of approval of the subdivision plat of Grant Street or within such lesser period as may be specifically provided in the Subdivision Regulations Ordinance, or approved construction schedules, for certain work or improvements, the land improvements and work related thereto, as required by the Subdivision Regulations Ordinance and as provided for in the plans and specifications entitled "Final Engineering Plans for Keller Drive Extension", consisting of 10 pages, prepared by ESM Civil Solutions, Inc. dated March 24, 2021; except as may be specifically modified by the Village Engineer. Said plans and specifications are incorporated herein by reference.
2. That at Owner's expense, Owner shall maintain and repair said land improvements for a period of two (2) years after completion of and acceptance by Village of said land improvements.
3. That in the event Owner breaches the foregoing commitments or covenants, Village may perform or cause to be performed, said obligations of Owner and Owner shall reimburse Village for the expenses of said performance. In addition to any other security which may be required by Village to guarantee Owner's performance of the foregoing obligations, Owner hereby grants to Village a lien upon the property described in **Exhibit A**, attached hereto and

**Grant Street Subdivision
Subdivision Improvement Completion Agreement**

made a part hereof, to secure reimbursement to the Village by Owner for the Village's expenses in performing Owner's obligations hereunder.

4. This Agreement shall be recorded and shall be binding upon the Owner and its heirs, executors, successors and assigns, to the extent that such heirs, executors, successors and assigns have any business option, interest or right in the development of the subdivision.

5. That if any portion of this Agreement shall be declared void or unenforceable, such adjudication shall not affect the validity or enforceability of any remaining part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

VILLAGE OF BURR RIDGE:

By:

Mayor

Attest:

Village Clerk

OWNER:

By:

Signature

Print Name

LETTER OF CREDIT
IRREVOCABLE LETTER OF CREDIT NO.

Applicant

Beneficiary

Village of Burr Ridge
Burr Ridge, Illinois

Expiration

Amount

Gentlemen:

We hereby establish in your favor our Irrevocable Letter of Credit No. _____ in the amount of _____ Dollars available for negotiation of your drafts at sight drawn on the _____ for account of _____.

We engage with you that any draft at sight drawn under and in compliance with the terms of this credit will be fully honored by us provided that;

1. It is presented at this office on or before _____;
2. It is accompanied by the original of this Letter of Credit;
3. It is accompanied by a statement signed by the Village Administrator and the Village President of the Village of Burr Ridge, Burr Ridge, Illinois, that the funds are drawn under Letter of Credit No. _____ in accordance with building permit #_____ and certificate of occupancy dated _____.

This Letter of Credit expires on _____; provided, however, that the Bank shall notify the Village Clerk by certified mail, return receipt requested, at least 30 days prior to said expiration date. In no event shall this Letter of Credit or the obligations contained herein expire except upon such prior written notice, it being expressly agreed by the Bank that the expiration date _____, shall be extended as shall be required to comply with this notice provision.

This documentary credit is subject to the International Standby Practices ISP98, International Chamber of Commerce.

This Letter of Credit is not transferable.

Sincerely,



8A

December 4, 2019

Evan Walter
Assistant Village Administrator
Village of Burr Ridge
7660 County Line Road
Burr Ridge, IL 60527

RE: Subdivision Fees For: Cottages at Drew

Dear Evan,

Thanks to you and the team at Burr Ridge for your assistance on the Cottages at Drew Subdivision. As we move toward approval of the Final Plat of Subdivision, there is a final item for Village consideration. We received the statement of Subdivision Fees, dated November 18, 2019. In working with the Tony Perino, developer of the property, we ask that the Village incorporate the following as part of its final deliberation of the subdivision, as noted below for each of the relevant fees.

- **Preliminary Plat Fee:** Previously paid.
- **Engineering Plan Review Fee, Subdivision Inspection Fee, and Stormwater Application Fee:** To be paid per Village Code.
- **Sidewalk Donation on cul de sac Street:** The developer requests that this fee be waived as there are no other connecting sidewalks in the area.
- **Sidewalk Donation on 79th Street and Drew Avenue:** The developer requests that this fee be waived due to detrimental impact on existing wetlands that would result from sidewalk being constructed along these roadways. It is unlikely that these sidewalks will be installed.
- **Donation in Lieu of Street Improvements for 79th Street and Drew Avenue:** The developer requests that this fee be waived as street improvements would cause detrimental impact to the existing wetland along 79th Street and Drew Avenue. In addition, the recently completed improvement to 79th Street eliminates the need for this donation.

- **School Impact Fee and Park Impact Fee:** The unique nature of this development merits consideration of a different approach to these fees. Therefore, the developer will address the fees directly with the School and Park Boards, noting that the impacts of this development are minimal, and the fees could reasonably be waived or reduced. Since the final bedroom count for each of the units is yet to be determined, the developer requests that the agreed upon school and park impact fees be provided to the Village at time of building permit issuance for each home.

Thank you again for the Village's assistance with Cottages at Drew Subdivision and your consideration of the matters outlined here.

Sincerely,



Nicolas Patera, PLA
Senior Vice President



Michael Blue, FAICP
Principal



ROBERT S. MINETZ
Telephone 312-419-3017
RMINETZ@LLLEGAL.COM

January 28, 2020

To: Board of Trustees
Village of Burr Ridge, a non-home rule municipality
7660 South County Line Road
Burr Ridge, Illinois 60527

From: Jarper Properties LLC
16W231 S. Frontage Road, Suite 17
Burr Ridge, Illinois 60527

Dear Trustees:

Now comes the Developer, Jarper Properties LLC, by its attorneys, Robert S. Minetz and Latimer LeVay Fyock LLC, and hereby objects to the following fees imposed by the Board of Trustees of the Village of Burr Ridge as a condition for the construction of the Cottages at Drew Subdivision at 7590 Drew Avenue, Burr Ridge:

School Impact Fee	\$ 54,982.40
Park Impact Fee	\$ 73,016.40
Sidewalk Donation (includes 79 th Street Drew Avenue and cul de sac street)	\$ 56,040.00
Donation in lieu of street improvements (includes 79 th Street and Drew Avenue)	<u>\$ 62,540.00</u>
Total	\$246,578.80

See Exhibit A. These fees are invalid because they are not uniquely attributable to the construction of this subdivision. Therefore, the Developer respectfully requests that the Trustees reconsider and revoke or reduce these fee assessments.

Legal Standard

65 ILCS 5/11-12-5 states, in part:

For purposes of implementing ordinances regarding developer donations or impact fees, and specifically for expenditures thereof, "school grounds" is defined as

including land or site improvements, which include school buildings or other infrastructure, including technological infrastructure, necessitated and specifically and uniquely attributed to the development or subdivision in question. This amendatory Act of the 93rd General Assembly applies to all impact fees or developer donations paid into a school district or held in a separate account or escrow fund by any school district or municipality for a school district.

The Illinois Supreme Court in *Pioneer Trust and Savings Bank v. Village of Mount Prospect*, 22 Ill.2d 375, 379-380, 176 N.E.2d 799, 801 (1961), explained the law:

We stated in the *Rosen* case that the statutory provisions with respect to reasonable requirements for streets and public grounds were based upon the theory that ‘the developer of a subdivision may be required to assume those costs which are specifically and uniquely attributable to his activity and which would otherwise be cast upon the public.’ (19 Ill.2d 448, 167 N.E.2d 233.) We further observed: ‘But because the requirement that a plat of subdivision be approved affords an appropriate point of control with respect to costs made necessary by the subdivision, it does not follow that communities may use this point of control to solve all of the problems which they can foresee.’

Then, the Illinois Supreme Court in *People ex rel. the Exchange National Bank of Chicago v. City of Lake Forest, et al.*, 40 Ill.2d 281, 239 N.E.2d 819 (1968), held that city’s refusal to approve a plan of resubdivision for failure to dedicate land for new public roadways exceeded bounds of permissible and reasonable regulation and would have constituted taking of private property for public use without compensation, where the new roadways would benefit only a neighboring subdivision which had two landlocked lots.

In *O.L. Krughoff v. City of Naperville*, 68 Ill.2d 352, 358-359, 369 N.E.2d 892, 895 (1977), the Illinois Supreme Court restated the principle that a municipality may impose impact fees if, and only if, the fees were uniquely attributable to and fairly proportioned to the need of the municipality or the taxing district.

Recently, the Appellate Court in *Raintree Homes, Inc. v. Village of Long Grove*, 389 Ill.App.3d 836, 852, 906 N.E.2d 751, 766 (2nd Dist. 2009), restated the law:

The statutory provisions with respect to reasonable requirements for streets and public grounds are based upon the theory that “the developer of a subdivision may be required to assume those costs which are specifically and uniquely attributable to [the developer’s] activity and which would otherwise be cast upon the public” (*Rosen* test) (*Rosen v. Village of Downers Grove*, 19 Ill.2d 448, 453, 167 N.E.2d 230 (1960)). In *Pioneer Trust & Savings Bank v. Village of Mount Prospect*, 22 Ill.2d 375, 176 N.E.2d 799 (1961), the supreme court explained the *Rosen* test as follows:

“If the requirement is within the statutory grant of power to the municipality and if the burden cast upon the subdivider is specifically and uniquely attributable to [the subdivider’s] activity, then the requirement is permissible; if not, it is forbidden and amounts to a confiscation of private property in contravention of the constitutional prohibitions rather than reasonable regulation under the police power.” *Pioneer Trust*, 22 Ill.2d at 380, 176 N.E.2d 799.

In summary, we hold that the Village, as a non-home-rule municipality, did not have the statutory authority to impose these impact fees for schools and open space, and, to the extent that they do so, its ordinances (and corresponding code provisions) imposing such fees are invalid.

The *Raintree Homes* case is particularly important because it was decided by the Second District Appellate Court which will ultimately decide this case.

The School Impact Fee of \$54,982.40 is invalid because it is not uniquely attributable to the construction of this subdivision.

We understand this fee was calculated based on each unit having four bedrooms (as directed by the Burr Ridge Subdivision Ordinance); however, there is no basis for this assumption in this case and, therefore, the Village’s Density Schedule is inappropriate.

The unique nature of this development merits consideration of a different approach for several reasons:

1. The final design of each house related to bedroom count will depend on the purchaser, as these are to be custom built homes. Ultimately, there will be a mix of two, three and four bedroom units.
2. The units are designed to be suited for empty nesters, with the master bedrooms on the first floor and other bedrooms on the upper level.
3. The site layout is designed to facilitate minimal outside maintenance by individual owners. As such, there is limited yard space for families with children.
4. The developer has considered (but not yet determined) that this development could be age restricted to residents 55 years and above.
5. The overall site is about 8.9 acres, and more than half will remain undeveloped.

6. Regarding school impacts, the site plan and home designs make the subdivision most appealing to families with no children. The developer fully anticipates the homes to be purchased by empty nester households. Therefore, once fully built out, the area will have little to no impact on local schools.

If the developer proceeds with this project, the school districts will receive the benefits of this project from the real estate tax payments by the homeowners.

The Park Impact Fee of \$73,016.40 is invalid because it is not uniquely attributable to the construction of this subdivision.

We understand this fee was calculated based on each unit having four bedrooms (as directed by the Burr Ridge Subdivision Ordinance). However, there is no basis for this assumption in this case.

Regarding park impacts, while the undeveloped portion of the site is not available for active recreation or designed as a park, it serves as a permanent open space. In this way, it provides a forest preserve like setting for the residents of the proposed development, those living nearby and passersby along 79th Street and Drew Avenue. In this way, the undeveloped portion of the site provides a park like environment without the burden of maintenance for the community. Much like the Village's Comprehensive Plan, the permanent, open and undeveloped space will "preserve and enhance the natural wooded character of the community."

If the Developer proceeds with this project, the Park District will receive the benefits of this project from the real estate tax payments by the homeowners.

The Sidewalk Donation of \$56,040 is invalid because it is not uniquely attributable to the construction of this subdivision.

To require the Developer to pay the Village for infrastructure that will likely never be built or are not in character with the infrastructure in the area is onerous.

It is unjust to require funds for improvements that are based on the surrounding streets yet will be used elsewhere. The Developer would rather focus on enhancing the value, function, use and appearance of the Cottages on Drew and the surrounding neighborhood.

Our position remains that this is a unique case for a smaller 8-home neighborhood scale development rather than a market driven national production developer subdivision. We have strived to fit into and complement the surrounding neighborhood that purposely does not have sidewalks, curbs or gutters. This is a neighborhood scale, planned infill open space preservation cluster development. The Village is asking to exact fees for improvements that are inconsistent and conflict with the surrounding neighborhood areas. There are no curbs, gutters or sidewalks on the residential collector streets anywhere in the vicinity.

The Developer seeks to reduce the Sidewalk Donation Fee of \$56,040 by the amount proportionate to the linear footage of development frontage that is exclusive of wetland. Exhibit B shows 79th Street having a reduction of 56.4% of the 519.5 feet of frontage road respective of wetlands and Drew Avenue having a reduction of 56.0% of the 740.16 feet of frontage road respective of wetlands. That amounts to a total of 56.22%. Furthermore, the Developer seeks to eliminate the Sidewalk Donation Fee that may be associated within the proposed internal roads, as there will be no sidewalk on the internal road. Thus, reducing the total Sidewalk Donation Fee by \$30,505.69 from \$56,040 to \$24,534.12.

If the Developer proceeds with this project, the Village will receive the benefits of this project from the real estate tax payments by the homeowners.

The Donation in lieu of Street Improvements of \$62,540 is invalid because it is not uniquely attributable to the construction of this subdivision.

Our position is that this is a unique case for a smaller 8-home neighborhood scale development rather than a market driven national production developer subdivision. We have strived to fit into and complement the surrounding neighborhood that purposely does not have sidewalks, curbs or gutters. This is a neighborhood scale, planned infill open space preservation cluster development. The Village is asking to exact fees for improvements that are inconsistent and conflict with the surrounding neighborhood areas. There are no curbs, gutters or sidewalks on the residential collector streets anywhere in the vicinity.

To require the Developer to pay the Village for infrastructure that will likely never be built or are not in character with the infrastructure in the area is onerous.

It is unjust to require funds for improvements that are based on the surrounding streets yet will be used elsewhere. The Developer would rather focus on enhancing the value, function, use and appearance of the Cottages on Drew and the surrounding neighborhood.

If the Developer proceeds with this project, the Village will receive the benefits of this project from the real estate tax payments by the homeowners.

Conclusion

It is very important to recognize that this lot is currently flood prone with fallen trees and debris throughout. This Developer is converting an unattractive and unmanaged lot in Burr Ridge into a high-class development. This conversion has cost this Developer a substantial amount of money for engineering plans and construction costs. These costs should be considered by the Village when deciding whether or not to reduce the exorbitant fees now imposed on the Developer.

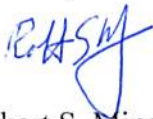
Page -6-
Village of Burr Ridge, a non-home rule municipality
Our File No. 60159-01
January 28, 2020

Keep in mind that the Developer's project proposes many neighborhood and community benefits, which is a substantial improvement from its current state. The project will provide, among other benefits, an increase in stormwater runoff capacity, improved stormwater volume management, and will restore the natural area back to a visually attractive and managed open space.

If this development does not proceed because of the exorbitant fees, the Village will be left with an unattractive and flood prone lot and no benefits from the real estate tax payments from future homeowners.

The Developer requests that the fees be paid when individual building permits are issued. The Developer also requests to appear before the Village Board of Trustees for reconsideration of the assessed fees in hopes that the fee issues can be amicably resolved so the project can move forward.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RSM', with a stylized flourish extending from the end.

Robert S. Minetz

RSM/alh

SUBDIVISION FEES FOR: COTTAGES AT DREW

Prepared: November 18, 2019

	Comments	Amount
Engineer's Cost Estimate:	to be determined	\$1,015,381.00
Letter of Credit Amount:	125% of Estimate	\$1,269,226.25

		Amount Due	Amount Paid
Preliminary Plat Fee:		\$500.00	\$500.00
Engineering Plan Review Fee:	2% of Engineer's Cost Estimate	\$20,307.62	\$0.00
Subdivision Inspection Fee:	1.5% of Engineer's Cost Estimate	\$15,230.72	\$0.00
Stormwater Application Fee:		\$1,215.00	\$0.00
School Impact Fee:		\$54,982.40	\$0.00
Park Impact Fee:		\$73,016.40	\$0.00
Sidewalk Donation:	Includes 79th St. Drew Ave. and cul de sac street	\$56,040.00	\$0.00
Donation in lieu of Street Improvemnts	Includes 79th Street and Drew Avenue	\$62,540.00	\$0.00
Reimbursable Consultant Fees:		\$0.00	\$0.00
Fee Total:		\$283,832.14	
Total Amount Paid:			\$500.00
Total Amount Due:		\$283,332.14	

EXHIBIT

A



ROBERT S. MINETZ
Telephone 312-419-3017
RMINETZ@LLFLEGAL.COM

March 17, 2020

**Via Facsimile 630-654-8269 and
First-Class Mail**

Mr. J. Douglas Pollock, Village Administrator
Village of Burr Ridge
7660 County Line Road
Burr Ridge, Illinois 60527

RE: *Jarper Properties LLC*
Our File No. 60159-01

Dear Mr. Pollock:

Thank you for your letter dated February 18, 2020.

Our client will accept the Village's proposal to pay the school and park impact fees concurrent with the issuance of permits for each new house provided that all such fees are paid within 36 months (December 9, 2022). Based on this approval, the amount of the school and park impact fees will be calculated based on the actual number of bedrooms in each home.

The remaining issue is the sidewalk and street donations. Our client has chosen to construct the required improvements per the approved site plans. Its plans for these improvements have been approved by the Village. Accordingly, no sidewalk or street donations should be required. As you referenced in your letter, a developer in Burr Ridge has the option to construct sidewalk and street improvements or make donations. A developer is not required to both construct the improvements and also make the donations.

In my opinion, it is very important to recognize that this lot is currently flood prone with fallen trees and debris throughout. This Developer is converting an unattractive and unmanaged lot in Burr Ridge into a high-class development. This conversion has cost this Developer a substantial amount of money for engineering plans and construction costs. These costs should be considered by the Village when deciding whether or not to reduce the fees imposed on the Developer.

Keep in mind that the Developer's project proposes many neighborhood and community benefits, which is a substantial improvement from its current state. The project will provide, among other

Page -2-

Mr. J. Douglas Pollock, Village Administrator

Our File No. 60159-01

March 17, 2020

benefits, an increase in stormwater runoff capacity, improved stormwater volume management, and will restore the natural area back to a visually attractive and managed open space.

Sincerely,



Robert S. Minetz

RSM/alh

cc: Mayor Gary Grasso **Via e-mail and USPS**



ROBERT S. MINETZ
Telephone 312-524-6893
RMINETZ@LLFLEGAL.COM

March 9, 2021

**Via Electronic Mail ggrasso@burr-ridge.gov and
First-Class Mail**

Mayor Gary Grasso
Village of Burr Ridge
7660 Country Line Rd.
Burr Ridge, Illinois 60527

RE: *Planned Development Relief Request*
Approved Planned Unit Development approval for a the eight home planned residential
cluster open space development on 8.87 acres located at 7950 Drew Ave. in Burr Ridge.
Our File No. 60159-01

Dear Mayor Grasso:

I have enclosed my letter dated March 9, 2021, to Evan Walter.

Your assistance in making this important project happen will be appreciated.

I am available to discuss this matter at your convenience.

Sincerely,

Robert S. Minetz
312-524-6893

RSM/alh
Enclosure

cc: Nicholas R. Patera (w/enc.) **Via e-mail**
Anthony Perino (w/enc.) **Via e-mail**
Evan Walter **Via e-mail**



ROBERT S. MINETZ
Telephone 312-524-6893
RMINETZ@LLFLEGAL.COM

March 9, 2021

**Via Electronic Mail ewalter@burr-ridge.gov and
First-Class Mail**

Evan Walter
Interim Village Administrator
Village of Burr Ridge
7660 Country Line Rd.
Burr Ridge, Illinois 60527

RE: *Planned Development Relief Request
Approved Planned Unit Development approval for a the eight home planned residential
cluster open space development on 8.87 acres located at 7950 Drew Ave. in Burr Ridge.
Our File No. 60159-01*

Dear Mr. Walter:

We represent the developer, Jarper Properties LLC.

Our client appreciates receiving the Village's approval for PUD Extension until December 9, 2021 for the Cottages on Drew. It is planning to proceed with the development but requests Village reconsideration of its plan in order to provide a significant neighborhood benefit.

As you know, the world has been turned upside down since the developer, Jarper Properties LLC, started this project. Accordingly, reconsideration of the Village's fees for this project is appropriate.

Based on the approved development status as a unique cluster residential Planned Unit Development and special use, our client is formally requesting a reconsideration of its earlier request to provide relief from the road improvement and sidewalk fees imposed by the Village. This relief will allow the development to allocate value from the sidewalk and road improvement fund and allow the development to proceed with public benefit to make improvements to the neighborhood stormwater, bring new residential inventory, enhance a neglected vacant property and generate real estate revenue to the Village and residents.

During the approval process and perfecting the Planned Development application it was not clear that the Village was going to impose donation fees for improvement funds. The donation fees for improvements funds were not imposed until after the development was approved.

Page -2-
Evan Walter
Interim Village Administrator
Village of Burr Ridge
Our File No. 60159-01
March 9, 2021

Since sidewalks and roadway improvements are not required as a result of the Cottages development, we request relief to provide public benefit that will help reduce the present stormwater volume and flow rate offsite as a public benefit. The following bullet points are from our December 4, 2019 request:

- **Sidewalk Donation on cul de sac Street:** The developer requests that this fee be waived as there are no other connecting sidewalks in the area.
- **Sidewalk Donation on 79th Street and Drew Avenue:** The developer requests that this fee be waived due to detrimental impact on existing wetlands that would result from sidewalks being constructed along these roadways. It is unlikely that these sidewalks will ever be installed.
- ***Combined donation for both above are valued at \$56,040.***
- **Donation in Lieu of Street Improvements for 79th Street and Drew Avenue:** The developer requests that this fee be waived as street improvements would cause detrimental impact to the existing wetland along 79th Street and Drew Avenue. In addition, the recently completed improvement to 79th Street eliminates the need for this donation.
- ***Donation valued at \$62,540***

Stormwater engineering is designed to support the Cottages subdivision and planned to provide a greater amount of capacity to reduce stormwater for more than just our improvements. The result will provide a substantial public benefit to the Village residents. As we are all aware, the downstream surge and volume of water overtopping Drew and entering the neighboring yards would see some moderate relief as a result of our improvements. It is known the stormwater is derived from a larger upstream watershed and that our improvements will help to moderate the flow and volume.

In my opinion, It is very important to recognize that this property is currently flood prone with fallen trees and debris throughout. The Developer is converting an unattractive and unmanaged lot in Burr Ridge into a high-class development. This conversion has cost the Developer a substantial amount of money for engineering plans and construction costs. These costs should be considered by the Village when deciding whether or not to reduce the fees imposed on the Developer.

Page -3-
Evan Walter
Interim Village Administrator
Village of Burr Ridge
Our File No. 60159-01
March 9, 2021

Keep in mind that the Developer's project proposes many neighborhood and community benefits, which is a substantial improvement from its current state. The project will provide, among other benefits, an increase in stormwater runoff capacity, improved stormwater volume management, and will restore the natural area back to a visually attractive and managed open space.

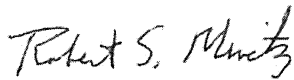
The Village may also consider private interests in addition to public benefits. Proceeding ahead with the public benefit improvement will have a positive effect on neighboring private property real estate values as well.

The developer would like to receive the Village's support to provide public benefit and allow it to proceed and the homes to be sold to provide real estate tax revenue to the Village.

Please advise us of the best way to proceed. Mr. Perino, Mr. Patera and I are available to meet with you and your staff and/or the Mayor to discuss this request. We are also available to appear before the Board if you deem this advisable.

Thank you for your time and advice.

Sincerely,

A handwritten signature in cursive script that reads "Robert S. Minetz".

Robert S. Minetz
312-524-6893

RSM/alh

cc: Nicholas R. Patera **Via e-mail**
Anthony Perino **Via e-mail**

Latimer | LeVay | Fyock LLC

55 West Monroe Street
Suite 1100
Chicago, Illinois 60603

phone 312.422.8000
facsimile
312.422.8001
www.llflegal.com

ROBERT S. MINETZ
Telephone 312-524-6893
RMINETZ@LLFLEGAL.COM

June 24, 2021

**Via Electronic Mail ewalter@burr-ridge.gov and
First-Class Mail**

Evan Walter, Interim Village Administrator
Village of Burr Ridge
7660 Country Line Rd.
Burr Ridge, Illinois 60527

RE: *Planned Development Relief Request*
Approved Planned Unit Development approval for a the eight home planned residential
cluster open space development on 8.87 acres located at 7950 Drew Ave. in Burr Ridge.
Our File No. 60159-01

Dear Mr. Walter:

Thank you for your letter dated June 16, 2021, responding to my letter dated March 9, 2021.

My letter dated March 9, 2021, referenced the problems caused by the pandemic. Since my letter, the construction industry has also been subject to labor and material shortages. As you probably know, skyrocketing lumber prices have caused some builders to stop accepting orders for new homes. This is an additional reason for our client's request for relief.

We understand that the Village Staff will support the following modifications to the Village's prior approval:

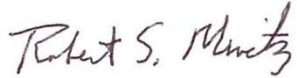
1. The development deadline will be extended to June 28, 2023.
2. The fees would be paid concurrent with the issuance of permits for each new home at the rate of \$14,822.50 (1/8th of \$118,580) per home.

The Developer will accept these modifications. The Developer will also again request a reduction of fees based on events that have occurred since its original application. These circumstances include Covid, labor shortages and increased material prices, *e.g.*, crazy lumber prices.

Page -2-
Evan Walter
Interim Village Administrator
Village of Burr Ridge
Our File No. 60159-01
June 24, 2021

Please place this matter on the June 28, 2021 agenda. Please also give the Board my letters dated January 28, 2020, March 17, 2020, March 9, 2021, copies of which are enclosed.

Sincerely,

A handwritten signature in dark ink, reading "Robert S. Minetz". The signature is written in a cursive, slightly slanted style.

Robert S. Minetz
312-524-6893

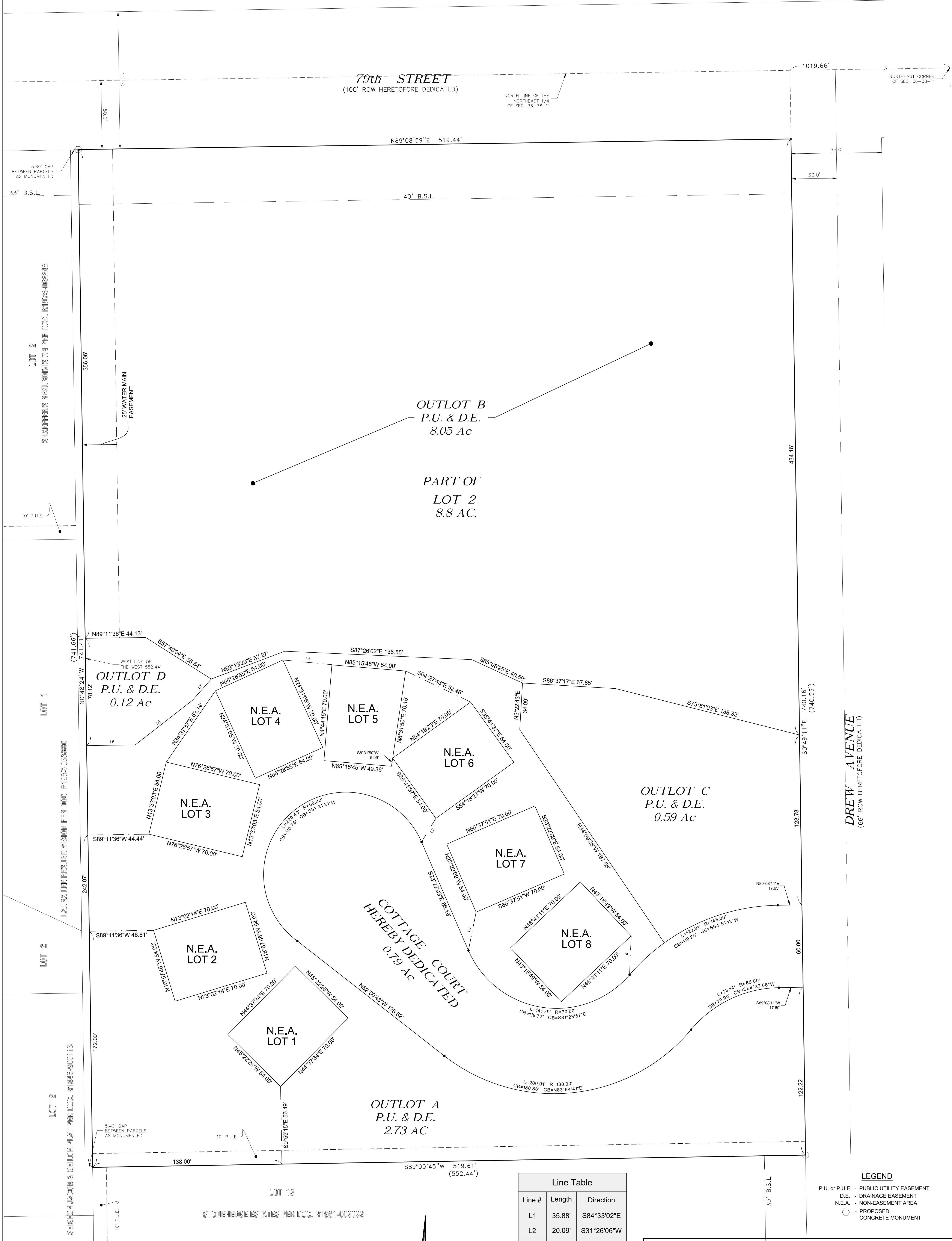
RSM/alh

cc: Michael K. Durkin (w/enc.) **Via e-mail**

FINAL PLAT OF SUBDIVISION
FOR
THE COTTAGES OF DREW

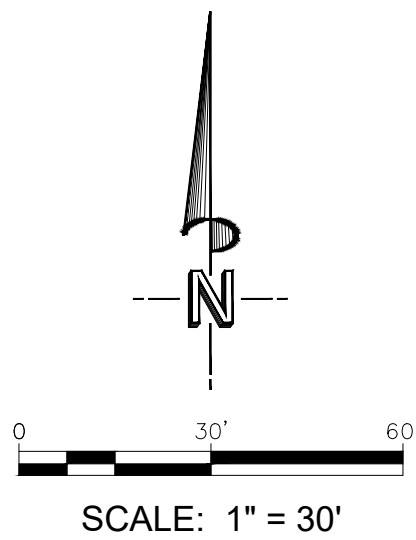
EXHIBIT A

BEING A RE-SUBDIVISION OF THE WEST 552.44 FEET OF THE NORTH 792 FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1848 IN BOOK 1 OF PLATS, PAGE 13, DU PAGE COUNTY, ILLINOIS.



NOTE: PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED OVER ALL OF OUTLOT A, EXCEPT IN AREAS NOTED AS N.E.A. (NON-EASEMENT AREA). SEE PROVISIONS FOR DETAILS.

IN ADDITION, A PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION, AND OTHER PARTIES AS DETERMINED NECESSARY OVER THE ENTIRE EASEMENT FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MAINTENANCE AND OPERATION OF THE STORM WATER AREAS, THOSE BEING LOCATED UPON PORTIONS OF OUTLOT A, B, C, & D.



Line Table		
Line #	Length	Direction
L1	35.88'	S84°33'02"E
L2	20.09'	S31°26'06"W
L3	28.45'	N11°21'33"E
L4	28.42'	N2°20'02"E
L5	35.40'	N89°11'36"E
L6	53.04'	N52°04'52"E
L7	20.53'	N41°21'49"E

LEGEND			
P.U. or P.U.E.	-	PUBLIC UTILITY EASEMENT	
D.E.	-	DRAINAGE EASEMENT	
N.E.A.	-	NON-EASEMENT AREA	
○	-	PROPOSED CONCRETE MONUMENT	

REVISIONS			MGA ² CIVIL ENGINEERING SURVEYING	
DATE	BY	DESCRIPTION	M GINGERICH GEREUX & ASSOCIATES	
3/15/19	RFS	ISSUED FOR REVIEW	Professional Design Firm License # 184.005003	
3/19/19	RFS	PER VILLAGE REVIEW	P. 815-478-9680 www.mg2a.com F. 815-478-9685	
3/28/19	RFS	PER VILLAGE REVIEW	25620 S. GOUGAR RD MANHATTAN, IL. 60442	
4/2/19	BPH	GENERAL REVISIONS		
4/19/19	BPH	PER VILLAGE REVIEW		
9/05/19	BPH	PER VILLAGE REVIEW		
9/30/19	BPH	GENERAL (REM. 30x30 SS ESMT)		
ORDERED BY: JARPER PROPERTIES				
DATE ISSUED: 01-02-2019			DR. BY: NIB	FILE:
JOB NO.: 16-207			PG: 1 of 2	

FINAL PLAT OF SUBDIVISION
FOR
THE COTTAGES OF DREW

BEING A RE-SUBDIVISION OF THE WEST 552.44 FEET OF THE NORTH 792 FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1848 IN BOOK 1 OF PLATS, PAGE 13, DU PAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE SOLE OWNER(S) OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS SHOWN ON THIS PLAT OF SUBDIVISION, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED:

THE WEST 552.44 FEET OF THE NORTH 792 FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1848 IN BOOK 1 OF PLATS, PAGE 13, DU PAGE COUNTY, ILLINOIS.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANTS THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT; AND GRANTS AND DECLARES THE STORM WATER DRAINAGE AND DETENTION RESTRICTIONS AND EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AND SHOWN ON THIS SUBDIVISION PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE SUBDIVISION AND APPROVED BY THE COURT WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

DATED THIS ____ DAY OF ____, 20__.

OWNER: _____

OWNER'S ADDRESS: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I AM PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY

OF ____, A.D., 20__.

NOTARY PUBLIC _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, COUNTY CLERK OF COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT OF SUBDIVISION AND NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL AT _____, COUNTY, ILLINOIS, THIS ____ DAY OF ____, 20__.

COUNTY CLERK _____

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, VILLAGE CLERK OF THE VILLAGE OF BURR RIDGE, ILLINOIS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PRESENTED TO AND BY RESOLUTION OR ORDER DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON ____, 20__, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL

OF THE VILLAGE OF BURR RIDGE, ILLINOIS, THIS ____ DAY OF ____, 20__.

VILLAGE CLERK _____

PUBLIC WORKS DEPARTMENT CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, SUPERINTENDENT OF THE COUNTY OF DUPAGE DEPARTMENT OF PUBLIC WORKS & OPERATIONS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, AND THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE COUNTY OF DUPAGE DEPARTMENT OF PUBLIC WORKS.

DATED AT _____, DUPAGE COUNTY, ILLINOIS

THIS ____ DAY OF ____, 20__.

SUPERINTENDENT _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE SOLE OWNER(S) OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HEREBY CERTIFIES THAT THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING SCHOOL DISTRICT(S):

_____, ELEMENTARY SCHOOL DISTRICT,

_____, HIGH SCHOOL DISTRICT

_____, COLLEGE, IN DUPAGE COUNTY, ILLINOIS.

THE WEST 552.44 FEET OF THE NORTH 792 FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1848 IN BOOK 1 OF PLATS, PAGE 13, DU PAGE COUNTY, ILLINOIS.

DATED THIS ____ DAY OF ____, 20__.

PROPERTY OWNER _____

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY

OF ____, A.D., 20__.

NOTARY PUBLIC _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, VILLAGE TREASURER OF THE VILLAGE OF BURR RIDGE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORTIFIED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVAL BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT BURR RIDGE, _____, COUNTY, ILLINOIS THIS ____ DAY

OF ____, 20__.

VILLAGE TREASURER _____

DU PAGE COUNTY DEPARTMENT OF PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, SUPERINTENDENT FOR THE DU PAGE COUNTY DEPARTMENT OF PUBLIC WORKS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, AND THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT OF DU PAGE COUNTY.

DATED AT _____, DU PAGE COUNTY, ILLINOIS, THIS

_____, DAY OF ____, 20__.

SUPERINTENDENT _____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF BURR RIDGE, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN THIS SUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREFOR, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT BURR RIDGE DUPAGE COUNTY, ILLINOIS, THIS ____

DAY OF ____, 20__.

VILLAGE ENGINEER _____

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

WE HEREBY CERTIFY THAT THE TOPOGRAPHICAL AND PROFILE STUDIES REQUIRED BY THE ILLINOIS PLAT ACT, ILLINOIS REVISED STATUTE, CHAPTER 109, SECTION 1 ET SEQ., AS NOW OR HEREAFTER AMENDED, HAVE BEEN FILED WITH THE VILLAGE OF BURR RIDGE, A MUNICIPAL CORPORATION IN COOK AND DUPAGE COUNTIES, ILLINOIS, AND THE CERTIFICATION AS TO DRAINAGE REQUIRED BY SAID ACT MADE THEREON.

DATED AT BURR RIDGE, DUPAGE COUNTY, ILLINOIS, THIS

DAY OF ____, 20__.

REGISTERED PROFESSIONAL ENGINEER _____

PROPERTY OWNER _____

LICENSE NO. _____

SANITARY SEWER PROVISIONS

A NON EXCLUSIVE PERMANENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COUNTY OF DUPAGE, AND ITS ASSIGNS AND SUCCESSORS, OVER THOSE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT AND, OR PUBLIC UTILITY EASEMENT", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, REPAIR, MAINTAIN, RELOCATE AND REMOVE, FROM TIME TO TIME, A SANITARY SEWER MAIN AND RELATED APPURTENANCES AND FACILITIES USED IN CONNECTION WITH THE CONVEYANCE AND DISTRIBUTION OF THE SANITARY SEWER IN, UNDER, ACROSS, ALONG AND, OR, UPON SAID EASEMENT AREAS, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS THERETO. THE RIGHTS GRANTED BY THIS INSTRUMENT INCLUDE THE AUTHORITY TO REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL OF THESE PURPOSES. NO OBSTRUCTIONS OR IMPROVEMENTS OF ANY TYPE SHALL BE PLACED OVER GRANTEES SANITARY SEWER MAINS, APPURTENANCES OR FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES, NOR SHALL SUCH OBSTRUCTIONS OR IMPROVEMENTS BE LOCATED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF THE GRANTEES SANITARY SEWER MAINS, APPURTENANCES, FACILITIES AND/OR EASEMENTS.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to:

Commonwealth Edison Company
And
Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

Their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas, to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking", and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns, in all platted "easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS ON THE PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF BURR RIDGE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF BURR RIDGE, INCLUDING, BUT NOT LIMITED TO, AMERITECH TELEPHONE COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON ELECTRIC COMPANY, MEDIA ONE CABLE TELEVISION COMPANY AND THEIR SUCCESSORS AND ASSIGNS, FOR PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITIES, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING STORM AND/OR SANITARY SEWERS, WATER MAINS, VALVE VAULTS, AND HYDRANTS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF BURR RIDGE, OVER, UPON, ALONG, UNDER, THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK; THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS AND OTHER UTILITIES; NO PERMANENT BUILDINGS, TREES OR OTHER STRUCTURES SHALL INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND/OR WATER MAINS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF BURR RIDGE.

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF BURR RIDGE, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT, AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR, AND MAINTAIN WATER MAINS, FIRE HYDRANTS, VALVES, AND WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, AND SEWER CONNECTIONS, STORM SEWER PIPES, MANHOLES, INLETS, STORM WATER DETENTION AND STORM SEWER SERVICE CONNECTIONS, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEMS, AND SUCH OTHER APPURTENANCES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENTLY RELATED TO SAID WATER MAINS, SANITARY SEWER PIPES, STORM SEWER PIPES, STORM WATER DETENTION, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEM, IN, ON, UPON, OVER, THROUGH, ACROSS, AND UNDER ALL OF THAT REAL ESTATE HEREON DESCRIBED AND DESIGNATED AS WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS, SAID EASEMENTS BEING DESIGNATED BY THE DASHED LINES AND DESIGNATIONS OF WIDTH.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT I, ROBERT F. SLUIS, REGISTERED, ILLINOIS LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

AS SHOWN ON THIS SUBDIVISION THE WEST 552.44 FEET OF THE NORTH 792 FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1848 IN BOOK 1 OF PLATS, PAGE 13, DU PAGE COUNTY, ILLINOIS.

AS SHOWN ON THIS SUBDIVISION PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, A MUNICIPAL CORPORATION IN COOK AND DUPAGE COUNTIES, ILLINOIS, RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT A PART OF THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17043C0909H, EFFECTIVE DATE DECEMBER 16, 2004 AND THAT NO PART OF SAID PROPERTY BORDERS ON OR INCLUDES ANY PUBLIC WATERS IN WHICH THE STATE OF ILLINOIS HAS ANY PROPERTY RIGHTS OR PROPERTY INTERESTS.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF SAID VILLAGE OF BURR RIDGE OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF SAID VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.


I DO FURTHER CERTIFY THAT:

- THE ACCOMPANIED PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
- ALL LOTS CORNERS AND POINTS OF CURVATURE HAVE BEEN STAKED (5/8 INCH BY 24 INCH IRON RODS) OR MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
- DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SUBDIVISION CONTAINS 8.84 ACRES.
- PIN: 09-36-201-004

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS ____ DAY OF ____, 20__.

Robert F. Sluis
Illinois Professional Land Surveyor #035-003558
License Expires November 30, 2020



REVISIONS			 CIVIL ENGINEERING SURVEYING	
DATE	BY	DESCRIPTION		
4/19/19	BPH	PER VILLAGE REVIEW	M GINGERICH GEREAX & ASSOCIATES Professional Design Firm License # 184.005003 P. 815-478-9680 www.mg2a.com F. 815-478-9685 25620 S. GOUGAR RD MANHATTAN, IL. 60442	
9/05/19	BPH	PER VILLAGE REVIEW		
			ORDERED BY: CLIENT	
			DATE ISSUED: 01-02-2019	DR. BY: NIB
			DATE: 16-207	FILE: 2 of 2



SUBDIVISION IMPROVEMENT COMPLETION AGREEMENT COTTAGES AT DREW

This Agreement, made this 9th day of December, 2019, by and between Jarper Properties, LLC-Series 7 Burr Ridge, an Illinois Limited Liability Company, hereinafter referred to as Owner, and the Village of Burr Ridge, a municipal corporation in Cook and Du Page Counties, Illinois, hereinafter referred to as Village:

W I T N E S S E T H:

WHEREAS, Owner owns the property described in **Exhibit A** attached hereto and made a part hereof.

WHEREAS, Owner has caused said property to be subdivided and has filed, for final approval by Village, a subdivision plat entitled Final Plat of Subdivision for The Cottages at Drew, prepared by MGA Civil Engineering, and dated September 30, 2019.

WHEREAS, Village's ordinances require the installation and completion at Owner's expense of certain public and/or private improvements (hereinafter referred to as land improvements) in any such subdivision within two (2) years from the date of Village's approval of the final subdivision plat, except where directed by the Village to delay installation of the final bituminous surface course on streets for a period of not more than two (2) years from acceptance of the balance of land improvements, as provided in Section XI of the Subdivision Regulations Ordinance, and the maintenance and repair of said improvements for a period of two (2) years after completion and acceptance by Village.

NOW, THEREFORE, in consideration of the Village's approval of the plat of subdivision hereinabove described and other good and valuable consideration, Owner hereby agrees as follows:

1. That at Owner's expense, Owner shall fully install and complete within two (2) years from the date of approval of the subdivision plat of The Cottages at Drew or within such lesser period as may be specifically provided in the Subdivision Regulations Ordinance, or approved construction schedules, for certain work or improvements, the land improvements and work related thereto, as required by the Subdivision Regulations Ordinance and as provided for in the plans and specifications entitled Final Site Improvement Plans for The Cottages at Drew, consisting of 29 pages, prepared by Advantage Consulting Engineering and dated October 31, 2019, except where directed by the Village to delay installation of the final bituminous surface course on streets as provided by Section XI of the Subdivision Regulations Ordinance. Said plans and specifications are incorporated herein by reference.
2. That at Owner's expense, Owner shall maintain and repair said land improvements for a period of two (2) years after completion of and acceptance by Village of said land improvements. If Owner is directed to delay installation of the final bituminous surface course

Appendix VI
Subdivision Improvement Completion Agreement



course on streets as provided by Section XI of the Subdivision Regulations Ordinance. Said plans and specifications are incorporated herein by reference.

2. That at Owner's expense, Owner shall maintain and repair said land improvements for a period of two (2) years after completion of and acceptance by Village of said land improvements. If Owner is directed to delay installation of the final bituminous surface course on streets, as provided in Section XI of the Subdivision Regulations Ordinance, there shall be a separate two (2) year maintenance period for such streets.

3. That in the event Owner breaches the foregoing *commitments or covenants*, Village may perform or cause to be performed, said obligations of Owner and Owner shall reimburse Village for the expenses of said performance. In addition to any other security which may be required by Village to guarantee Owner's performance of the foregoing obligations, Owner hereby grants to Village a lien upon the property described in Exhibit A, attached hereto and made a part hereof, to secure reimbursement to the Village by Owner for the Village's expenses in performing Owner's obligations hereunder.

4. This Agreement shall be recorded and shall be binding upon the Owner and its heirs, executors, successors and assigns, to the extent that such heirs, executors, successors and assigns have any business option, interest or right in the development of the subdivision.

5. That if any portion of this Agreement shall be declared void or unenforceable, such adjudication shall not affect the validity or enforceability of any remaining part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

VILLAGE OF BURR RIDGE:

By:

Village President

Attest:

Village Clerk

OWNER: JARPER PROPERTIES, LLC - SHARPS 7 BURR RIDGE,
AN ILLINOIS LIMITED LIABILITY COMPANY

By:

X _____
Signature

ANTHONY PERINO, MANAGER

Print Name



June 22, 2021

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

Re: PC-02-2021: Burr Ridge Village Center (Hassan); Conditional Approval and Findings of Fact

Dear Mayor and Board of Trustees:

The Plan Commission transmits its recommendation to approve a request by Ramzi Hassan for conditional approval to approve phase one engineering and infrastructure amendments at the Village Center.

The Plan Commission considered this petition on May 17 and June 21, 2021. The petitioner is the owner of the Burr Ridge Village Center. The petitioner is attempting to significantly amend the streetscape along Village Center Drive alongside Buildings 4 and 5A at the subject property to create an outdoor dining and entertainment area. The petitioner received PUD approval in 2020 and is petitioning the Village to receive conditional approval regarding further streetscape details subject to terms included in this ordinance.

The Plan Commission supported the petition after it was amended to include only engineering and infrastructure amendments in a multi-phase approach. The petitioner stated that valet parking will be provided and the surface of the streetscape will be permeable pavers matching the existing color scheme of the property. These materials are already in use elsewhere on the property. There was no public comment.

Based on the above considerations and the submitted findings of fact, the Plan Commission, by a vote of 7 to 0, ***recommends that the Board of Trustees approve*** this petition subject to the condition that the property owner petition the Village for all remaining elements of the streetscape within 12 months.

Sincerely,

Greg Trzupek, Chairman
Plan Commission/Zoning Board of Appeals



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter – Village Administrator

DATE: June 21, 2021

RE: **PC-02-2021: Burr Ridge Village Center Planned Unit Development:** As per PUD Amendment Ordinance #A-834-15-20; review of plans for final streetscape design, color and design of surface materials, street furniture and bollard design, landscape and lighting design, etc.

This is the second discussion of petition PC-02-2021; the previous discussion was held on May 17, 2021. Attached are revised plans for the proposed entertainment district at the Village Center Planned Unit Development. The Plan Commission previously recommended approval of the PUD amendment subject to final plan review and approval. At this time, the property owner is seeking final plan approval.

Staff has completed a follow-up review of the plans. The petitioner is amending their original petition to split the approval process into three phases (1 – infrastructure; 2 – signage and wayfinding; 3 – tenant enclosures). The purposes of the multi-phase approach is to allow timely construction to occur if the Plan Commission is in agreement with the petitioner's proposal. Preliminary imagery was included so as to communicate the petitioner's ultimate vision for the site.

The Plan Commission requested a more thorough analysis of the parking context at the Village Center be provided. There are 1,145 public parking spaces at the Village Center that are controlled by the property owner available for restaurant, retail, and office uses, of which 624 spaces are located in two parking decks adjacent to Buildings 3 and 5 and 491 spaces are located variously throughout the property in surface lots and along Village Center Drive. Approximately 50% of the surface parking at Village Center is located along Village Center Drive, of which 30 of the 491 spaces would be eliminated by the proposal. Approximately 100 deck spaces are reserved for office parking during normal business hours which are available to any patron during evening or weekend hours. Parking at Village Center was originally devised using a shared parking method, meaning that a general projection of the parking demands of different types of uses was used to aggregate a set amount of parking need for the entirety of Village Center. The following comparison of projected uses to current uses is shown below:

Use	Parking	Planned GLA	Spaces	Current GLA	Spaces
Retail	1 per 250 SF	190,750	763	148,750	595
Restaurant	1 per 100 SF	25,000	250	50,000	500
Office	1 per 250 SF	33,000	132	50,000	200
TOTAL		248,750	1,145	248,750	1,295

While the current tenant mix denotes an increase in demand from the initial parking projections, it should be noted that a significant amount of “retail” has been converted to office use, such as the conversion of the north end of the Village Center adjacent to Village Green into doctor’s offices with almost no traffic impact beyond 5pm. While the mix of tenants is more “parking intensive” i.e. more restaurants than initially projected, a significant amount of retail space which was projected to be open through the dinner hour has been replaced with more daytime-oriented business uses. Staff’s analysis of the tenant mix at the Village Center indicates that only 34% of the gross leasable area of the entire Village Center is currently open past 6pm, almost all restaurants, the focal tenant of the entertainment area. Under the current tenant parking projection, all restaurant traffic could fit within the two parking decks with approximately 190 additional deck spaces and all surface parking unused.

- The petitioner notes that 65% of the streetscape is for public use, meaning that 65% of the space is dedicated to non-dining purposes. The remaining 35% reserved for dining purposes is proposed for use of open air dining by about a 2-to-1 margin.
- The petitioner has revised the drive aisles on Lifetime Drive and the Village Green to reflect a more traditional asphalt/concrete street design, with a protective raised curbline extending throughout the conflict zone and a traditional crosswalk added between Buildings 2 and 4, all in response to Plan Commission feedback. The streetscape has remained proposed as permeable pavers at the mutual recommendation of petitioner and Village engineers.
- Vehicle protection in the form of removable bollards is noted at either end of the proposed central drive aisle. A significant reduction in bollard quantity at both ends is noted in response to Plan Commission feedback.
- The site plan includes fencing around the outdoor seating areas bordering planter boxes which will clearly separate them from the sidewalks near the retail fronts and pedestrian spaces; an elevation of the proposed fence and planter boxes are shown as items #1 and #6 on page 12 of the petitioner’s proposal.
- “Overhead signage” is noted at either end of the central drive aisle. Staff is supportive of such a concept; the overhead signage is also still being evaluated and would be implemented during a second phase of the project. The petitioner is not seeking approval for them at this time.
- In eight locations, “temporary enclosures” are noted on the site plan. The temporary enclosures are still being evaluated and would be implemented during a third and final phase of the project. The petitioner is not seeking approval for them at this time.

The proposed plans are consistent with the concepts approved by the Plan Commission and Village Board as per Ordinance A-834-15-20. Staff recommends no conditions other than the petitioner officially petition for the second and third phases of the proposed plan within 12 months of any Plan Commission recommendation.

SCHEMATIC DESIGN
ENTERTAINMENT DISTRICT

BURR RIDGE

VILLAGE CENTER

EXPERIENTIAL EVENTS DINING FUN
LOCAL WELCOMING **SOPHISTICATED**
SERVICE INTERACTIVE SHOPPING
BURR RIDGE
MODERN VILLAGE CENTER
SLEEK CONTEMPORARY
SOCIAL CENTER CURATED MUSIC DIVERSITY
AFFLUENT LIFESTYLE
SENSE OF PLACE COMMUNITY ENTERTAINMENT



Our Patron

The Suburban Utopian

Our guest is a cultured cosmopolitan - the family, the friends, the parent, and the young professionals.

Our guests are local neighborhood citizens seeking both activity and entertainment to meet all their lifestyle needs and wants.

They are looking for a community they can belong to and depend on for activity, community and fun. He or she could be enjoying a family outing, running errands, or a date night out.

Weekdays

- Those looking for convenience, shopping and dining
- Those looking to meet their lifestyle needs

Weekends

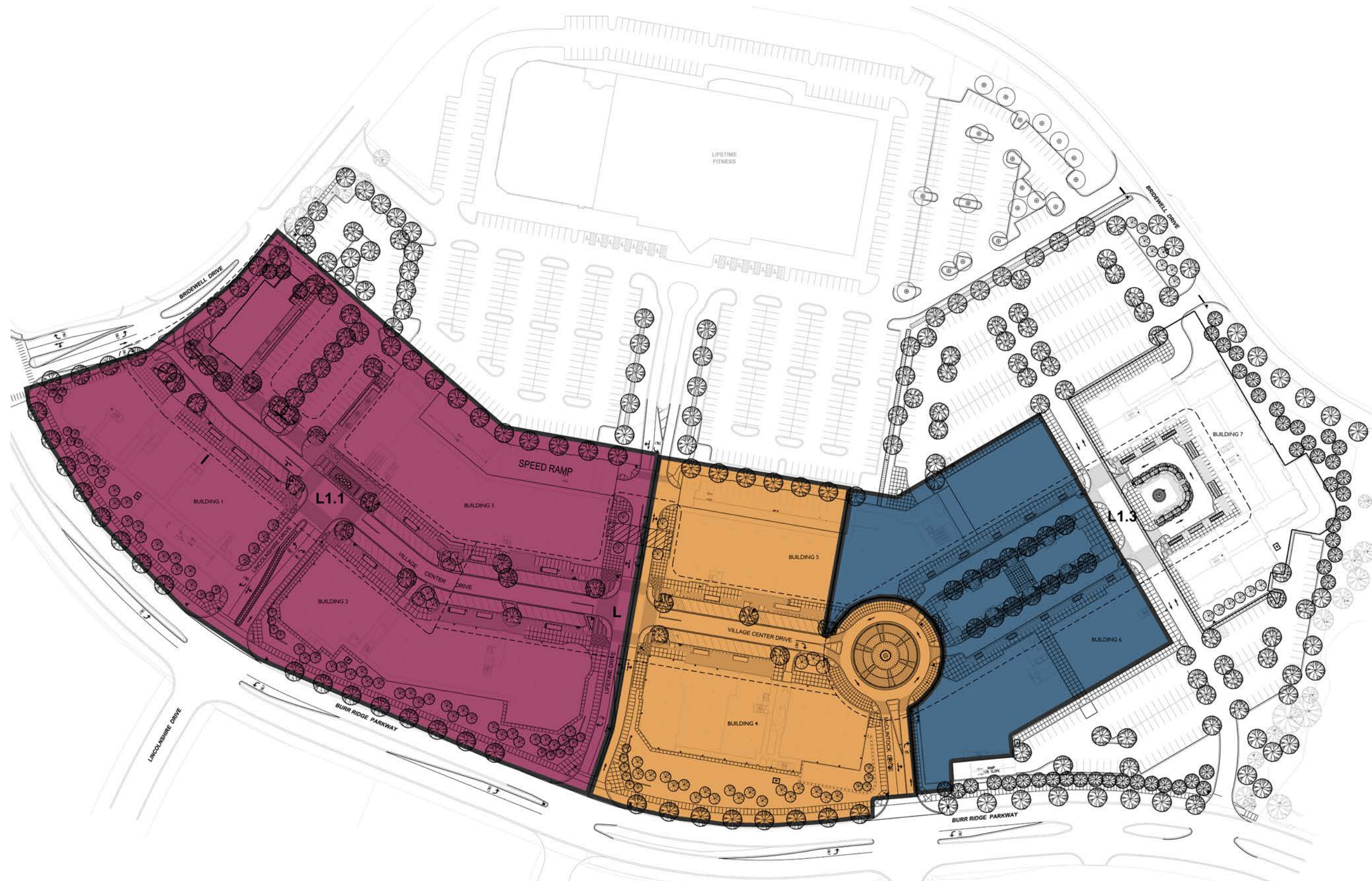
- Those looking for a cool or on trend local hang out
- Those looking for events and activities to entertain

Events

- Those looking for community engagement and fun
- Fashion Shows, Movies in the Park, Concerts, Yoga. Food truck Socials and more

Scalable: Scalable from weekdays to weekends





RETAIL

ENTERTAINMENT

HEALTH &
WELLNESS



architecture · interior design · management
1147 west ohio street suite 103 chicago, il 60642

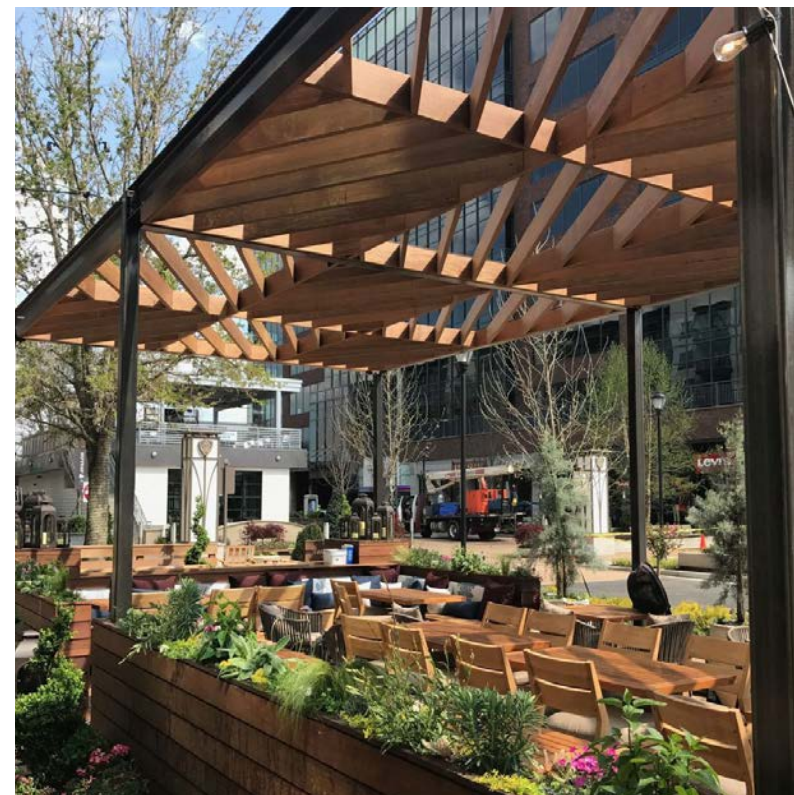
PHASE I: SITEWORK

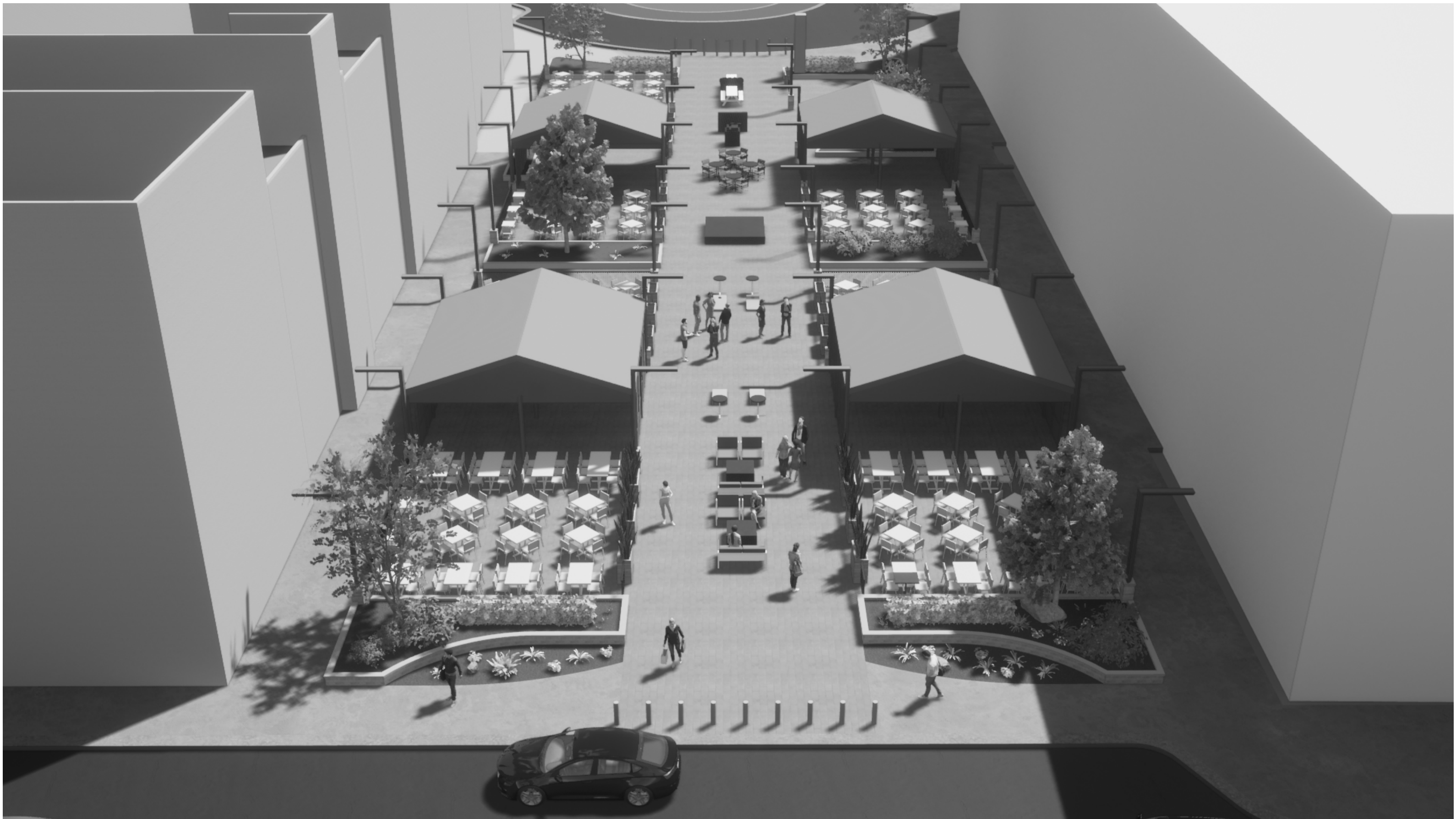
65% Public	22,592 SF
35% Tenant	
22% Open Air	7,420 SF
13% Enclosed	4,580 SF
	34,592 SF



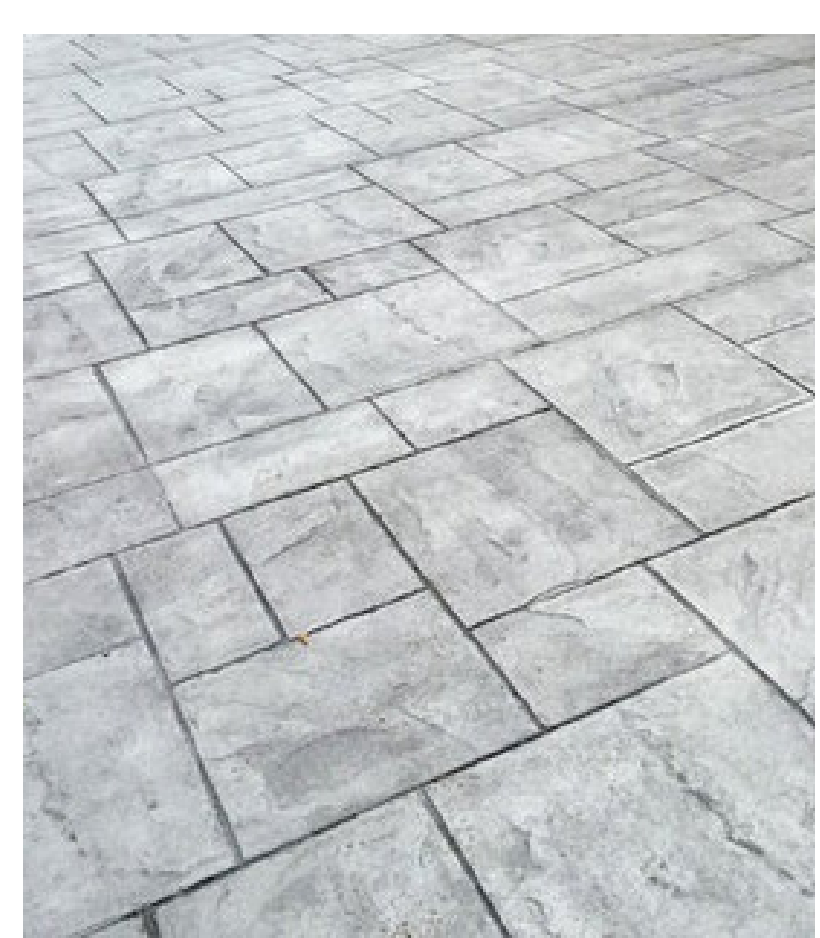
PHASE II: SITE FF&E

TO BE SUBMITTED FOR APPROVAL AT A LATER DATE



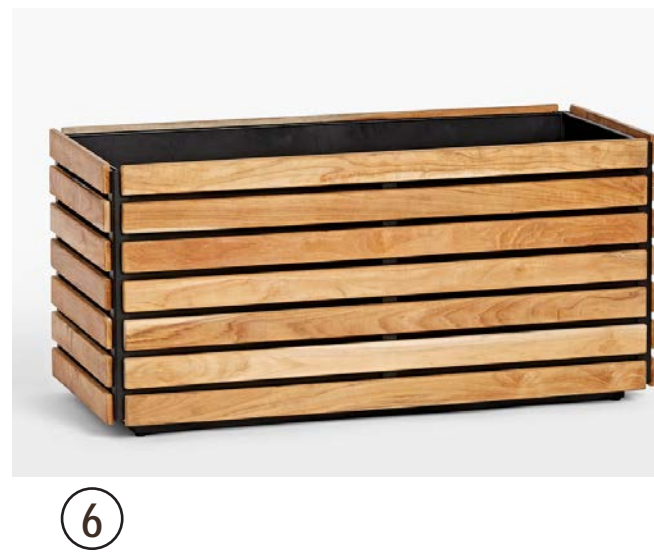
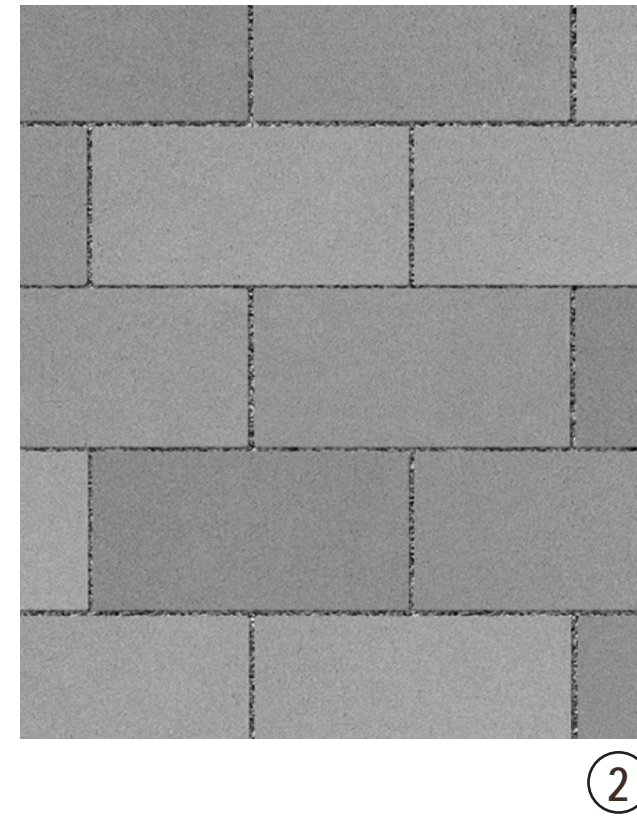






MATERIAL BOARD KEY:

- ① RAILING.
- ② PATIO FLOORING
- ③ FESTOON LIGHT
- ④ POST LIGHT
- ⑤ REMOVABLE BOLLARD
- ⑥ PLANTER
- ⑦ LOUNGE FURNITURE
- ⑧ FIRE PIT
- ⑨ UMBRELLA





AGREEMENT

This AGREEMENT is entered into this 15th day of June, 2021, by and between the VILLAGE OF BURR RIDGE and Joseph Mondala, (hereinafter referred to as the Employee) for the assignment of the financial responsibilities of the parties hereto for expenses incurred in training, equipping and uniforming Employee as a police officer for the Village of Burr Ridge (sometimes the "Village").

WHEREAS, the Village of Burr Ridge desires to have Employee occupy the position of police officer with the Village of Burr Ridge; and

WHEREAS, Employee shall begin employment with the Village on June 15, 2021; and

WHEREAS, Employee shall be a probationary police officer for a period of 18 months after successful completion of the minimum standards basic law enforcement training program approved by the Illinois Law Enforcement Training Standards Board (hereinafter referred to as "Basic Training Academy") or certification as a law enforcement officer by the Illinois Law Enforcement Training Standards Board, which ever comes last, said probationary period being subject to the Village of Burr Ridge Board of Fire and Police Commissioners' Rules and Regulations; and

WHEREAS, as a police officer, Employee will be required to undergo various training, including but not limited to successful completion of the Basic Training Academy; and

WHEREAS, Employee is required to be certified as a law enforcement officer by the Illinois Law Enforcement Training Standards Board (hereinafter referred to as "Police Training Board") within 6 months of initial full-time employment pursuant to the Illinois Police Training Act, 50 ILCS 705/8.1; and

WHEREAS, a number of the training courses are located outside of the immediate area of the Village of Burr Ridge, in such locations as Champaign, Chicago, and Springfield, Illinois; and

WHEREAS, the Village of Burr Ridge Police Department personnel will expend significant time and effort training Employee throughout his/her probationary period in the Police Department's Field Training Officer's Program and other training; and

WHEREAS, as a probationary police officer, Employee shall be required to wear and/or maintain a Burr Ridge Police Department uniform and equipment, including but not necessarily limited to the following identified items: shirts, slacks, jackets, raincoats, other outerwear, head gear, badges, department-issued firearm, department identification, bullet-proof vest, and leather goods; and

WHEREAS, the parties hereto desire to equitably assess between them the costs of the above training, uniform and equipment expenses subject to Employee's continued employment with the Burr Ridge Police Department, as defined in this Agreement;

NOW THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

Section 1. The Provisions stated in the preamble above are incorporated herein and made operative provisions hereof, as if fully set forth herein.

Section 2. The Village hereby employs Employee as a police officer and Employee hereby accepts such employment in accordance with the terms and conditions of this Agreement.

Section 3. Employee shall commence work hereunder on the 15th day of June, 2021.

Section 4. The initial services to be performed by Employee shall be those of a police officer trainee until successful completion of the Basic Training Academy and certification as a law enforcement officer by the Police Training Board, and thereafter as those of a probationary Village of Burr Ridge police officer.

Section 5. The Village may terminate this Agreement at any time based upon Employee's violation of instructions, policies, ordinances or rules of the Village, violation of rules of the Basic Training Academy, failure to attend classes as may be required during training without an adequate excuse, failure to successfully complete any training which the Burr Ridge Police Department deems necessary, or for any cause whatsoever during the probationary period (during which period such Employee shall be an employee at will only).

Section 6. Employee agrees to successfully complete any training which the Burr Ridge Police Department deems necessary.

Section 7. Upon employment and until successful completion of the Basic Training Academy and certification as a law enforcement officer by the Police Training Board, the Village shall pay Employee a salary at the rate of \$70,194.00 per year in accordance with this Agreement. The payments will be bi-weekly.

Section 8. Upon the successful completion of the Basic Training Academy and certification as a law enforcement officer by the Police Training Board, the Village shall pay Employee a salary at a rate of \$70,194.00 per year, in accordance with this Agreement. The payments will be made bi-weekly. Subsequent increases in salary shall be based upon Village and Police Department policy.

Section 9. The Village shall advance, on behalf of Employee, all expenses attendant with the costs of said uniforms, equipment, and training, including the costs associated with the Basic Training Academy and training conducted by Burr Ridge Police Department personnel at or about the Village of Burr Ridge, and any other direct or indirect charges to which the Village agrees in writing.

Section 10. Employee agrees to work in the capacity of police officer for the Village for a period of not less than two years from and after the date of successful completion of the Basic Training Academy or certification as a law enforcement officer by the Police Training Board, whichever occurs last, and in no event shall Employee's wage be reduced below the statutory minimum hourly wage in order to collect the amount owed in Section 11 below.

Section 11. If Employee terminates by any means employment as a police officer with the Village in breach of the terms set forth in section 10 above, Employee agrees to reimburse the Village, as agreed liquidated damages, for all expenses incurred by the Village in Employee's training, uniforming and equipping. Such expenses shall include but are not limited to the cost of ~~Employee's training, including the cost of the Basic Training Academy, the salaries of Burr Ridge Police Department personnel conducting Employee's field or other training, as well as~~ equipment provided to Employee and the cost of Employee's uniforms. Further, Employee shall return to the Village, in as good a condition as when initially received, any department-issued firearm(s), and any and all badges, identification and/or other materials, containing the insignia and/or name of the Village of Burr Ridge or Burr Ridge Police Department, which shall be used as a credit, after appropriate depreciation, against the reimbursement costs provided in this section.

Section 12. Upon completion of the first full year that Employee works in the capacity of police officer for the Village after the date determined in Section 10, Employee will receive a credit of 50% against the reimbursement costs that have accrued and are subject to assessment in Section 11.

Section 13. If Employee fails, after due notice, to reimburse the Village in accordance with the provisions of Section 11, Employee shall be liable for the Village's costs to file suit and any and all attorney's fees necessary to bring suit based upon Employee's breach of this Agreement. Such costs shall be in addition to the reimbursement costs provided in Section 11 above

Section 14 No repayment will be required in the event that Employee is required to terminate employment due to a disabling illness or injury.

Section 15. The waiver by the Village of a breach of any provision of this Agreement by Employee shall not operate or be construed as a waiver of any subsequent breach by Employee.

Section 16. Nothing in this Agreement shall be construed to prohibit the Village from pursuing any other remedies for such breach.

Section 17. If any clause or provision herein shall be and judged invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable laws, it shall not affect the validity of any other clause or provision, which shall remain in full force and effect.

Section 18. This Agreement shall be governed by the law of the State of Illinois.

In Witness Whereof, the undersigned have executed this Agreement the date and year first above written.



Employee

VILLAGE OF BURR RIDGE

ATTEST:

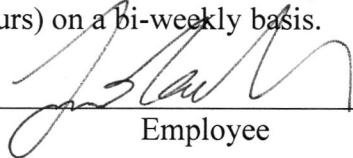
Village Clerk

Village Mayor

ADDENDUM TO AGREEMENT

Dated: June 15, 2021

Employee's first pay check (64 hours) will be on July 2, 2021 and the gross sum will be \$2,429.80 and thereafter shall be paid \$2699.78 (80 hours) on a bi-weekly basis.



Employee

Date Signed: June 15, 2021

ATTEST:

VILLAGE OF BURR RIDGE

Village Clerk

Village Mayor

June 11, 2021

Evan Walter
Village Administrator
Village of Burr Ridge
7660 County Line Road
Burr Ridge, IL 60527

Dear Evan Walter,

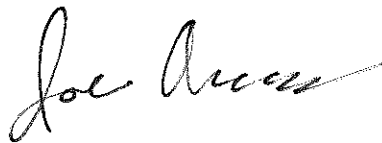
Please accept this letter as formal notification that I am resigning from my position as Village Planner with the Village of Burr Ridge. I am resigning to pursue another job opportunity that more closely fits my planning and policy interests. My last day will be Friday, June 25, 2021.

Thank you for the opportunity to work in this position for the past month. I have appreciated the mentorship, friendly attitude from my coworkers, and the opportunity to engage planning and municipal administration at an immediate and personal level.

During my last two weeks, I will focus on preparing for the June 21, 2021 Plan Commission meeting and working on the current caseload of permits. I will organize and file my current code compliance caseload to hand off to the next compliance officer in preparation for the July 7, 2021 adjudication hearing. Please let me know if there's anything else I can do to assist you and the Village during the transition.

I wish you, the village administration, and Burr Ridge continued success and good luck in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Arcus". The signature is fluid and cursive, with a long horizontal stroke at the end.

Joe Arcus

Village Planner

8J

June 21, 2021

To: Village of Burr Ridge Mayor Gary Grasso,
Board of Trustees

Re: Resignation of Janet K. Kowal

Dear Mayor Grasso and Village Trustees,

Due to personal family reasons, I will be resigning my position as the Village of Burr Ridge Communications and Events Coordinator. My last day of employment will be Monday, July 5, 2021.

I have greatly enjoyed working with you and serving the Village of Burr Ridge residents and businesses for the past eight years. I would be open to continuing my position on a remote basis to ensure continuity for the Village, at the discretion of the Mayor and Board of Trustees, whom I greatly respect.

Thank you for your continued support.

Respectfully,

A handwritten signature in black ink that reads "Janet K. Kowal". The signature is written in a cursive, flowing style.

Janet K. Kowal

VILLAGE OF BURR RIDGE

8L

ACCOUNTS PAYABLE APPROVAL REPORT

BOARD DATE: 6/28/2021

PAYMENT DATE: 6/29/2021

FISCAL 21-22

FUND	FUND NAME	PAYABLE	TOTAL AMOUNT
10	General Fund	\$ 67,944.03	\$ 67,944.03
23	Hotel/Motel Tax Fund	7,447.28	7,447.28
32	Sidewalk/Pathway Fund	1,766.00	1,766.00
33	Equipment Replacement Fund	2,226.09	2,226.09
34	Storm Water Management Fund	3,720.00	3,720.00
51	Water Fund	251,506.03	251,506.03
52	Sewer Fund	14,091.65	14,091.65
61	Information Technology	24,455.78	24,455.78
	TOTAL ALL FUNDS	<u>\$ 373,156.86</u>	<u>\$ 373,156.86</u>

PAYROLL

PAY PERIOD ENDING June 12, 2021

	TOTAL
	PAYROLL
Board	\$ 2,400.00
Administration	16,723.38
Finance	15,606.19
Police	122,327.78
Public Works	20,987.79
Water	27,396.24
Sewer	9,798.33
TOTAL	<u>\$ 215,239.71</u>
GRAND TOTAL	<u><u>\$ 588,396.57</u></u>

06/23/2021 03:00 PM
User: asullivan
DB: Burr Ridge

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE
POST DATES 06/28/2021 - 06/28/2021

Page: 1/6

UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 10 General Fund					
Dept 1010 Boards & Commissions					
10-1010-40-4040	Chicago Tribune 4 weeks	Chicago Tribune	05/11/21	05/11/21	27.72
10-1010-50-5030	Reimburse for Cell Phone for May	Gary Grasso	06/10/21	06/10/21	50.00
10-1010-80-8010	Oak Leaf Newsletter printing - 5	Grasso Graphics, Inc.	06/08/21	31342	5,298.32
10-1010-80-8010	Mailing Services - 4,658 pieces	Grasso Graphics, Inc.	06/08/21	31342	867.00
10-1010-80-8010	Fruit Tray & Flowers	Julie Tejkowski	06/11/21	06/11/21	37.67
Total For Dept 1010 Boards & Commissions					6,280.71
Dept 2010 Administration					
10-2010-40-4042	Lunch Meeting Walter/Tejkowski	Coopers Hawk Burr Ridge, I	04/30/21	018762	45.00
10-2010-40-4042	Walter, E lunch with Matt Russi	Coopers Hawk Burr Ridge, I	05/19/21	007809	64.00
10-2010-40-4042	Coffee with Mayor Grasso	Patti's Sunrise Cafe	05/07/21	05/07/21	12.08
10-2010-40-4042	Meeting Walter, E	Starbucks Coffee Company	04/22/21	716141	7.39
10-2010-40-4042	Walter, E lunch with Joe Arcus	The Patio Restaurant	05/17/21	10048	34.95
10-2010-50-5020	Elevator Inspections	Elevator Inspection Servic	06/11/21	101547	448.00
10-2010-50-5030	Cell Phone Admin	Verizon Wireless	05/13/21	9878161225	179.88
10-2010-50-5040	Business Cards - Arcus	Grasso Graphics, Inc.	06/08/21	31337	130.50
10-2010-50-5075	Plan Review Permit 21-041	B&F Construction Code Ser	06/11/21	56526	347.75
10-2010-50-5075	Inspections May21	B&F Construction Code Ser	06/14/21	14489	1,363.08
10-2010-60-6010	DuPage County Property Atlas	DuPage County Clerk	06/08/21	06/08/21	100.00
10-2010-60-6010	Face Masks	Julie Tejkowski	06/11/21	06/11/21	25.96
10-2010-60-6020	Gasoline 02/16/21 to 05/15/21	DuPage County Public Works	06/03/21	2021-10F	94.56
Total For Dept 2010 Administration					2,853.15
Dept 4010 Finance					
10-4010-40-4040	GFOA Annual Member Dues	IGFOA	05/18/21	05/18/21	190.00
10-4010-50-5020	Consulting Services W/E0 6/13 Ma	GovTemps USA, LLC	06/17/21	3751838	1,942.50
10-4010-50-5020	Consulting Services W/E0 6/13 Gl	GovTemps USA, LLC	06/17/21	3751838	1,496.25
Total For Dept 4010 Finance					3,628.75
Dept 4020 Central Services					
10-4020-50-5081	Insurance FSA May21	Wex Health, Inc.	05/31/21	0001345720	50.00
10-4020-60-6010	Kitchen Coffee Supplies PD	Commercial Coffee Service,	06/07/21	160721	149.75
10-4020-60-6010	Kitchen Supplies	Julie Tejkowski	06/11/21	06/11/21	79.15
Total For Dept 4020 Central Services					278.90
Dept 5010 Police					
10-5010-40-4032	Bianchi Accumold Single cuff Cas	Gall's Inc.	06/08/21	018455275	40.80
10-5010-40-4032	Bianchi Triple threat mag pouch	Gall's Inc.	06/08/21	018455275	84.15
10-5010-40-4032	Bianchi Double mag pouch - close	Gall's Inc.	06/08/21	018455275	23.80
10-5010-40-4032	Asp sidebreak scabbard for 16" b	Gall's Inc.	06/08/21	018455275	72.76
10-5010-40-4032	Bianchi double handcuff case	Gall's Inc.	06/08/21	018455275	22.10
10-5010-40-4032	Shipping	Gall's Inc.	06/08/21	018455275	4.64
10-5010-40-4032	Uniform Allowance Mondala, J	Ray O'Herron	06/16/21	2121725	143.99
10-5010-40-4041	Employment Recruitment PD	The Blue Line	06/17/21	41734	199.00
10-5010-40-4042	Breakfast Meeting w/Mayor Grasso	Patti's Sunrise Cafe	04/22/21	031437	9.25
10-5010-40-4042	Travel Expense FBI Conference Ma	United Airlines	05/03/21	FVM1HF	464.80
10-5010-50-5020	Annual Continuation Fee	CALEA	06/01/21	35665	4,745.00
10-5010-50-5020	Notary Renewal Henderson, C	Illinois Notary Discount F	04/28/21	04/28/21	30.00
10-5010-50-5025	Police Postage Monthly Fee Apr-M	Stamps.com	05/11/21	949538188410305	9.99
10-5010-50-5025	Police Postage	Stamps.com	05/07/21	385596688	110.00
10-5010-50-5030	Police Phone Line Jun21	First Communications, LLC	06/06/21	121779512	378.62
10-5010-50-5030	Cell Phone Police	Verizon Wireless	05/13/21	9878161225	964.32
10-5010-50-5050	Unit 1706 Maintenance	Public Safety Direct, Inc	06/08/21	97988	250.00

UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 10 General Fund					
Dept 5010 Police					
10-5010-50-5051	Squad 1703 Maintenance	B & E Auto Repair Service	06/02/21	139238	27.95
10-5010-50-5051	Car Washes PD	Fuller's Car Wash	05/31/21	7955	59.99
10-5010-50-5051	Confidential Plate Renewal Squad	Illinois Secretary of Stat	06/10/21	R996810	151.00
10-5010-50-5051	Squad 1710 Maintenance	Willowbrook Ford	06/01/21	6351018	24.95
10-5010-50-5051	Squad 1707 Maintenance	Willowbrook Ford	05/27/21	6350849	135.00
10-5010-50-5095	Physical Exam/DS 10 P (In House)	Premier Occupational Healt	06/03/21	101307	105.00
10-5010-50-5095	Hepatitis B Shot PD	Premier Occupational Healt	06/17/21	101667	95.00
10-5010-60-6000	Office Supplies	Amazon.com Credit	04/19/21	112-5267455-2040247	12.99
10-5010-60-6010	2 Drawer Lateral File	Amazon.com Credit	04/22/21	112-1433999-8691458	228.98
10-5010-60-6010	Operating Supplies	Amazon.com Credit	04/19/21	112-5267455-2040247	12.99
10-5010-60-6010	USB Type C cable	Amazon.com Credit	04/22/21	112-5041367-8394642	18.99
10-5010-60-6010	Flambeau Hardware Contractor Cli	Amazon.com Credit	04/22/21	112-5041367-8394642	65.97
10-5010-60-6010	Fortem Car trunk organizer	Amazon.com Credit	04/22/21	112-5041367-8394642	219.96
10-5010-60-6010	Bushnell Equinox night vision	Amazon.com Credit	04/22/21	112-5041367-8394642	356.10
10-5010-60-6010	Bestek 300W Power Inverter	Amazon.com Credit	04/22/21	112-5041367-8394642	52.78
10-5010-60-6010	Anker 2 in 1 usb 3.0 SD card rea	Amazon.com Credit	04/22/21	112-5041367-8394642	43.47
10-5010-60-6010	WD 2TB portable external hard dr	Amazon.com Credit	04/22/21	112-5041367-8394642	62.99
10-5010-60-6010	2 pack 128GM usb 3.0 flash drive	Amazon.com Credit	04/22/21	112-5041367-8394642	179.01
10-5010-60-6010	SuperSpeed 5 pack 64GB USB3.0 fl	Amazon.com Credit	04/22/21	112-5041367-8394642	188.86
10-5010-60-6010	Car Phone Holder	Amazon.com Credit	04/22/21	112-5041367-8394642	25.98
10-5010-60-6010	USB C Charger	Amazon.com Credit	04/22/21	112-5041367-8394642	50.97
10-5010-60-6010	USB C Car Charger	Amazon.com Credit	04/22/21	112-5041367-8394642	26.97
10-5010-60-6010	USB Charger/Memory Card	Amazon.com Credit	05/03/21	112-1612760-8154660	51.96
10-5010-60-6010	Notary Stamp Henderson, C	Illinois Notary Discount F	04/28/21	04/28/21	23.95
10-5010-60-6010	Graco Car Seat	Target Store - Willowbrook	05/06/21	7012421284	99.36
10-5010-60-6020	Gasoline 02/16/21 to 05/15/21	DuPage County Public Works	06/03/21	2021-10F	6,205.58
Total For Dept 5010 Police					16,079.97
Dept 6010 Public Works					
10-6010-40-4032	Uniform rentals/cleaning	Breens Inc.	06/15/21	4124	73.18
10-6010-40-4032	Uniform rentals/cleaning	Breens Inc.	06/08/21	3970	73.18
10-6010-40-4041	Employee Recruitment PW	Premier Occupational Healt	06/17/21	101667	105.00
10-6010-40-4042	Legacy Virtual Conference	Illinois City/County Mgmt	05/10/21	85968	35.00
10-6010-50-5030	Cell Phone PW	Verizon Wireless	05/13/21	9878161225	407.73
10-6010-50-5040	Business Cards - Beltran	Grasso Graphics, Inc.	06/08/21	31337	130.50
10-6010-50-5050	Hook & Nut Return	Altorfer Industries, Inc.	06/04/21	P58R0000114	(8.28)
10-6010-50-5050	Freight Charges	Altorfer Industries, Inc.	06/07/21	P58C0001150	10.17
10-6010-50-5050	Latch AS	Altorfer Industries, Inc.	06/07/21	P58C0001149	76.22
10-6010-50-5050	Repair for Unit 590	McCann Industries, Inc.	05/18/21	W07057	3,723.47
10-6010-50-5051	Install Logo Package	Car Reflections	06/14/21	21-133	395.00
10-6010-50-5051	Car Wash PW	Fuller's Car Wash	05/31/21	7951	14.99
10-6010-50-5052	Quarterly monitoring - alarm and	Alarm Detection Systems, I	06/06/21	107215-1081	430.80
10-6010-50-5052	Semi Annual monitoring - VH	Alarm Detection Systems, I	06/06/21	107658-1042	903.72
10-6010-50-5052	Quarterly monitoring - RA	Alarm Detection Systems, I	06/06/21	600807-1063	149.76
10-6010-50-5052	Diagnosis Elevator at VH for Rep	Complete Elevator Service,	06/08/21	38578	275.00
10-6010-50-5052	HVAC Maintenance - Remaining Con	Dynamic Heating & Piping C	05/19/21	SM20006-2B	1,154.01
10-6010-50-5053	Street Sweeping Cycle May21	Lakeshore Recycling System	05/31/21	PS374077	4,581.63
10-6010-50-5054	Repair Street Lights	Rag's Electric, Inc.	05/31/21	22911	566.09
10-6010-50-5055	Maintenance Traffic Signals	COMED	06/04/21	3699071070 Jun21	33.35
10-6010-50-5055	Maintenance Train Crossing Horns	Meade Electric Company, Ir	06/14/21	696740	304.06
10-6010-50-5057	VH Irrigation System Zone 8; Jun	TCS Irrigation, Inc.	05/20/21	75677	75.00
10-6010-50-5058	Mat rentals PW	Breens Inc.	06/15/21	4125	26.50

UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 10 General Fund					
Dept 6010 Public Works					
10-6010-50-5058	Mat rentals PW	Breens Inc.	06/08/21	3971	26.50
10-6010-50-5058	Janitorial Services PW	City Wide of Illinois	06/04/21	32034001774	185.33
10-6010-50-5058	Janitorial Services VH	City Wide of Illinois	05/15/21	32034001773	461.89
10-6010-50-5058	Janitorial Services PD	City Wide of Illinois	05/15/21	32034001772	687.07
10-6010-50-5065	Village Street Lights	Constellation NewEnergy, I	05/12/21	415380065 May21	1,582.39
10-6010-50-5080	Windsor Aerator	COMED	06/04/21	106010505058 Jun21	160.75
10-6010-50-5080	Lakewood Aerator	COMED	06/04/21	9258507004 Jun21	71.53
10-6010-50-5080	Police Department	NICOR Gas	06/16/21	66468914693 Jun21	592.67
10-6010-50-5080	Public Works	NICOR Gas	06/10/21	106010505080	184.77
10-6010-50-5085	Shop Towel Rentals	Breens Inc.	06/15/21	4124	4.50
10-6010-50-5085	Shop Towel Rentals	Breens Inc.	06/08/21	3970	4.50
10-6010-50-5095	Mosquito Abatement Services	Clarke Environmental Mosqu	05/25/21	001015413	11,350.00
10-6010-60-6000	Office Supplies - PW	Amazon.com Credit	04/20/21	113-6337693-1339458	98.56
10-6010-60-6000	Office Supplies	Runco Office Supply	06/16/21	829756-0	91.48
10-6010-60-6010	Phone Charger Dewall, V	Amazon.com Credit	05/18/21	111-1840712-1032221	20.77
10-6010-60-6010	First Aid Supplies PD	AUCA Western First Aid & S	05/27/21	5-005469	138.16
10-6010-60-6020	Gasoline 02/16/21 to 05/15/21	DuPage County Public Works	06/03/21	2021-10F	2,234.32
10-6010-60-6040	Dewalt 20V Max XR Battery, 2 Pac	Amazon.com Credit	04/30/21	113-1190401-2642660	142.91
10-6010-60-6040	Ride Control Inspection & Repair	McCann Industries, Inc.	05/10/21	W07039	766.50
10-6010-60-6040	Stock Filters (Air, Fuel, Oil) f	McCann Industries, Inc.	05/26/21	P29673	41.48
10-6010-60-6040	Stock Filters (Air, Fuel, Oil) f	McCann Industries, Inc.	05/26/21	P29673	88.45
10-6010-60-6040	Stock Filters (Air, Fuel, Oil) f	McCann Industries, Inc.	05/26/21	P29673	114.68
10-6010-60-6040	Stock Filters (Air, Fuel, Oil) f	McCann Industries, Inc.	05/26/21	P29673	45.75
10-6010-60-6040	Supplies for In-house Replacemen	McCann Industries, Inc.	03/15/21	P27268	803.21
10-6010-60-6041	Unit 31 Megatron Battery	Westtown Auto Supply Co. Ir	06/09/21	90162B	322.00
10-6010-60-6042	Sign - Sq. Frontage Road	Traffic Control & Protecti	06/11/21	107178	119.85
10-6010-60-6042	Sign - No Parking	Traffic Control & Protecti	06/11/21	107178	124.20
10-6010-60-6042	Telspar Sign Post	Traffic Control & Protecti	06/11/21	107178	688.75
10-6010-60-6042	Telspar Sign Anchor	Traffic Control & Protecti	06/11/21	107178	330.00
10-6010-60-6042	Shipping	Traffic Control & Protecti	06/11/21	107178	150.00
10-6010-60-6043	Watering Mats for Trees	Amazon.com Credit	04/30/21	113-1070386-7757837	78.50
10-6010-60-6043	Lavender Twist Weeping Redbud	Hinsdale Nurseries, Inc.	06/16/21	1723742	320.00
10-6010-60-6043	2 Cu Yd Topsoil	Hinsdale Nurseries, Inc.	06/14/21	1723082	55.00
Total For Dept 6010 Public Works					35,622.55
Dept 6020 Buildings & Grounds					
10-6020-50-5095	VH Space Needs/Condition Assessm	Legat Architects, Inc.	06/10/21	54917	3,200.00
Total For Dept 6020 Buildings & Grounds					3,200.00
Total For Fund 10 General Fund					67,944.03
Fund 23 Hotel/Motel Tax Fund					
Dept 7030 Special Revenue Hotel/Motel					
23-7030-50-5069	Electricity for Gateway Sign	COMED	06/03/21	1153168007 Jun21	20.20
23-7030-50-5069	Drip Tubing	TCS Irrigation, Inc.	05/20/21	75678	407.00
23-7030-50-5069	Tee Couplings	TCS Irrigation, Inc.	05/20/21	75678	29.76
23-7030-50-5069	6" Metal Staples	TCS Irrigation, Inc.	05/20/21	75678	46.50
23-7030-50-5069	Complete redo all drip irrigatio	TCS Irrigation, Inc.	05/20/21	75678	375.00
23-7030-50-5075	Median Lighting Gateway Projects	COMED	06/04/21	1319028022 Jun21	65.91
23-7030-50-5075	Entryway Sign	COMED	06/07/21	2257153023 Jun21	28.37
23-7030-80-8050	Armed Forces Day 3 Award Plaques	Crown Trophy	05/03/21	40249	474.54
23-7030-80-8055	Outdoor Dining Grant Program	Dao, Inc.	06/28/21	06/28/21	2,000.00
23-7030-80-8055	Outdoor Dining Grant Program	Patti's Sunrise Cafe	06/28/21	06/28/21	2,000.00

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DB: Burr Ridge

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE
POST DATES 06/28/2021 - 06/28/2021

Page: 4/6

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BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 23 Hotel/Motel Tax Fund					
Dept 7030 Special Revenue Hotel/Motel					
23-7030-80-8055	Outdoor Dining Grant Program	Ralphy's, Inc.	06/28/21	06/28/21	2,000.00
Total For Dept 7030 Special Revenue Hotel/Motel					7,447.28
Total For Fund 23 Hotel/Motel Tax Fund					7,447.28
Fund 32 Sidewalks/Pathway Fund					
Dept 8020 Sidewalks/Pathway					
32-8020-70-7052	Engineering Services CLR Sidewal	Burns & McDonnell	06/10/21	117628-11	1,766.00
Total For Dept 8020 Sidewalks/Pathway					1,766.00
Total For Fund 32 Sidewalks/Pathway Fund					1,766.00
Fund 33 Equipment Replacement Fund					
Dept 8030 Equipment Replacement					
33-8030-70-7021	Monthly Lease Principal PD	Enterprise FM Trust	06/01/21	FBN4228545	362.55
33-8030-70-7021	Lease Principal PW	Enterprise FM Trust	06/03/21	FBN4228517	1,383.98
33-8030-70-7022	Monthly Lease Interest PD	Enterprise FM Trust	06/01/21	FBN4228545	83.80
33-8030-70-7022	Lease Interest	Enterprise FM Trust	06/03/21	FBN4228517	278.98
33-8030-70-7023	Monthly Lease Maintenance PD	Enterprise FM Trust	06/01/21	FBN4228545	33.77
33-8030-70-7023	Lease Maintenance	Enterprise FM Trust	06/03/21	FBN4228517	83.01
Total For Dept 8030 Equipment Replacement					2,226.09
Total For Fund 33 Equipment Replacement Fund					2,226.09
Fund 34 Storm Water Management Fund					
Dept 8040 Storm Water Management					
34-8040-70-7051	Elm Street Culvert Phase II	Hampton, Lenzini & Renwic	06/09/21	000020210963	3,720.00
Total For Dept 8040 Storm Water Management					3,720.00
Total For Fund 34 Storm Water Management Fund					3,720.00
Fund 51 Water Fund					
Dept 6030 Water Operations					
51-6030-40-4032	Uniform rentals/cleaning	Breens Inc.	06/15/21	4124	67.34
51-6030-40-4032	Uniform rentals/cleaning	Breens Inc.	06/08/21	3970	67.34
51-6030-40-4032	Impact Gloves	Menards - Hodgkins	06/11/21	76495	19.98
51-6030-50-5030	Pump Center Alarm Line	AT&T	05/03/21	6303254209 Apr21	212.81
51-6030-50-5030	Cell Phone Water	Verizon Wireless	05/13/21	9878161225	471.45
51-6030-50-5030	Cell Phone Water Modems	Verizon Wireless	05/13/21	9878161225	187.26
51-6030-50-5052	Quarterly monitoring - PC	Alarm Detection Systems, I	06/06/21	50347-1095	349.44
51-6030-50-5067	26 Yards Sod	Hinsdale Nurseries, Inc.	06/17/21	1723836	98.80
51-6030-50-5067	Driveway Pavement Patching Reimb	Kenneth & Cynthia Mineau	06/08/21	06/08/21	3,390.00
51-6030-50-5070	Tollway Relocation Project	Mackie Consultants, LLC	06/09/21	79458	10,963.33
51-6030-50-5080	Well #1	COMED	06/07/21	0793668005 Jun21	76.81
51-6030-50-5080	Well #5	COMED	06/04/21	4497129114 Jun21	81.45
51-6030-50-5080	2M Tank	COMED	06/04/21	9256332027 Jun21	113.03
51-6030-50-5080	Bedford Park Sump Pump	COMED	06/08/21	9179647001 Jun21	9.37
51-6030-50-5080	Pump Center	NICOR Gas	06/10/21	47915700000 Jun21	59.57
51-6030-50-5095	Utility Billing & Past Due Notic	Third Millennium Assoc. Ir	06/10/21	26392	254.31
51-6030-60-6010	Speccopatch	Carroll Construction Suppl	06/09/21	LE060808	84.68
51-6030-60-6010	Business Cards (Guth)	Grasso Graphics, Inc.	06/08/21	31344	155.32
51-6030-60-6020	Gasoline 02/16/21 to 05/15/21	DuPage County Public Works	06/03/21	2021-10F	1,910.12
51-6030-60-6040	Parts for Commercial Meter Repla	Amazon.com Credit	05/04/21	113-0744608-8836221	95.25

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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 51 Water Fund					
Dept 6030 Water Operations					
51-6030-60-6040	Water Meter Equipment	Core & Main LP	05/28/21	0313882	500.00
51-6030-60-6040	Water Meter Supplies	Core & Main LP	05/28/21	0311376	37.02
51-6030-60-6040	Water Meter Supplies	Core & Main LP	05/26/21	0255940	1,235.00
51-6030-60-6040	12x25 Repair Clamp	Core & Main LP	06/04/21	P005725	514.66
51-6030-60-6040	Freight	Core & Main LP	06/04/21	P005725	20.42
51-6030-60-6040	Stock Filters (Air, Fuel, Oil) f	McCann Industries, Inc.	05/26/21	P29673	68.32
51-6030-60-6040	Stock Filters (Air, Fuel, Oil) f	McCann Industries, Inc.	05/26/21	P29673	60.39
51-6030-60-6040	Stock Filters (Air, Fuel, Oil) f	McCann Industries, Inc.	05/26/21	P29673	74.12
51-6030-60-6040	Stock Filters (Air, Fuel, Oil) f	McCann Industries, Inc.	05/26/21	P29673	32.94
51-6030-60-6040	Stock Filters (Air, Fuel, Oil) f	McCann Industries, Inc.	05/26/21	P29673	53.68
51-6030-60-6070	Water Purchases May21	Village of Bedford Park	06/02/21	0020060000 May21	229,653.00
51-6030-70-7021	Lease Principal	Enterprise FM Trust	06/03/21	FBN4228517	468.30
51-6030-70-7022	Lease Interest	Enterprise FM Trust	06/03/21	FBN4228517	92.85
51-6030-70-7023	Lease Maintenance	Enterprise FM Trust	06/03/21	FBN4228517	27.67
Total For Dept 6030 Water Operations					251,506.03
Total For Fund 51 Water Fund					251,506.03
Fund 52 Sewer Fund					
Dept 6040 Sewer Operations					
52-6040-40-4032	Uniform rentals/cleaning	Breens Inc.	06/15/21	4124	11.43
52-6040-40-4032	Uniform rentals/cleaning	Breens Inc.	06/08/21	3970	11.43
52-6040-50-5030	Cell Phone Sewer Modems	Verizon Wireless	05/13/21	9878161225	31.21
52-6040-50-5080	Highland Field Lift Station	COMED	06/07/21	0099002061 Jun21	45.54
52-6040-50-5080	Chasemoor Lift Station	COMED	06/04/21	0356595009 jUN21	197.70
52-6040-50-5080	Arrowhead Lift Station	COMED	06/07/21	7076690006 Jun21	137.50
52-6040-70-7000	WM9500HKA Washer	Grand Appliance, Inc.	04/13/21	SO20-10808	3,456.00
52-6040-70-7000	DLGX9501K Gas Dryer	Grand Appliance, Inc.	04/13/21	SO20-10808	3,682.00
52-6040-70-7000	WDP5K Pedestal	Grand Appliance, Inc.	04/13/21	SO20-10808	1,196.00
52-6040-70-7000	Shipping & Handling	Grand Appliance, Inc.	04/13/21	SO20-10808	19.00
52-6040-70-7010	Engineering Services; Chasemoor	RJN Group, Inc.	06/07/21	06/07/21	5,303.84
Total For Dept 6040 Sewer Operations					14,091.65
Total For Fund 52 Sewer Fund					14,091.65
Fund 61 Information Technology Fund					
Dept 4040 Information Technology					
61-4040-50-5020	IT Support	Orbis Solutions	06/10/21	5571616	2,475.00
61-4040-50-5030	Mobile Hot Spot	Verizon Wireless	05/13/21	9878161225	36.00
61-4040-50-5061	Contact Management	Constant Contact	04/30/21	04/30/21	47.81
61-4040-50-5061	Annual Flock System Contract	Flock Safety	06/09/21	002899	20,656.00
61-4040-50-5061	365 Microsoft Teams	Microsoft Corporation	04/30/21	04/29/21	12.00
61-4040-50-5061	Annual Software Support BEAST Ev	Porter Lee Corporation	06/01/21	25412	1,175.00
61-4040-50-5061	Video Conferencing Service	Zoom Video Communications	05/01/21	83630090	14.99
61-4040-60-6010	Samsung Screen Protector Preissi	Amazon.com Credit	05/11/21	111-5390794-0091439	16.98
61-4040-60-6010	Patch Cables	Orbis Solutions	06/10/21	5571620	22.00
Total For Dept 4040 Information Technology					24,455.78
Total For Fund 61 Information Technology Fund					24,455.78

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Fund Totals:					
			Fund 10 General Fund		67,944.03
			Fund 23 Hotel/Motel Tax Fund		7,447.28
			Fund 32 Sidewalks/Pathway Fund		1,766.00
			Fund 33 Equipment Replacement Fu		2,226.09
			Fund 34 Storm Water Management F		3,720.00
			Fund 51 Water Fund		251,506.03
			Fund 52 Sewer Fund		14,091.65
			Fund 61 Information Technology F		24,455.78
Total For All Funds:					373,156.86