



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

AGENDA

**October 14, 2019
7:00 P.M.**

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
 - Trustee Zach Mottl
- 2. ROLL CALL**
- 3. PRESENTATIONS AND PUBLIC HEARINGS**
- 4. CONSENT AGENDA – OMNIBUS VOTE**

All items listed with an asterisk (*) are considered routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so request, in which event the item will be removed from the Consent Agenda, discussed by the Board, opened for public comment, and voted upon during this meeting.

- 5. MINUTES**
 - A. * Approval of Regular Board Meeting of September 23, 2019
 - B. * Receive and File Plan Commission Meeting of October 7, 2019
 - C. * Receive and File Economic Development Committee Meeting of October 9, 2019
- 6. ORDINANCES**
- 7. RESOLUTIONS**
 - A. Consideration of Resolution Supporting Passage of State of Illinois House Bills 3885 and 3888 Regarding Regulations for Ethylene Oxide
 - B. * Adoption of Resolution Approving the Preliminary Plat of Subdivision and Subdivision Variation for the Mendi Subdivision (6100 South Grant Street)

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

8. CONSIDERATIONS

- A. Consideration of Plan Commission Recommendation for an Amendment to Planned Unit Development Ordinance #A-834-09-05 to Amend the Approved Façade Elevation of the Subject Property (Z-17-2019: 582 Village Center Drive – Hassan)
- B. Update Regarding Sterigenics in Willowbrook, IL
- C. Update Regarding Village Review of Illinois Recreational Cannabis and Tax Act
- D. * Approval of Plan Commission Recommendation for Text Amendments and Special Use Approvals of the Burr Ridge Zoning Ordinance for a Birthing Center in the B-1 Business District (Z-07-2019: 7000 County Line Road – Wiegand)
- E. * Approval of Recommendation to Award Contract for Heating, Ventilation, and Air Conditioning (HVAC) Systems Maintenance at Village Facilities to Dynamic Heating & Piping Company of Crestwood, IL, in the amount of \$13,848.08
- F. * Approval of Recommendation to Award Contract for 2019-2020 Bulk Rock Salt Purchase to Compass Minerals America, Inc. of Overland Park, Kansas, in the amount of \$116,790
- G. * Approval of Vendor List Dated October 14, 2019 in the Amount of \$710,064.17 for all Funds, plus \$192,944.67 for Payroll, for a Grand Total of \$903,008.84, Which Includes Special Expenditures of \$23,075.00 to BKD, LLP for Auditing Services; and \$43,306.09 to Thomas Engineering Group for the 2019 Water Main Replacement Project

9. PUBLIC COMMENTS

10. REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS

11. ADJOURNMENT



TO: Mayor and Board of Trustees
FROM: Village Administrator Doug Pollock and Staff
SUBJECT: Regular Meeting of October 14, 2019
DATE: October 10, 2019

7. RESOLUTIONS

A. Illinois House Bills Regarding Regulations for Ethylene Oxide

The Illinois General Assembly will be considering two pieces of legislation in its fall veto session related to ethylene oxide in Illinois: HB 3885 and 3888. These bills would require that the use of ethylene oxide be phased out over time as well as provide home-rule communities with the ability to restrict or prohibit ethylene oxide sterilization operations within their corporate boundaries with immediate effect. The resolution attached states that the Village endorses the passage of both pieces of legislation. If approved, staff will forward the resolution to members of the General Assembly ahead of their fall veto session at the end of the month.

It is our recommendation: That the Resolution be approved.

B. Preliminary Plat and Subdivision Variation for Mendi Subdivision

Please find attached a letter from the Plan Commission discussing its recommendation to approve a request from Resham Mendi for a preliminary plat of subdivision with a subdivision variation at 6100 South Grant Street.

The Plan Commission considered this request on May 6 and October 7, 2019. The Plan Commission directed staff to work with neighboring property owners to determine if there was interest in creating additional subdivisions on properties to the north in the future. The two property owners north of the subject property did express an interest in extending Keller Drive and subdividing their properties in the future. A concept plan was created demonstrating that additional buildable lots could be created if Keller Drive were planned to extend farther north beyond the Mendi property.

Based on the likely extension of Keller Drive in the future, the Plan Commission recommended approval of a variation from the subdivision requirement of building a cul de sac at the north end of the subject property. This would allow for the possibility of the street being extended north in the future. The Commission also recommended a condition requiring a temporary "T" turnaround at the north end of the Mendi subdivision. This variation is consistent with Section VII-C.12 of the Subdivision Ordinance which allows for temporary street stubs if future extension of the street is contemplated.

It is our recommendation: That the resolution be approved.

8. CONSIDERATIONS

A. Amend PUD for Approval of Revised Store Front Facade

Please find attached a letter from the Plan Commission discussing its recommendation to approve a request from Ramzi Hassan for an amendment to Planned Unit Development Ordinance #A-834-09-05 to amend the façade elevation at 582 Village Center Drive to accommodate Sephora, a potential new retail tenant. The petitioner seeks to paint the storefront rather than continue with the previously approved unpainted storefront.

The petitioner is the owner of the Village Center and made this request to accommodate Sephora. The Plan Commission discussed the application of the paint to the façade as well as the appropriateness of painting the façade in terms of street orientation. Ultimately, the Commission decided that the request was in character with the Village Center. It was also noted that this particular storefront is unique as it is a one-story façade rather than 1.5 or more stories for the remainder of the buildings. Two residents spoke in favor of the proposal while another spoke in opposition.

It is our recommendation: That staff be directed to prepare an ordinance amending the storefront façade elevation at the subject property.

B. Sterigenics Update

On Monday, September 30, Sterigenics announced that they would no longer pursue opening either of their buildings in Willowbrook. While this is obviously welcome news, Village staff continues to work on a number of issues.

Willowbrook sent a letter dated October 2 to the Illinois EPA asking them about decommissioning the buildings. The letter requests that the IEPA take all necessary measures to ensure that there is no Ethylene Oxide release as the equipment in the buildings is dismantled and that the IEPA keep Willowbrook informed in this regard.

Additionally, the legislation referenced in Agenda item 7A above will be considered in the Springfield later this month. The Village continues to engage our lobbyist to support this legislation which would allow a home rule community to ban Ethylene Oxide in its community.

C. Review of Illinois Recreational Cannabis and Tax Act

Subsequent to the adoption of the State of Illinois Cannabis Regulation and Tax Act, the Village began the process of considering whether to opt-in (permit cannabis businesses in the Village) or to opt-out (prohibit cannabis businesses in the Village). The process to date and anticipated next steps include the following:

- At the July 22 Board of Trustees meeting, Village staff presented an overview of the legislation. No action was taken but the community and

the Board were encouraged to begin considering the decision to opt-in or opt-out.

- At the August 26 meeting, the Board approved a motion directing the Plan Commission and Economic Development Committee (EDC) to consider preliminary zoning and economic impacts of cannabis businesses on the Village to inform the Board of Trustees in its decision on whether to prohibit or allow such uses in the community.
- At the September 23 Board meeting, staff presented a “Community Engagement Plan” outlining various means of informing and engaging the public in this decision-making process.
- At its October 7 meeting, the Plan Commission held the first of two anticipated public hearings to consider zoning regulations for cannabis businesses (summary below).
- At its October 9 meeting, the EDC discussed the economic impact of cannabis businesses in Burr Ridge (summary below).
- On October 14, the Board of Trustees will be provided an update and asked for direction on how to proceed.
- If the Board wishes to continue this process, a legal notice will be published for a more detailed discussion by the Plan Commission at their November 18 meeting.
- If proceeding, the final recommendation from the Plan Commission regarding zoning regulations will be considered by the Board at their November 25 meeting.
- A final decision on whether to opt-in or opt-out must be made by January 1, 2020. The last scheduled Board meeting prior to this deadline is December 9, 2019. Please note that any decision to opt out may be reversed by the Board at any time.

At the October 7 public hearing, the consensus of the Plan Commission was that any recreational cannabis uses that may locate in the Village should be classified as special uses. There was broad consensus that a special use for retail cannabis dispensaries would be best listed in a L-I and G-I Manufacturing Districts (e.g. Hinsdale Industrial Park at 83rd Street and Shore Drive). There was more limited support (and also some objection) to a special use listing in the B-1 or B-2 District (primarily County Line Square and Village Center).

Other uses, such as craft growers, cultivation centers, etc. were generally seen as inappropriate in any area of the Village but that if included would be limited to a special use in the Manufacturing District. Another option suggested to the Plan Commission was an Overlay District which would allow designation of a

certain geographic area that includes multiple zoning districts (e.g. Route 83 frontage and Hinsdale Industrial Park).

On October 9, the EDC held a public meeting to discuss economic impacts of cannabis businesses. The EDC felt that the revenue projections for dispensaries justified their potential location in the Village, but the other uses, such as craft growers, cultivation centers, etc. did not provide sufficient revenue to justify their location in the Village. The EDC also felt that a dispensary would be better suited to be located at the periphery of the Village, such as Route 83, rather than the downtown or other core retail area.

If the Board of Trustees wants to continue with this process, **it is our recommendation** that the Plan Commission be directed to hold another public hearing at which time they should make specific recommendations regarding zoning district classifications and related regulations for cannabis businesses. If proceeding, the Board may want to comment and provide direction regarding special use versus permitted use, Manufacturing Districts versus Business Districts, and whether to continue to consider non-retail cannabis businesses.

If it is the majority opinion of the Board not to allow cannabis businesses in Burr Ridge, **it is our recommendation** that the Board direct staff to prepare an Ordinance “opting out” for consideration at the next Board meeting; in which case, no further action by the Plan Commission would be necessary.

D. Text Amendment and Special Use for Medical Office / Birthing Center

Please find attached a letter from the Plan Commission discussing its recommendation to approve a request from Laura Wiegand on behalf of Birth Partners, Inc., a specialty birth center (henceforth “Center”) which focuses on providing a home-like environment for women giving birth. The petitioner requests an amendment to Section VIII.B.2 of the Zoning Ordinance to add “Birthing Center” as a special use in the B-1 Business District, a special use for a Birthing Center in the B-1 Business District as per the amended Zoning Ordinance, a special use for a business whose hours of operation exceed 7:00am to 10:00pm in the B-1 Business District, and a text amendment to establish parking regulations for a Birthing Center.

The Plan Commission held a public hearing on October 7, 2019. The petitioner represents a birthing center business, a boutique medical facility which provides natural birth services in a home-like environment. Dr. Dele Ogunleye, one of the chief doctors employed by Birth Partners, Inc., discussed various aspects of the business. Ultimately, the Plan Commission felt that a birthing center was an appropriate use for both the B-1 Business District as well as the proposed location. No residents spoke on this petition. The special use recommendation included the following conditions:

1. The special use shall be limited to persons Laura Weigand and Dele Ogunleye, principals of Birth Partners, Inc., in a manner consistent with the submitted business plan.

2. The special use shall be null and void if Birth Partners, Inc. no longer operates a medical office at 7000 County Line Road.
3. All medical waste shall be stored indoors at all times except for when actively disposing said waste into a vehicle for transportation off-site.

It is our recommendation: That staff be directed to prepare ordinances granting text amendments and special uses to the petitioner as described.

E. Contract for HVAC Maintenance at Village Facilities

The Village currently contracts with Dynamic Heating & Piping Company, of Crestwood, Illinois, for its Heating, Ventilation, and Air Conditioning (HVAC) Systems Maintenance Contract at Village facilities. This contract provides routine maintenance, inspections, lubrication, and replacement of filters and belts for HVAC units at four buildings (Village Hall, Police Station, Public Works, and Pump Center). Dynamic Heating & Piping Company was awarded the Village's contract in November 2016.

The current HVAC Systems Maintenance Contract expires November 30, 2019; however, the contract terms allow annual renewals through November 30, 2021. The annual renewals are at the Village's discretion, and rates can be adjusted by no more than the Chicago Area Consumer Price Index. As seen in the attached proposed agreement, Dynamic Heating & Piping Company has agreed to a third renewal at the standard increase of 1.6% for a contract annual amount of \$13,848.08. The contractor's prices have been unchanged since 2016, and the adjusted amount is less than the 2% increase included in the FY2019-20 budget for these services.

The Department of Public Works has been very pleased with the responsiveness, knowledge, and contract awareness of technicians from our current contractor. This contractor worked diligently in correcting various problems at our buildings this past year and was very responsive to the needs of Police Department employees during a summertime air conditioning outage.

It is our recommendation: That the contract for the Heating, Ventilation, and Air Conditioning (HVAC) Systems Maintenance with Dynamic Heating & Piping Company, Crestwood, Illinois, be renewed in the amount of \$13,848.08, for the term expiring November 30, 2020.

F. Contract for 2019-2020 Bulk Rock Salt Purchase

The Village had participated in previous years with the DuPage County Division of Transportation as part of a joint bid for bulk rock salt purchases; however, their 2018-2019 prices were higher than the State's prices obtained by the Illinois Department of Central Management Services (CMS). For the 2019-2020 contract, the Public Works Director solicited for prices through both the County and State.

CMS awarded its contracts for municipalities on October 1, 2019. The CMS-awarded price specifically for Burr Ridge is \$77.86 per ton from Compass Minerals America, Inc., of Overland Park, Kansas. This is 15.9% more than last season through the DuPage County bid process. However, this year's DuPage County bid was opened April 9, 2019, and resulted in a price to municipalities of \$82.96 per ton from the same vendor. The CMS price for Burr Ridge is 6.6% lower than the DuPage County bid. Other municipalities received higher prices through the CMS bid compared to the DuPage bid.

The significant price increase in bulk rock salt is a result of an extended 2018-2019 Midwest winter season and the Illinois Motor Fuel Tax increase to diesel fuel, which causes were not known during the Village budget preparation in early March of this year. The CMS unit price is 11.2% more than the budget estimate of \$70 per ton. At the planned bulk rock salt quantity of 1,500 tons, the contract cost would be \$116,790, or \$11,800 more than the FY19-20 budget. Using the State bid process saved \$7,650 in the Village's contract total amount when compared to this year's DuPage County bid.

It is our recommendation: That the Village Board award the 2019-2020 Bulk Rock Salt Purchase Contract to Compass Minerals America, Inc., of Overland Park, Kansas, in the amount of \$116,790, using prices obtained by the Illinois Department of Central Management Services.

G. October 14, 2019 Vendor List

Attached is the vendor list dated October 14, 2019, in the amount of \$710,064.17 for all funds, plus \$192,944.67 for payroll, for a grand total of \$903,008.84, which includes special expenditures of \$23,075.00 to BKD, LLP for auditing services and \$43,306.09 to Thomas Engineering Group for the 2019 water main replacement project.

It is our recommendation: That the vendor list dated October 14, 2019, be approved.

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VILLAGE OF BURR RIDGE

September 23, 2019

CALL TO ORDER The Regular Meeting of the Mayor and Board of Trustees of September 23, 2019 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 Jack Grasso

ROLL CALL was taken by the Village Clerk and the results denoted the following present: Trustees Franzese, Schiappa, Paveza, Mital, Mottl and Mayor Grasso. Trustee Snyder was absent. Also present were Police Chief John Madden, Director of Public Works Dave Preissig, Assistant Village Administrator Evan Walter, Finance Director Jerry Sapp, Assistant Finance Director Amy Nelson, Village Attorney Mike Durkin and Village Clerk Karen Thomas.

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 Mottl and seconded by Trustee Mital 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.

On Roll Call, Vote Was:

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

NAYS : 0 – None

ABSENT: 1 – Trustee Snyder

There being five affirmative votes the motion carried.

APPROVAL OF REGULAR BOARD MEETING MINUTES OF AUGUST 26, 2019 were approved for publication under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE PATHWAY COMMITTEE MEETING MINUTES OF SEPTEMBER 12, 2019 were noted as received and filed, under the Consent Agenda by Omnibus Vote

APPROVAL OF AN ORDINANCE AMENDING SECTION X OF THE SUBDIVISION ORDINANCE OF THE VILLAGE OF BURR RIDGE REGARDING PARK IMPACT FEES AND CREDIT FOR PRIVATE OPEN SPACES AND RECREATION AREAS the Board, under Consent Agenda by Omnibus Vote, approved the Ordinance.

THIS IS ORDINANCE NO. A-894-01-19

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APPROVAL OF AN ORDINANCE AMENDING CHAPTER 39 (PROPERTY MAINTENANCE) OF THE BURR RIDGE MUNICIPAL CODE BY ADDING NEW SECTION 39.09 the Board, under Consent Agenda by Omnibus Vote, approved the Ordinance.
THIS IS ORDINANCE NO. A-1115-01-19

APPROVAL OF RECOMMENDATION TO APPROVE UNION CONTRACT FOR PATROL OFFICERS the Board, under Consent Agenda approved the Union Contract.

APPROVAL OF RECOMMENDATION BY CHIEF MADDEN TO HIRE A RECORDS CLERK the Board, under Consent Agenda approved the Recommendation to hire a Records Clerk.

RECEIVE AND FILE PERSONNEL ORDER FOR RESIGNATION OF PROBATIONARY PATROL OFFICER JUSTIN VANDENBURG the Board, under Consent Agenda received and filed the Resignation.

APPROVAL OF RECOMMENDATION TO HIRE REPLACEMENT PATROL OFFICER TO FILL VACANCY CREATED BY RESIGNATION OF JUSTIN VANDENBURG the Board, under Consent Agenda authorized the Police Chief to fill the vacancy.

ACKNOWLEDGE RESIGNATION OF PART-TIME GENERAL UTILITY WORKER I BRYAN BOWER the Board, under Consent Agenda received and filed the Resignation.

APPROVAL OF RECOMMENDATION FOR PUBLIC WORKS DIRECTOR TO FILL THE VACANCY OF PART-TIME GENERAL UTILITY WORKER I CREATED BY THE RESIGNATION OF BRYAN BOWER the Board, under Consent Agenda authorized the Public Works Director to fill the vacancy.

APPROVAL OF RECOMMENDATION TO AWARD A PROFESSIONAL SERVICES CONTRACT FOR ENGINEERING SERVICES IN THE SANITARY INFLOW/INFILTRATION CONTROL PROGRAM TO RJN GROUP, INC. OF WHEATON, ILLINOIS, IN THE AMOUNT NOT TO EXCEED \$150,000 the Board, under Consent Agenda Awarded the Contract to RJN Group, Inc in the amount not to exceed \$150,000

APPROVAL OF RECOMMENDATION TO AWARD CONTRACT FOR PAVER BRICK REPLACEMENT AND STAIRWAY RECONSTRUCTION TO PREMIER LANDSCAPE CONTRACTORS, INC. OF LEMONT, ILLINOIS, IN THE AMOUNT OF \$13,210 the Board, under Consent Agenda Awarded the Contract to Premier Landscape Contractors, Inc in the amount of \$13,210.

APPROVAL OF RECOMMENDATION TO AWARD A CONTRACT FOR HVAC MODIFICATIONS AT THE POLICE DEPARTMENT BUILDING TO TRANE CHICAGO

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OF WILLOWBROOK, ILLINOIS, IN THE AMOUNT OF \$28,143 the Board, under Consent Agenda Awarded the Contract to Trane Chicago in the amount of \$28,143

APPROVAL OR PROCLAMATION DESIGNATING OCTOBER AS “ARTS DUPAGE MONTH” the Board, under Consent Agenda approved the Proclamation.

APPROVAL OF PROCLAMATION DESIGNATING OCTOBER AS “FIRE SAFETY MONTH” the Board, under Consent Agenda approved the Proclamation.

APPROVAL OF REQUEST FROM BURR RIDGE PARK DISTRICT FOR DONATION FROM HOTEL/MOTEL TAX FUNDS FOR THE PARK DISTRICT’S 2019 HARVEST FEST EVENT the Board, under Consent Agenda approved the Donation of \$1,000 to the Park District’s Harvest Fest on Saturday, September 28.

APPROVAL OF VENDOR LIST DATED SEPTEMBER 9, 2019 IN THE AMOUNT OF \$178,063.77 FOR ALL FUNDS, PLUS \$194,454.23 FOR PAYROLL, FOR A GRAND TOTAL OF \$372,518.00 WHICH INCLUDES SPECIAL EXPENDITURES OF \$27,859.41 FOR AIR TESTING SERVICES PERFORMED BY GHD SERVICES, INC The Board, under the Consent Agenda by Omnibus Vote, approved the Vendor List for the period ending September 9, 2019 in the amount of \$178,063.77 for all funds, plus \$194,454.23 for Payroll for the period ending August 24, 2019, for a Grand Total of \$372,518.00 which includes special expenditures of \$27,859.41 for air testing services performed by GHD Services, Inc.

APPROVAL OF VENDOR LIST DATED SEPTEMBER 23, 2019 IN THE AMOUNT OF \$575,727.58 FOR ALL FUNDS, PLUS \$199,321.15 FOR PAYROLL, FOR A GRAND TOTAL OF \$775,048.73 WHICH INCLUDES SPECIAL EXPENDITURES OF \$39,656.66 TO KIVVIT FOR MARKETING CONSULTING SERVICES FOR MAY AND JUNE, 2019 AND \$14,214.81 TO BURNS & MCDONNELL REGARDING THE COUNTY LINE ROAD SIDEWALK PROJECT The Board, under the Consent Agenda by Omnibus Vote, approved the Vendor List for the period ending September 23, 2019 in the amount of \$575,727.58 for all funds, plus \$199,321.15 for Payroll for the period ending September 7, 2019, for a Grand Total of \$775,048.73 which includes special expenditures of \$39,656.66 to Kivvit for Marketing Consulting Services for May and June, 2019 and \$14,214.81 to Burns & McDonnell regarding the County Line Road Sidewalk Project

UPDATE REGARDING STERIGENICS IN WILLOWBROOK, IL Village Administrator Doug Pollock stated the Consent Order was entered by the Court on September 6, 2019 which essentially lifted the Seal Order on the Sterigenics facility in Willowbrook. It allows them to pursue their construction permit with the Illinois EPA which was approved on September 22, 2019. The Village of Willowbrook will review the building permit. There are two bills that have been filed in Springfield. One would phase out the use of Ethylene Oxide and the other would allow Home Rule Communities to prohibit Ethylene Oxide sterilization operations in their community. Mr. Pollock

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stated he will be meeting again with the Managers from Willowbrook, Darien, and Hinsdale to further discuss the feasibility of the condemnation of the Sterigenics property.

Mayor Grasso commented there is work in process on at least three fronts, one being the condemnation proceedings. The Village is still part of the lawsuit and will consider options for that. Also, to be very active in Springfield during the Veto session which starts October 25, 2019 and try to have a public presence to advocate for entirely banning Sterigenics in Illinois.

Trustee Franzese expressed disappointment that the Illinois EPA, Illinois Attorney General and DuPage County State's Attorney failed to protect the communities. The construction permit failed to prove the medical devices they sterilize can only be sterilized by Ethylene Oxide. The technology they will employ to capture emissions is unproven and the model that was demonstrating their efficiencies and upgrades was modeled by Sterigenics. Trustee Franzese encouraged residents not to give up the fight.

Mr. Pollock mentioned the Board authorized hiring a lobbyist who was engaged through the end of the Regular Session of the General Assembly. Mr. Pollock recommends engaging the lobbyist again to represent the Village in Veto Session for an amount not to exceed \$10,000 for a six week engagement. He requested Board consensus to continue using the same lobbyist.

Trustee Mital commented she thinks the Village should be doing everything possible to keep Sterigenics out of the neighborhood and is disappointed the politicians failed to do so.

Trustee Paveza asked if the lobbyist was effective for the Village. Mr. Pollock stated the lobbyist was very helpful in getting previous legislation passed.

Mayor Grasso stated it is within Village Administrator Doug Pollock's spending authority to engage the lobbyist. There were no objections from the Trustees.

DISCUSSION OF HOME RULE REFERENDUM FOR THE VILLAGE OF BURR RIDGE

Mayor Grasso explained that under the Constitution of Illinois, Home Rule Municipalities have the power to self-govern and to regulate on any matter of local concern so long as the regulation is not preempted or prohibited by State Law. Without Home Rule powers, the Village of Burr Ridge possesses only those limited powers expressly granted by Statute and Powers necessarily implied through those explicit grants of power. Mayor Grasso is requesting the Board consider placing a Referendum on the next Ballot so the voters of Burr Ridge can decide if they want to become a Home Rule Community. Home Rule local government in Illinois has additional powers to approve regulations for the protection of the Public health, safety and welfare and has additional licensing, zoning and taxing authority. This may prevent another Sterigenics or other businesses that may use Ethylene Oxide from locating in Burr Ridge. There is a law pending that would allow a Home Rule Community to ban the use of ETO. The State requires non Home Rule municipalities to spend most

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of their Hotel/Motel tax dollars on promotion of tourism. Home Rule would allow the Village to use Hotel/Motel Tax dollars for local street improvements, police protection or any other governmental function. One objection to Home Rule is the residents' fear of raised property taxes. There is significant evidence that Home Rule Communities keep their property taxes lower due to taxing flexibility such as Hotel/Motel tax. The Referendum must pass by a majority of Burr Ridge voters. Mayor Grasso has directed Village Administrator Doug Pollock and Village Attorney Mike Durkin to research the process of obtaining Home Rule powers and prepare the necessary documents for Board consideration at an upcoming meeting.

Trustee Paveza commented, previously when this was considered, the revenue from Hotel/Motel Tax was lower and the Board decided it would be too easy to raise property taxes so the referendum was not put on the Ballot.

Mayor Grasso stated the Board will not raise property taxes. Home Rule will give the Board flexibility to better protect the Village residents in terms of public health and safety and also to use Hotel/Motel tax dollars for other purposes other than tourism.

Trustee Mottl questioned the outcome of a bill that was to address Hotel/Motel fund. Village Administrator Doug Pollock stated there was legislation approved that allows, for a limited time, non Home Rule Communities to use 25% for capital and economic development. This offers some relief but is still very limited. Trustee Mottl inquired as to the effect of Federal Law on the Home Rule Community. Village Attorney Mike Durkin explained the legislature has the right to pre-empt Home Rule Communities so it is not carte blanche given to municipalities. The State still has the ability to limit Home Rule powers. Trustee Mottl questioned what could be done in situations such as Sterigenics where they are operating under current law. Mayor Grasso explained the Village of Willowbrook, as a Home Rule Community, can prevent Sterigenics from getting the 87 foot tall stack. They have more power to regulate Sterigenics ETO. Trustee Mottl expressed concern about the opportunity to raise other taxes such as Places of Eating Tax and Sales Tax.

Trustee Schiappa expressed support of unblocking funds from Hotel/Motel Tax fund for use in other areas.

Trustees Franzese, Paveza and Mital agreed that a workshop to learn more about Home Rule would be helpful

PRESENTATION OF FY 2018-19 AUDIT Finance Director Jerry Sapp introduced Scott Termine, Partner with BKD and explained the auditor is independent from the staff and reports directly to the Board of Trustees. Mr. Termine said the Board was provided audited Financial Statements and a summarization of the audit results. He explained the results of the audit and stated once again they have issued a clean or unmodified opinion on the financials. Everything is properly stated in accordance with generally accepted accounting standards and there are no weaknesses in the Village's internal control structure. He highlighted one significant change that took effect for 2019,

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the adoption of GASB 75 which relates to the Village's post-employment benefits liability. The increase in this liability decreases the Village's overall financial health. The Village's largest liabilities are IMRF and Police Pension. Mr. Termine stated there were no difficulties or disagreements encountered in the audit nor any internal control deficiencies.

Trustee Mottl questioned if BKD is auditing whether or not all revenue is being collected. Mr. Termine responded they do perform tests but ultimate accuracy is Management's responsibility. Trustee Mottl is concerned Places of Eating tax is under reported and the Village is missing revenue. Mr. Termine explained there are tax audits that can address those concerns.

In response to Trustee Schiappa, Mr. Termine explained the liability for benefits is reported differently. Actuarially the insurance liability has to be identified.

There was some discussion regarding the liabilities and trying to pay down some of those liabilities. Mayor Grasso will present options in the future about how Home Rule could be used.

CONSIDERATION OF ASSOCIATE MEMBERSHIP IN THE WEST CENTRAL MUNICIPAL CONFERENCE Village Administrator Doug Pollock explained this Conference is comparable to DuPage Mayors and Managers, which the Village has been involved with for a long time. Although there are many benefits to this membership, it focuses just on DuPage County. Mr. Pollock suggests joining West Central Municipal Conference which is western Cook County. Membership is \$5500 per year. Benefits include better networking with Cook County neighbors, additional staff training opportunities, lobbying in Springfield as well as Washington, potential cost and information sharing, and more.

Motion was made by Trustee Paveza and seconded by Trustee Franzese to join the West Central Municipal Conference.

On Roll Call, Vote Was:

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

NAYS : 0 – None

ABSENT: 1 – Trustee Snyder

There being five affirmative votes the motion carried.

PRESENTATION OF COMMUNITY ENGAGEMENT PLAN FOR VILLAGE REVIEW OF ILLINOIS CANNABIS REGULATION AND TAX ACT Village Administrator Doug Pollock explained the Board previously directed the Plan Commission and the Economic Development Committee to begin reviewing the topic and provide recommendations to the Board. Staff believes the Engagement Plan is very important to keep the Community aware and involved in the decision making process. There will be a dedicated page on the Village's website with all information about this ongoing discussion including notification of public meetings, staff reports, copy of the State Legislation, frequently asked questions, relevant news items and press releases. There will be a focus

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on educating all Village Staff and Community leaders so when constituents have questions regarding this issue they can respond in an educated manner. Mr. Pollock stated questions should be directed to him or Assistant Village Administrator Evan Walter.

Resident Jon Molfese asked about the timeline for the Economic Development Commission's recommendation. Mr. Pollock stated the Plan Commission will hold a Public Hearing on October 7, and the Economic Development Commission will be discussing the issue on October 9. Typically, a recommendation is made the same night it is reviewed, unless they determine they need more time to discuss the issue. It could be presented to the Board October 14, 2019. Mr. Molfese expressed concerns with the timeline. Mayor Grasso explained there are many things which need to be considered before a decision is made.

PUBLIC COMMENTS Resident Richard Morton stated the Constitution of Illinois points out it is every citizen's right to breathe clean air. He thinks the Illinois EPA and Director John Kim did not embrace this and did not act on previous serious health issues. He is encouraging residents to call for John Kim's resignation. He expounded on the difference between the two legislative bills and Home Rule could put Burr Ridge in a safer position.

REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS Trustee Mottl suggested an audit of Hotel/Motel and Places of Eating Tax receipts to ensure the Village is collecting all revenues due. He mentioned a previous instance where revenue was underreported resulting in the loss of substantial revenue.

Village Administrator Doug Pollock asked for clarification from Finance Director Jerry Sapp that the only tax collected directly by the Village is Places of Eating Tax. Mr. Sapp explained Hotel/Motel tax and Places of Eating tax are self-reporting and are monitored by the Finance Department. There have been audits and analytics in the past.

Mayor Grasso recognized resident Dr. Kaleem Malek who led a team of volunteers with relief organizations and spent twelve days in the Bahamas after Hurricane Dorian.

The Bel Canto Music Academy Grand Opening will be September 25, 2019 at 92 Burr Ridge Parkway.

Burr Ridge Park District's annual Harvest Fest is this Saturday, September 28, 2019 at Harvester Park.

Pleasantdale Park District will host their annual Fall Festival at Walker Park on Saturday, October 12, 2019

Porterhouse Restaurant is now open for breakfast.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
September 23, 2019

Motion was made by Trustee Paveza and Seconded by Trustee Schiappa that the Regular Meeting of September 23, 2019 be adjourned.

The Motion was approved by unanimous voice vote of the Board of Trustees and the meeting was adjourned at 8:10 p.m.

PLEASE NOTE: Where there is no summary or discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

Karen J. Thomas
Village Clerk
Burr Ridge, Illinois

APPROVED BY the President and Board of Trustees this _____ day of _____, 2019.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF OCTOBER 7, 2019

I. ROLL CALL

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

ROLL CALL was noted as follows:

PRESENT: 6 – Irwin, Broline, Farrell, Stratis, Petrich, and Trzupek

ABSENT: 2 – Praxmarer and Hoch

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

II. APPROVAL OF PRIOR MEETING MINUTES

Commissioner Petrich noted the absence of names on page 8 of the August 5 minutes.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to approve the minutes of the August 5, 2019 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Petrich, Broline, Stratis, Farrell, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

III. PUBLIC HEARINGS

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

Z-07-2019: 7000 County Line Road (Wiegand); Special Use, Text Amendment, and Findings of Fact

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said that Laura Wiegand on behalf of Birth Partners, Inc., a specialty birth center (henceforth “Center”) which focuses on providing a home-like environment for women giving birth. The petitioner requests an amendment to Section VIII.B.2 of the Zoning Ordinance to add “Birthing Center” as a special use in the B-1 Business District, a special use for a Birthing Center in the B-1 Business District as per the amended Zoning Ordinance, a special use for a business whose hours of operation exceed 7:00am to 10:00pm in the B-1 Business District, and a text amendment to establish parking regulations for a Birthing Center.

Dr. Dele Ogunleye, Birth Partners, Inc., gave a brief presentation about the business described in the application.

Commissioner Broline asked how far patients drive to the existing location in Bloomington. Dr.

Ogunleye said that some mothers live in the Burr Ridge area and drive over two hours to their existing Bloomington location.

Commissioner Stratis asked if abortion or other life-cessation activities would occur at the location. Dr. Ogunleye said that such services would not be offered. Commissioner Stratis asked if there would be any way that the Village could stop such services if they were one day offered. Mr. Walter said that since such services were not included in the business plan, the commencement of such services could be construed as operating in violation of a potential special use, as the special use would be granted on the condition that the business operations follow the submitted business plan.

Commissioner Irwin asked if patients ever require transport to hospitals. Dr. Ogunleye said that their transfer rate is 9%, which is lower than the national birth center average of 12%.

At 7:17 pm, a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Petrich, Broline, Farrell, Stratis, and Trzuppek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees adopt the Findings of Fact and approve a text amendment establishing “Birthing Center” as a special use in the B-1 Business District.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Farrell, Petrich, Irwin, Broline, and Trzuppek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees adopt the Findings of Fact and approve a special use for a Birthing Center in the B-1 Business District as per the amended Zoning Ordinance and a special use for a business whose hours of operation exceed 7:00am to 10:00pm in the B-1 Business District, staff recommends that it be made with the following conditions:

1. The special use shall be limited to persons Laura Weigand and Dele Ogunleye, principals of Birth Partners, Inc., in a manner consistent with the submitted business plan.
2. The special use shall be null and void if Birth Partners, Inc. no longer operates a medical office at 7000 County Line Road.
3. All medical waste shall be stored indoors at all times except for when actively disposing said waste into a vehicle for transportation off-site.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Farrell, Petrich, Irwin, Broline, and Trzuppek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees adopt the Findings of Fact and approve a text amendment to the Zoning Ordinance establishing that “Birthing Center” uses be required to provide 1 parking space for every 250 square feet of commercial space.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Farrell, Petrich, Irwin, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-15-2019: 16W260 83rd Street (Odeh); Special Use and Findings of Fact

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said that Ehab Odeh requests special use approval as per Section X.F.2.a of the Zoning Ordinance for an “automobile sales and rental” use. Mr. Walter noted several issues that had been observed with the business in terms of non-compliance with its original temporary special use, which had since expired in June 2019. These issues included commercial maintenance of vehicles not owned by Apex, such as oil changes, etc. has occurred on premises; evidence of rental activity originating from the business, which was not permitted as a condition of the original temporary special use; as well as staff not in receipt of sales figure data.

Commissioner Stratis asked if they had been operating without a special use as well as non-responsive to staff’s inquiries. Mr. Walter confirmed these events. Commissioner Stratis said that he was disappointed with the petitioner and did not feel that Apex deserved to receive a special use renewal as they had failed to demonstrate compliance with the initial special use.

Commissioner Farrell said that she similarly felt that the petitioner had not followed the special use as was originally prescribed.

Commissioner Broline said that he was disappointed to hear about issues with additional signage. Mr. Walter said that the wall signs were also not in compliance, and staff would be addressing this issue subject to the outcome of the petition.

Commissioner Petrich asked if the petitioner had brought any sales figures, and if so, if they complied with the special use. Mr. Odeh said that he had brought sales figures, and he believed that they would demonstrate compliance with the special use. Commissioner Petrich asked how often rental cars were made available. Mr. Odeh said that they generally only rented high-end cars.

Commissioner Irwin said that rental cars should only be permitted if there was a condition that only truly exotic cars would be made available for rent.

Chairman Trzupek said he concurred that only high-end vehicles should be rented and also questioned if additional service needs would come forward if rental cars were used more frequently.

Mr. Walter asked for additional clarification as to how the Plan Commission wanted to define hours of operation as it related to the rental business. The Plan Commission generally agreed that

“hours of operation” would include both sales and rental activity, meaning that a single definition of when commerce could occur at the business would be created.

At 8:00 pm, a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to continue the public hearing to October 21, 2019.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Broline, Irwin, Petrich, Farrell, and Trzupsek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

Z-17-2019: 582 Village Center Drive (Hassan); PUD Amendment and Findings of Fact

Chairman Trzupsek asked Mr. Walter to review the public hearing request. Mr. Walter said that Ramzi Hassan had requested an amendment to PUD Ordinance #A-834-09-05 to amend the façade elevation at 582 Village Center Drive to accommodate Sephora, a potential new retail tenant.

Ramzi Hassan, owner of the Village Center, said that he was excited to bring forth this proposal to bring a new tenant to the Village Center.

Dave Atkenson, 850 Village Center Drive, said that he was concerned with the proposal because there would be challenges in eventually removing the paint, while he also felt that it would detract from the overall look of the property.

Yvonne Mayer, 6100 Elm Street, said that she supported the proposal and asked the Plan Commission to recommend approval of the request.

Commissioner Petrich asked if the façade was masonry or concrete. Mr. Walter confirmed that it was a pre-cast brick material.

Commissioners Broline, Farrell, and Stratis said that they supported the petition as shown.

Chairman Trzupsek said that he did not support the petition as it would be challenging to re-orient the façade to a different color.

At 8:27 pm, a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Petrich, Stratis, Farrell, Broline, and Trzupsek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees approve a request for an amendment to PUD Ordinance #A-834-09-05 to amend the façade elevation at 582 Village Center Drive, subject to the condition that it be done in a manner similar to that shown in the submitted elevation.

ROLL CALL VOTE was as follows:

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

NAYS: 1 – Trzupek

MOTION CARRIED by a vote of 5-1.

Z-12-2019: Zoning Ordinance Amendments; Text Amendment and Findings of Fact

Chairman Trzupek asked Mr. Walter to review the public hearing request.

The Board of Trustees has directed the Plan Commission to consider amendments to the Zoning Ordinance relative to the location and regulation of medical and recreational cannabis business establishments. On June 25, 2019, Governor Pritzker signed HB 1438, the Cannabis Regulation and Tax Act, which legalized the sale, possession, and consumption of recreational cannabis by adults over 21 effective January 1, 2020. In response to the adoption of the Act, the Board of Trustees seeks recommendations from the Plan Commission regarding appropriate zoning regulations for medical and recreational cannabis businesses in Burr Ridge. Mr. Walter provided a general overview of the Act and what powers to create zoning regulations are available to the Village.

Jon Molfese, resident of Timberlake subdivision, introduced himself as representing three of his business partners in their pursuit of acquiring a recreational cannabis dispensary license. Mr. Molfese said that he and his partners wished to have a presence in Burr Ridge and wanted to have a dialogue with the Plan Commission about where such uses would be appropriate.

Joseph Wright, Des Plaines, IL, introduced himself as a consultant working for Mr. Molfese and his business partners. Mr. Wright provided expert testimony on the subject of recreational and medical cannabis programs in the State of Illinois.

The Plan Commission discussed general guidelines which they could provide to the Board in their discussion of whether to opt in or out at their next meeting. The Plan Commission generally concurred that recreational cannabis uses should be special uses and limited to the Manufacturing and Business Districts within the community. The Plan Commission generally concurred that dispensaries would be considered as potential options, while also generally agreeing that the other five uses were not seen as attractive options for Burr Ridge.

Upon receiving this direction, Mr. Walter said that staff would take this report from the Plan Commission and report to the Board. Mr. Walter recommended no further action at this time.

IV. CORRESPONDENCE

V. OTHER PETITIONS

Preliminary Plat of Subdivision – Plat Approval and Subdivision Variation (Mendi)

Chairman Trzupek asked Mr. Walter to review the consideration. Mr. Walter said that the petition was a request by Resham Mendi for a preliminary plat of subdivision at 6100 Grant Street. The Plan Commission previously directed staff to work with adjacent property owners to the north to ensure that Keller Drive terminates in the proper manner and place. Since the previous consideration of this plat, both adjacent property owners have requested that the Village allow for the opportunity for subdivision on their properties, thus creating the potential for further extensions and eventual termination of Keller Drive in the form of a cul de sac farther north than the Mendi property. The attached plat reflects the proposed subdivision for the Mendi property as well as the

eventual DeGeer subdivision, the latter of which is not proposed to occur at this time. The plat proposes to subdivide a parcel approximately 2 acres in area into two single-family residential lots.

The Plan Commission discussed the wisdom of allowing the variation to allow the extension of Keller Drive without a cul de sac but ultimately came to a consensus that such a variation was warranted as it would allow for better long-range planning.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to recommend that the Board of Trustees adopt the Findings of Fact and approve a request by Resham Mendi for a preliminary plat of subdivision with a subdivision variation to permit a 60-foot-wide T-type terminus at the north end of the property in lieu of a standard cul de sac.

ROLL CALL VOTE was as follows:

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

NAYS: 1 – Irwin

MOTION CARRIED by a vote of 5-1.

VI. PUBLIC COMMENT

There were no additional public comments.

VII. FUTURE SCHEDULED MEETINGS

A. October 21, 2019

- **Z-13-2019: Zoning Ordinance Amendment; Findings of Fact**

Requests consideration of amendments to the Zoning Ordinance regarding parking regulations in Business Districts.

B. November 4, 2019

- **Z-14-2019: 1400 Burr Ridge Parkway (Patel); Rezoning, Special Use, and Findings of Fact**

Requests rezoning from the R-5 Planned Residence District to the O-2 Office and Hotel District and a special use as per Section IX.D.2.h of the Zoning Ordinance to approve a Planned Unit Development in the O-2 Office and Hotel District to accommodate a hotel on the subject property.

- **Z-16-2019: 7500 Hamilton Avenue (Moskal): Rezoning and Findings of Fact**

Requests rezoning of a property from the R-2A Residential District to the T-1 Transitional District.

- **Z-18-2019: Zoning Ordinance Amendment; Findings of Fact**

Consideration of amendments to the Zoning Ordinance regarding the adoption of regulations related to the permitted installation of prairie grasses, natural plantings, and other such vegetation in yards at residential properties.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 10:35p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:35p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant Village Administrator

MINUTES
ECONOMIC DEVELOPMENT COMMITTEE MEETING
October 9, 2019

CALL TO ORDER: Chairperson Gary Grasso called the meeting to order at 7:01 p.m.

ROLL CALL: **Present:** Mayor Gary Grasso, Trustee Tony Schiappa, Leslie Bowman, Sam Odeh, Michael Simmons, Mark Stangle, Paul Stettin, Kirsten Jepsen, Debbie Hamilton, Ramzi Hassan

Absent: Bhagwan Sharma

Also Present: Village Administrator Doug Pollock; Assistant Village Administrator Evan Walter Communications & Public Relations Coordinator Janet Kowal; Management Analyst Andrez Beltran; Plan Commissioner Jim Broline; Plan Commissioner Luisa Hoch;

MINUTES: A **MOTION** was made by Ms. Bowman to approve the Minutes from the August 7, 2019 meeting. The **MOTION** was seconded by Mr. Simmons and approved by a vote of 10-0.

UPDATE ON SPORTS FEASIBILITY STUDY STATUS

Mr. Walter stated that last year, the Village Board hired Sports Facility Advisors to study whether a Sports Facility would be viable for the downtown and what the financial investment would be. After several revisions, the final draft of the document was released tonight. The amount of investment makes it very difficult for the facility to be private only. Mr. Walter stated staff had no recommendation, only to present the facts.

Mayor Grasso stated that he wished the Committee to look over the full report. His examination of the numbers makes it not viable for it to be a complete public affair run by the Village. As such, if the project were to move forward it would require significant partners for investment. He wanted the Committees' feedback on the topic and possibly any leads on investors for it, if able.

CONSIDERATION OF ECONOMIC DEVELOPMENT EVENTS

Mr. Walter stated that staff was working with Ms. Bowman and Mr. Hassan for a realtor event and a business event, respectively. Ms. Bowman stated that she will get staff dates that would not work, but otherwise is open. Mr. Hassan stated that November 12 from 3p.m. to 6 p.m. would be an ideal time. Mayor Grasso stated staff would work with them to get the events scheduled.

CONSIDERATION OF PROPOSED BUSINESS LICENSE REGULATIONS

This item was not discussed at the meeting and tabled for a future meeting.

CONSIDERATION AND APPROVAL OF RECOMMENDED RECREATIONAL CANNABIS REGULATIONS

Mayor Grasso introduced the topic of discussing whether to allow a recreational cannabis business in the Village, and if so, what the regulations should be placed on them. He stated that the Economic Development Committee should focus on the economics of the issue, rather than the location or the morals of the issue, as the Plan Commission will focus on location and use while the Village Board will discuss the morals of it. Mr. Walter was asked to give a summary of the law

and the areas where local governments can control. Mr. Walter also stated of those communities in the area, only Willow Springs and Willowbrook have opted in at this point.

The Committee discussed the estimated revenues contained in the packet. Discussion on if the amount was significant enough to counter possible negative effects to the Burr Ridge brand, making the Village seem less family friendly. It was also discussed if the Village could wait until a later time to see what the effects and actual revenues would be, but there were concerns that the opportunity might be missed if the Village were to wait.

Mayor Grasso wanted to reframe the discussion. How much revenue would it be required to generate for it to be a significant amount to offset any negatives? In addition, would earmarking that revenue for specific purposes, such as Police Pension, make the option more palpable?

Committee members and members of the audience did like the idea that some amount, or the entirety, be earmarked to either the Police Pension or Road Program. The Committee discussed the amount of revenue, but there was no consensus on what was significant as the Committee felt the estimates had too large a range due to the amount of variables and lack of data. In addition, even the highest estimates of the \$500,000 range seemed small in comparison to the property tax levy.

Mayor Grasso did highlight that the Village is not in any financial straits currently, but finding new revenues, or new flexibility with current revenues, was important. He stated another option the Village had was to become home rule, giving additional flexibility to use funds like hotel/motel tax for other purposes than solely recreation.

Mayor Grasso asked if there was a consensus for a recommendation for the Board. Seeing none, he stated that this topic would be on the next Economic Development Committee meeting.

OTHER CONSIDERATIONS

There were no other considerations.

PUBLIC COMMENT

There were no public comments not on the above agenda items.

ADJOURNMENT

Mayor Grasso asked for a MOTION to adjourn. Trustee Schiappa made the MOTION; Mr. Stangle seconded. With no objections, the meeting was adjourned at 9:07 p.m.

Respectfully submitted:

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

Andrez Beltran, Management Analyst

RESOLUTION NO. R- -19

**RESOLUTION SUPPORTING PASSAGE OF
STATE OF ILLINOIS HOUSE BILLS 3885 AND 3888
REGARDING REGULATIONS FOR ETHYLENE OXIDE**

WHEREAS, the Corporate Authorities of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, have declared that a clean and safe environment is essential to the welfare of its residents and businesses; and

WHEREAS, the Corporate Authorities of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, have determined that the presence of Ethylene Oxide in the community is contrary and detrimental to a clean and safe environment;

WHEREAS, the Corporate Authorities of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, support the efforts of legislators in the Illinois General Assembly to remove Ethylene Oxide from the environment;

WHEREAS, the Corporate Authorities of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, have declared that the intent and passage of House Bills 3885 and 3888 before the Illinois General Assembly is in the best interest of its residents and businesses.

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

Section 1: The legislation referred to in this resolution is attached herein as **Exhibit A.**

Section 2: That the Mayor and Board of Trustees of the Village of Burr Ridge hereby resolve to support the legislation and its intents described in **Exhibit A.**

Section 3: This Resolution shall be in full force and effect upon its adoption and approval as required by law.

ADOPTED this 14th day of October, 2019, by a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 14th day of October, 2019, by the Mayor of the Village of Burr Ridge.

Mayor

ATTEST:

Village Clerk

HB3885



101ST GENERAL ASSEMBLY

State of Illinois

2019 and 2020

HB3885

by Rep. Jim Durkin

SYNOPSIS AS INTRODUCED:

415 ILCS 5/9.16

Amends the Environmental Protection Act. Provides that nothing within provisions regarding the control of ethylene oxide sterilization sources shall limit the ability of a home rule unit of local government to adopt an ordinance that imposes additional operating restrictions upon or prohibits ethylene oxide sterilization operations of a facility that is located within the boundaries of the home rule unit of local government and is permitted to emit ethylene oxide. Effective immediately.

LRB101 13376 CPF 63059 b

A BILL FOR

1 AN ACT concerning safety.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Environmental Protection Act is amended by
5 changing Section 9.16, as added by Public Act 101-22, as
6 follows:

7 (415 ILCS 5/9.16)

8 Sec. 9.16. Control of ethylene oxide sterilization
9 sources.

10 (a) As used in this Section:

11 "Ethylene oxide sterilization operations" means the
12 process of using ethylene oxide at an ethylene oxide
13 sterilization source to make one or more items free from
14 microorganisms, pathogens, or both microorganisms and
15 pathogens.

16 "Ethylene oxide sterilization source" means any stationary
17 source with ethylene oxide usage that would subject it to the
18 emissions standards in 40 CFR 63.362. "Ethylene oxide
19 sterilization source" does not include beehive fumigators,
20 research or laboratory facilities, hospitals, doctors'
21 offices, clinics, or other stationary sources for which the
22 primary purpose is to provide medical services to humans or
23 animals.

1 "Exhaust point" means any point through which ethylene
2 oxide-laden air exits an ethylene oxide sterilization source.

3 "Stationary source" has the meaning set forth in subsection
4 1 of Section 39.5.

5 (b) Beginning 180 days after the effective date of this
6 amendatory Act of the 101st General Assembly, no person shall
7 conduct ethylene oxide sterilization operations, unless the
8 ethylene oxide sterilization source captures, and demonstrates
9 that it captures, 100% of all ethylene oxide emissions and
10 reduces ethylene oxide emissions to the atmosphere from each
11 exhaust point at the ethylene oxide sterilization source by at
12 least 99.9% or to 0.2 parts per million.

13 (1) Within 180 days after the effective date of this
14 amendatory Act of the 101st General Assembly for any
15 existing ethylene oxide sterilization source, or prior to
16 any ethylene oxide sterilization operation for any source
17 that first becomes subject to regulation after the
18 effective date of this amendatory Act of the 101st General
19 Assembly as an ethylene oxide sterilization source under
20 this Section, the owner or operator of the ethylene oxide
21 sterilization source shall conduct an initial emissions
22 test in accordance with all of the requirements set forth
23 in this paragraph (1) to verify that ethylene oxide
24 emissions to the atmosphere from each exhaust point at the
25 ethylene oxide sterilization source have been reduced by at
26 least 99.9% or to 0.2 parts per million:

1 (A) At least 30 days prior to the scheduled
2 emissions test date, the owner or operator of the
3 ethylene oxide sterilization source shall submit a
4 notification of the scheduled emissions test date and a
5 copy of the proposed emissions test protocol to the
6 Agency for review and written approval. Emissions test
7 protocols submitted to the Agency shall address the
8 manner in which testing will be conducted, including,
9 but not limited to:

10 (i) the name of the independent third party
11 company that will be performing sampling and
12 analysis and the company's experience with similar
13 emissions tests;

14 (ii) the methodologies to be used;

15 (iii) the conditions under which emissions
16 tests will be performed, including a discussion of
17 why these conditions will be representative of
18 maximum emissions from each of the 3 cycles of
19 operation (chamber evacuation, back vent, and
20 aeration) and the means by which the operating
21 parameters for the emission unit and any control
22 equipment will be determined;

23 (iv) the specific determinations of emissions
24 and operations that are intended to be made,
25 including sampling and monitoring locations; and

26 (v) any changes to the test method or methods

1 proposed to accommodate the specific circumstances
2 of testing, with justification.

3 (B) The owner or operator of the ethylene oxide
4 sterilization source shall perform emissions testing
5 in accordance with an Agency-approved test protocol
6 and at representative conditions to verify that
7 ethylene oxide emissions to the atmosphere from each
8 exhaust point at the ethylene oxide sterilization
9 source have been reduced by at least 99.9% or to 0.2
10 parts per million. The duration of the test must
11 incorporate all 3 cycles of operation for
12 determination of the emission reduction efficiency.

13 (C) Upon Agency approval of the test protocol, any
14 source that first becomes subject to regulation after
15 the effective date of this amendatory Act of the 101st
16 General Assembly as an ethylene oxide sterilization
17 source under this Section may undertake ethylene oxide
18 sterilization operations in accordance with the
19 Agency-approved test protocol for the sole purpose of
20 demonstrating compliance with this subsection (b).

21 (D) The owner or operator of the ethylene oxide
22 sterilization source shall submit to the Agency the
23 results of any and all emissions testing conducted
24 after the effective date of this amendatory Act of the
25 101st General Assembly, until the Agency accepts
26 testing results under subparagraph (E) of paragraph

1 (1) of this subsection (b), for any existing source or
2 prior to any ethylene oxide sterilization operation
3 for any source that first becomes subject to regulation
4 after the effective date of this amendatory Act of the
5 101st General Assembly as an ethylene oxide
6 sterilization source under this Section. The results
7 documentation shall include at a minimum:

8 (i) a summary of results;

9 (ii) a description of test method or methods,
10 including description of sample points, sampling
11 train, analysis equipment, and test schedule;

12 (iii) a detailed description of test
13 conditions, including process information and
14 control equipment information; and

15 (iv) data and calculations, including copies
16 of all raw data sheets, opacity observation
17 records and records of laboratory analyses, sample
18 calculations, and equipment calibration.

19 (E) Within 30 days of receipt, the Agency shall
20 accept, accept with conditions, or decline to accept a
21 stack testing protocol and the testing results
22 submitted to demonstrate compliance with paragraph (1)
23 of this subsection (b). If the Agency accepts with
24 conditions or declines to accept the results
25 submitted, the owner or operator of the ethylene oxide
26 sterilization source shall submit revised results of

1 the emissions testing or conduct emissions testing
2 again. If the owner or operator revises the results,
3 the revised results shall be submitted within 15 days
4 after the owner or operator of the ethylene oxide
5 sterilization source receives written notice of the
6 Agency's conditional acceptance or rejection of the
7 emissions testing results. If the owner or operator
8 conducts emissions testing again, such new emissions
9 testing shall conform to the requirements of this
10 subsection (b).

11 (2) The owner or operator of the ethylene oxide
12 sterilization source shall conduct emissions testing on
13 all exhaust points at the ethylene oxide sterilization
14 source at least once each calendar year to demonstrate
15 compliance with the requirements of this Section and any
16 applicable requirements concerning ethylene oxide that are
17 set forth in either United States Environmental Protection
18 Agency rules or Board rules. Annual emissions tests
19 required under this paragraph (2) shall take place at least
20 6 months apart. An initial emissions test conducted under
21 paragraph (1) of this subsection (b) satisfies the testing
22 requirement of this paragraph (2) for the calendar year in
23 which the initial emissions test is conducted.

24 (3) At least 30 days before conducting the annual
25 emissions test required under paragraph (2) of this
26 subsection (b), the owner or operator shall submit a

1 notification of the scheduled emissions test date and a
2 copy of the proposed emissions test protocol to the Agency
3 for review and written approval. Emissions test protocols
4 submitted to the Agency under this paragraph (3) must
5 address each item listed in subparagraph (A) of paragraph
6 (1) of this subsection (b). Emissions testing shall be
7 performed in accordance with an Agency-approved test
8 protocol and at representative conditions. In addition, as
9 soon as practicable, but no later than 30 days after the
10 emissions test date, the owner or operator shall submit to
11 the Agency the results of the emissions testing required
12 under paragraph (2) of this subsection (b). Such results
13 must include each item listed in subparagraph (D) of
14 paragraph (1) of this subsection (b).

15 (4) If the owner or operator of an ethylene oxide
16 sterilization source conducts any emissions testing in
17 addition to tests required by this amendatory Act of the
18 101st General Assembly, the owner or operator shall submit
19 to the Agency the results of such emissions testing within
20 30 days after the emissions test date.

21 (5) The Agency shall accept, accept with conditions, or
22 decline to accept testing results submitted to demonstrate
23 compliance with paragraph (2) of this subsection (b). If
24 the Agency accepts with conditions or declines to accept
25 the results submitted, the owner or operator of the
26 ethylene oxide sterilization source shall submit revised

1 results of the emissions testing or conduct emissions
2 testing again. If the owner or operator revises the
3 results, the revised results shall be submitted within 15
4 days after the owner or operator of the ethylene oxide
5 sterilization source receives written notice of the
6 Agency's conditional acceptance or rejection of the
7 emissions testing results. If the owner or operator
8 conducts emissions testing again, such new emissions
9 testing shall conform to the requirements of this
10 subsection (b).

11 (c) If any emissions test conducted more than 180 days
12 after the effective date of this amendatory Act of the 101st
13 General Assembly fails to demonstrate that ethylene oxide
14 emissions to the atmosphere from each exhaust point at the
15 ethylene oxide sterilization source have been reduced by at
16 least 99.9% or to 0.2 parts per million, the owner or operator
17 of the ethylene oxide sterilization source shall immediately
18 cease ethylene oxide sterilization operations and notify the
19 Agency within 24 hours of becoming aware of the failed
20 emissions test. Within 60 days after the date of the test, the
21 owner or operator of the ethylene oxide sterilization source
22 shall:

23 (1) complete an analysis to determine the root cause of
24 the failed emissions test;

25 (2) take any actions necessary to address that root
26 cause;

1 (3) submit a report to the Agency describing the
2 findings of the root cause analysis, any work undertaken to
3 address findings of the root cause analysis, and
4 identifying any feasible best management practices to
5 enhance capture and further reduce ethylene oxide levels
6 within the ethylene oxide sterilization source, including
7 a schedule for implementing such practices; and

8 (4) upon approval by the Agency of the report required
9 by paragraph (3) of this subsection, restart ethylene oxide
10 sterilization operations only to the extent necessary to
11 conduct additional emissions test or tests. The ethylene
12 oxide sterilization source shall conduct such emissions
13 test or tests under the same requirements as the annual
14 test described in paragraphs (2) and (3) of subsection (b).
15 The ethylene oxide sterilization source may restart
16 operations once an emissions test successfully
17 demonstrates that ethylene oxide emissions to the
18 atmosphere from each exhaust point at the ethylene oxide
19 sterilization source have been reduced by at least 99.9% or
20 to 0.2 parts per million, the source has submitted the
21 results of all emissions testing conducted under this
22 subsection to the Agency, and the Agency has approved the
23 results demonstrating compliance.

24 (d) Beginning 180 days after the effective date of this
25 amendatory Act of the 101st General Assembly for any existing
26 source or prior to any ethylene oxide sterilization operation

1 for any source that first becomes subject to regulation after
2 the effective date of this amendatory Act of the 101st General
3 Assembly as an ethylene oxide sterilization source under this
4 Section, no person shall conduct ethylene oxide sterilization
5 operations unless the owner or operator of the ethylene oxide
6 sterilization source submits for review and approval by the
7 Agency a plan describing how the owner or operator will
8 continuously collect emissions information at the ethylene
9 oxide sterilization source. This plan must also specify
10 locations at the ethylene oxide sterilization source from which
11 emissions will be collected and identify equipment used for
12 collection and analysis, including the individual system
13 components.

14 (1) The owner or operator of the ethylene oxide
15 sterilization source must provide a notice of acceptance of
16 any conditions added by the Agency to the plan, or correct
17 any deficiencies identified by the Agency in the plan,
18 within 3 business days after receiving the Agency's
19 conditional acceptance or denial of the plan.

20 (2) Upon the Agency's approval of the plan, the owner
21 or operator of the ethylene oxide sterilization source
22 shall implement the plan in accordance with its approved
23 terms.

24 (e) Beginning 180 days after the effective date of this
25 amendatory Act of the 101st General Assembly for any existing
26 source or prior to any ethylene oxide sterilization operation

1 for any source that first becomes subject to regulation after
2 the effective date of this amendatory Act of the 101st General
3 Assembly as an ethylene oxide sterilization source under this
4 Section, no person shall conduct ethylene oxide sterilization
5 operations unless the owner or operator of the ethylene oxide
6 sterilization source submits for review and approval by the
7 Agency an Ambient Air Monitoring Plan.

8 (1) The Ambient Air Monitoring Plan shall include, at a
9 minimum, the following:

10 (A) Detailed plans to collect and analyze air
11 samples for ethylene oxide on at least a quarterly
12 basis near the property boundaries of the ethylene
13 oxide sterilization source and at community locations
14 with the highest modeled impact pursuant to the
15 modeling conducted under subsection (f). Each
16 quarterly sampling under this subsection shall be
17 conducted over a multiple-day sampling period.

18 (B) A schedule for implementation.

19 (C) The name of the independent third party company
20 that will be performing sampling and analysis and the
21 company's experience with similar testing.

22 (2) The owner or operator of the ethylene oxide
23 sterilization source must provide a notice of acceptance of
24 any conditions added by the Agency to the Ambient Air
25 Monitoring Plan, or correct any deficiencies identified by
26 the Agency in the Ambient Air Monitoring Plan, within 3

1 business days after receiving the Agency's conditional
2 acceptance or denial of the plan.

3 (3) Upon the Agency's approval of the plan, the owner
4 or operator of the ethylene oxide sterilization source
5 shall implement the Ambient Air Monitoring Plan in
6 accordance with its approved terms.

7 (f) Beginning 180 days after the effective date of this
8 amendatory Act of the 101st General Assembly for any existing
9 source or prior to any ethylene oxide sterilization operation
10 for any source that first becomes subject to regulation after
11 the effective date of this amendatory Act of the 101st General
12 Assembly as an ethylene oxide sterilization source under this
13 Section, no person shall conduct ethylene oxide sterilization
14 operations unless the owner or operator of the ethylene oxide
15 sterilization source has performed dispersion modeling and the
16 Agency approves such modeling.

17 (1) Dispersion modeling must:

18 (A) be conducted using accepted United States
19 Environmental Protection Agency methodologies,
20 including 40 CFR Part 51, Appendix W, except that no
21 background ambient levels of ethylene oxide shall be
22 used;

23 (B) use emissions and stack parameter data from the
24 emissions test conducted in accordance with paragraph
25 (1) of subsection (b), and use 5 years of hourly
26 meteorological data that is representative of the

1 source's location; and

2 (C) use a receptor grid that extends to at least
3 one kilometer around the source and ensure the modeling
4 domain includes the area of maximum impact, with
5 receptor spacing no greater than every 50 meters
6 starting from the building walls of the source
7 extending out to a distance of at least one-half
8 kilometer, then every 100 meters extending out to a
9 distance of at least one kilometer.

10 (2) The owner or operator of the ethylene oxide
11 sterilization source shall submit revised results of all
12 modeling if the Agency accepts with conditions or declines
13 to accept the results submitted.

14 (g) A facility permitted to emit ethylene oxide that has
15 been subject to a seal order under Section 34 is prohibited
16 from using ethylene oxide for sterilization or fumigation
17 purposes, unless (i) the facility can provide a certification
18 to the Agency by the supplier of a product to be sterilized or
19 fumigated that ethylene oxide sterilization or fumigation is
20 the only available method to completely sterilize or fumigate
21 the product and (ii) the Agency has certified that the
22 facility's emission control system uses technology that
23 produces the greatest reduction in ethylene oxide emissions
24 currently available. The certification shall be made by a
25 company representative with knowledge of the sterilization
26 requirements of the product. The certification requirements of

1 this Section shall apply to any group of products packaged
2 together and sterilized as a single product if sterilization or
3 fumigation is the only available method to completely sterilize
4 or fumigate more than half of the individual products contained
5 in the package.

6 A facility is not subject to the requirements of this
7 subsection if the supporting findings of the seal order under
8 Section 34 are found to be without merit by a court of
9 competent jurisdiction.

10 (h) If an entity, or any parent or subsidiary of an entity,
11 that owns or operates a facility permitted by the Agency to
12 emit ethylene oxide acquires by purchase, license, or any other
13 method of acquisition any intellectual property right in a
14 sterilization technology that does not involve the use of
15 ethylene oxide, or by purchase, merger, or any other method of
16 acquisition of any entity that holds an intellectual property
17 right in a sterilization technology that does not involve the
18 use of ethylene oxide, that entity, parent, or subsidiary shall
19 notify the Agency of the acquisition within 30 days of
20 acquiring it. If that entity, parent, or subsidiary has not
21 used the sterilization technology within 3 years of its
22 acquisition, the entity shall notify the Agency within 30 days
23 of the 3-year period elapsing.

24 An entity, or any parent or subsidiary of an entity, that
25 owns or operates a facility permitted by the Agency to emit
26 ethylene oxide that has any intellectual property right in any

1 sterilization technology that does not involve the use of
2 ethylene oxide shall notify the Agency of any offers that it
3 makes to license or otherwise allow the technology to be used
4 by third parties within 30 days of making the offer.

5 An entity, or any parent or subsidiary of an entity, that
6 owns or operates a facility permitted by the Agency to emit
7 ethylene oxide shall provide the Agency with a list of all U.S.
8 patent registrations for sterilization technology that the
9 entity, parent, or subsidiary has any property right in. The
10 list shall include the following:

11 (1) The patent number assigned by the United States
12 Patent and Trademark Office for each patent.

13 (2) The date each patent was filed.

14 (3) The names and addresses of all owners or assignees
15 of each patent.

16 (4) The names and addresses of all inventors of each
17 patent.

18 (i) If a CAAPP permit applicant applies to use ethylene
19 oxide as a sterilant or fumigant at a facility not in existence
20 prior to January 1, 2020, the Agency shall issue a CAAPP permit
21 for emission of ethylene oxide only if:

22 (1) the nearest school or park is at least 10 miles
23 from the permit applicant in counties with populations
24 greater than 50,000;

25 (2) the nearest school or park is at least 15 miles
26 from the permit applicant in counties with populations less

1 than or equal to 50,000; and

2 (3) within 7 days after the application for a CAAPP
3 permit, the permit applicant has published its permit
4 request on its website, published notice in a local
5 newspaper of general circulation, and provided notice to:

6 (A) the State Representative for the
7 representative district in which the facility is
8 located;

9 (B) the State Senator for the legislative district
10 in which the facility is located;

11 (C) the members of the county board for the county
12 in which the facility is located; and

13 (D) the local municipal board members and
14 executives.

15 (j) The owner or operator of an ethylene oxide
16 sterilization source must apply for and obtain a construction
17 permit from the Agency for any modifications made to the source
18 to comply with the requirements of this amendatory Act of the
19 101st General Assembly, including, but not limited to,
20 installation of a permanent total enclosure, modification of
21 airflow to create negative pressure within the source, and
22 addition of one or more control devices. Additionally, the
23 owner or operator of the ethylene oxide sterilization source
24 must apply for and obtain from the Agency a modification of the
25 source's operating permit to incorporate such modifications
26 made to the source. Both the construction permit and operating

1 permit must include a limit on ethylene oxide usage at the
2 source.

3 (k) Nothing in this Section shall be interpreted to excuse
4 the ethylene oxide sterilization source from complying with any
5 applicable local requirements.

6 (l) The owner or operator of an ethylene oxide
7 sterilization source must notify the Agency within 5 days after
8 discovering any deviation from any of the requirements in this
9 Section or deviations from any applicable requirements
10 concerning ethylene oxide that are set forth in this Act,
11 United States Environmental Protection Agency rules, or Board
12 rules. As soon as practicable, but no later than 5 business
13 days, after the Agency receives such notification, the Agency
14 must post a notice on its website and notify the members of the
15 General Assembly from the Legislative and Representative
16 Districts in which the source in question is located, the
17 county board members of the county in which the source in
18 question is located, the corporate authorities of the
19 municipality in which the source in question is located, and
20 the Illinois Department of Public Health.

21 (m) The Agency must conduct at least one unannounced
22 inspection of all ethylene oxide sterilization sources subject
23 to this Section per year. Nothing in this Section shall limit
24 the Agency's authority under other provisions of this Act to
25 conduct inspections of ethylene oxide sterilization sources.

26 (n) The Agency shall conduct air testing to determine the

1 ambient levels of ethylene oxide throughout the State. The
2 Agency shall, within 180 days after the effective date of this
3 amendatory Act of the 101st General Assembly, submit rules for
4 ambient air testing of ethylene oxide to the Board.

5 (o) Nothing in this Section shall limit the ability of a
6 home rule unit of local government to adopt an ordinance that
7 imposes additional operating restrictions upon or prohibits
8 ethylene oxide sterilization operations of a facility that is
9 located within the boundaries of the home rule unit of local
10 government and is permitted to emit ethylene oxide.

11 (Source: P.A. 101-22, eff. 6-21-19.)

12 Section 99. Effective date. This Act takes effect upon
13 becoming law.



101ST GENERAL ASSEMBLY

State of Illinois

2019 and 2020

HB3888

by Rep. Rita Mayfield

SYNOPSIS AS INTRODUCED:

415 ILCS 5/9.18 new

Amends the Environmental Protection Act. Provides requirements for the prohibition of the conduct of ethylene oxide sterilization operations or other activities that emit ethylene oxide (and, for ethylene oxide sterilization sources, propylene oxide). Requires entities to submit a plan to the Environmental Protection Agency describing how they will continuously collect emissions information. Provides requirements for emissions monitoring and testing. Requires specified hospitals to submit a plan to the Agency describing how the hospital will phase out the emissions of ethylene oxide by an established deadline. Provides that when issuing permits to ethylene oxide sterilization sources, hospitals, and ethylene oxide emissions sources, the Agency shall include limitations on the amount of ethylene oxide that may be stored on-site to protect public health, public safety, and the environment. Requires storage of ethylene oxide in excess of 100 pounds to be underground. Provides that the unit of local government in which an ethylene oxide sterilization source, hospital, or ethylene oxide emissions source is located may regulate the storage and location of ethylene oxide in a manner that is more restrictive or matches the standards established by the Agency. Requires the Agency to set annual emissions limitations on ethylene oxide for all ethylene oxide emissions sources. Provides that, on and after January 1, 2022, the maximum cumulative emissions from any sum of ethylene oxide emissions sources located within 3 and one half miles of each other shall not exceed 35 pounds annually. Requires the Agency to conduct a comprehensive review of ethylene oxide use and emissions within the State and to submit its findings in a report to the General Assembly. Effective immediately.

LRB101 14210 CPF 63238 b

1 AN ACT concerning safety.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Environmental Protection Act is amended by
5 adding Section 9.18 as follows:

6 (415 ILCS 5/9.18 new)

7 Sec. 9.18. Ethylene oxide phase-out.

8 (a) In this Section:

9 "Densely populated region" means any 5 mile radius,
10 centered around an ethylene oxide emissions source, with a
11 population density of at least 10 residents per square mile.

12 "Ethylene oxide emissions source" means a source that
13 currently, or at any point in the previous 15 years, emits,
14 emitted, or has the potential to emit ethylene oxide into the
15 atmosphere, regardless of its emissions source. "Ethylene
16 oxide emissions source" does not include ethylene oxide
17 sterilization sources, nor hospitals licensed under the
18 Hospital Licensing Act or operated under the University of
19 Illinois Hospital Act.

20 "Ethylene oxide sterilization operations" means the
21 process of using ethylene oxide to make one or more items free
22 from microorganisms, pathogens, or both microorganisms and
23 pathogens.

1 "Ethylene oxide sterilization source" means a source where
2 operations include ethylene oxide sterilization operations and
3 that currently, or at any point in the previous 15 years,
4 emits, emitted, or has the potential to emit ethylene oxide
5 into the atmosphere, regardless of its emissions source.

6 "Hospital" means a hospital licensed under the Hospital
7 Licensing Act or operated under the University of Illinois
8 Hospital Act.

9 (b) Ethylene oxide sterilization sources are subject to the
10 following requirements:

11 (1) On and after January 1, 2021, no ethylene oxide
12 sterilization source shall conduct ethylene oxide
13 sterilization operations or other activities that emit
14 ethylene oxide or propylene oxide within a densely
15 populated region or within 5 miles of a school or daycare
16 in existence on or before August 1, 2019.

17 (2) Within 90 days after the effective date of this
18 amendatory Act of the 101st General Assembly, each ethylene
19 oxide sterilization source shall submit for review and
20 approval by the Agency a plan describing how the owner or
21 operator of the ethylene oxide sterilization source will
22 phase out the emissions of ethylene oxide by January 1,
23 2021. Upon approval by the Agency the plan shall be made
24 publicly available on the Agency's website.

25 (A) The owner or operator of the ethylene oxide
26 sterilization source must provide a notice of

1 acceptance of any conditions added by the Agency to the
2 plan, or correct any deficiencies identified by the
3 Agency in the plan, within 3 business days after
4 receiving the Agency's conditional acceptance or
5 denial of the plan.

6 (B) Upon the Agency's approval of the plan, the
7 owner or operator of the ethylene oxide sterilization
8 source shall implement the plan in accordance with its
9 approved terms.

10 (3) No ethylene oxide sterilization source shall
11 conduct ethylene oxide sterilization operations or other
12 activities that cause ethylene oxide or propylene oxide
13 emissions unless the owner or operator of the ethylene
14 oxide sterilization source submits for review and approval
15 by the Agency a plan describing how the owner or operator
16 will continuously collect emissions information. The plan
17 must also specify locations at the source from which
18 emissions will be collected and identify equipment used for
19 their collection and analysis, including the equipment's
20 individual system components. Emissions monitoring
21 equipment must be tested and validated at least once in any
22 12-month period and the results forwarded to the Agency.

23 (4) On and after January 1, 2021, no ethylene oxide
24 sterilization source outside of a densely populated area or
25 further than 5 miles from a school or daycare in existence
26 on or before August 1, 2019 shall emit more than 30 pounds

1 of ethylene oxide or 30 pounds of propylene oxide annually.

2 (5) In issuing the applicable permits to ethylene oxide
3 sterilization sources, the Agency shall include
4 limitations on the amount of ethylene oxide that may be
5 stored on-site to protect public health, public safety, and
6 the environment. Storage of ethylene oxide in excess of 100
7 pounds shall only be permitted underground. The unit of
8 local government in which the ethylene oxide sterilization
9 source is located may regulate the storage and location of
10 ethylene oxide in a manner that is more restrictive or
11 matches the standards established by the Agency.

12 (c) Hospitals are subject to the following requirements:

13 (1) On and after January 1, 2025, any hospital
14 designated as a critical access hospital by the Centers for
15 Medicare and Medicaid Services under the federal Balanced
16 Budget Act of 1997 shall not conduct ethylene oxide
17 sterilization operations or other activities that cause
18 ethylene oxide emissions within a densely populated region
19 or within 5 miles of a school or daycare in existence on or
20 before August 1, 2019.

21 (2) On and after January 1, 2022, any hospital not
22 designated as a critical access hospital by the Centers for
23 Medicare and Medicaid Services shall not conduct ethylene
24 oxide sterilization operations or other activities that
25 cause ethylene oxide emissions within a densely populated
26 region or within 5 miles of a school or daycare in

1 existence on or before August 1, 2019.

2 (3) Within 90 days after the effective date of this
3 amendatory Act of the 101st General Assembly, any hospital
4 conducting ethylene oxide sterilization operations shall
5 submit for review and approval by the Agency a plan
6 describing how the hospital will phase out the emissions of
7 ethylene oxide by the deadline established in this
8 subsection. Upon approval by the Agency the plan shall be
9 made publicly available on the Agency's website.

10 (A) The hospital must provide a notice of
11 acceptance of any conditions added by the Agency to the
12 plan, or correct any deficiencies identified by the
13 Agency in the plan, within 3 business days after
14 receiving the Agency's conditional acceptance or
15 denial of the plan.

16 (B) Upon the Agency's approval of the plan, the
17 hospital shall implement the plan in accordance with
18 its approved terms.

19 (4) No hospital shall conduct ethylene oxide
20 sterilization operations or other activities that cause
21 ethylene oxide emissions unless the hospital submits for
22 review and approval by the Agency a plan describing how the
23 hospital will continuously collect emissions information.
24 The plan must also specify locations at the source from
25 which emissions will be collected and identify equipment
26 used for their collection and analysis, including the

1 equipment's individual system components.

2 (5) On and after January 1, 2022, no hospital outside
3 of a densely populated area or further than 5 miles from a
4 school or daycare in existence on or before August 1, 2019
5 shall emit more than 30 pounds of ethylene oxide annually.

6 (6) In issuing the applicable permits to hospitals, the
7 Agency shall include limitations on the amount of ethylene
8 oxide that may be stored on-site to protect public health,
9 public safety, and the environment. Storage of ethylene
10 oxide in excess of 100 pounds shall only be permitted
11 underground. The unit of local government in which the
12 hospital is located may regulate the storage and location
13 of ethylene oxide in a manner that is more restrictive or
14 matches the standards established by the Agency.

15 (d) Ethylene oxide emissions sources are subject to the
16 following requirements:

17 (1) On and after January 1, 2021, no ethylene oxide
18 emissions source shall conduct operations or other
19 activities that emit ethylene oxide in excess of 30 pounds
20 annually within a densely populated region or within 5
21 miles of a school or daycare in existence on or before
22 August 1, 2019.

23 (2) Beginning 90 days after the effective date of this
24 amendatory Act of the 101st General Assembly, no ethylene
25 oxide emissions source shall conduct activities that cause
26 ethylene oxide emissions unless the owner or operator of

1 the ethylene oxide emissions source submits for review and
2 approval by the Agency a plan describing how the owner or
3 operator of the ethylene oxide emissions source will
4 continuously collect emissions information. The owner or
5 operator of each ethylene oxide emissions source must
6 specify in his or her plan all locations at which ethylene
7 oxide may enter the atmosphere at each emissions source and
8 shall install proper monitoring equipment. The equipment
9 for monitoring and collecting emissions must be installed
10 and the owner or operator of the ethylene oxide emissions
11 source must begin reporting the results to the Agency
12 within 120 days of the effective date of this amendatory
13 Act of the 101st General Assembly. The plan must also
14 specify locations at the source from which emissions will
15 be collected and identify equipment used for collection and
16 analysis, including the equipment's individual system
17 components. The emissions monitoring equipment must be
18 tested and validated at least once in any 12-month period
19 and the results forwarded to the Agency.

20 (A) The owner or operator of an ethylene oxide
21 emissions source must provide a notice of acceptance of
22 any conditions added by the Agency to the plan, or
23 correct any deficiencies identified by the Agency in
24 the plan, within 3 business days after receiving the
25 Agency's conditional acceptance or denial of the plan.

26 (B) Upon the Agency's approval of the plan, the

1 owner or operator of the ethylene oxide emissions
2 source shall implement the plan in accordance with its
3 approved terms.

4 (3) An ethylene oxide emissions source shall report to
5 the Agency the amount of ethylene oxide used and the
6 ethylene oxide emissions created at the ethylene oxide
7 emissions source annually. All reports submitted to the
8 Agency shall include documentation necessary to verify the
9 quantity used and purchased by the ethylene oxide emissions
10 source.

11 (4) In issuing the applicable permits to ethylene oxide
12 emissions sources, the Agency shall include limitations on
13 the amount of ethylene oxide that may be stored on-site to
14 protect public health, public safety, and the environment.
15 Storage of ethylene oxide in excess of 100 pounds shall
16 only be permitted underground. The unit of local government
17 in which the ethylene oxide emissions source is located may
18 regulate the storage and location of ethylene oxide in a
19 manner that is more restrictive or matches the standards
20 established by the Agency.

21 (5) The Agency shall set annual emissions limitations
22 on ethylene oxide for all ethylene oxide emissions sources.
23 The limitations shall be set to provide maximum protection
24 for public health without consideration of cost.

25 (e) On and after January 1, 2022, the maximum cumulative
26 emissions from any sum of ethylene oxide emissions sources

1 located within 3 and one half miles of each other shall not
2 exceed 35 pounds annually, inclusive of any emissions not
3 emanating from any stack. The Agency shall set emissions
4 limitations for individual ethylene oxide emissions sources to
5 comply with this requirement.

6 (f) Within 180 days after the effective date of this
7 amendatory Act of the 101st General Assembly, the Agency shall
8 conduct a comprehensive review of ethylene oxide use and
9 emissions within the State of Illinois. The Agency shall submit
10 its findings in a report to the General Assembly and make the
11 report publicly available on the Agency's website. At a
12 minimum, the report shall include the following:

13 (1) A comprehensive list of all locations where
14 ethylene oxide is used at levels that may cause measurable
15 emissions.

16 (2) The Agency's recommendations for future regulation
17 or legislation of ethylene oxide use, designed to provide
18 maximum protection to public health.

19 (3) The Agency's assessment of the risk to human health
20 and environmental damage that can be caused by exposure to
21 ethylene oxide.

22 (g) No person or entity shall dispose of ethylene oxide or
23 cause the emission of ethylene oxide through methods not
24 explicitly authorized in an applicable permit issued by the
25 Agency.

1 Section 97. Severability. The provisions of this Act are
2 severable under Section 1.31 of the Statute on Statutes.

3 Section 99. Effective date. This Act takes effect upon
4 becoming law.

RESOLUTION NO. R- -19

**RESOLUTION APPROVING THE PRELIMINARY PLAT OF
SUBDIVISION AND SUBDIVISION VARIATION FOR THE
MENDI SUBDIVISION (6100 SOUTH GRANT STREET)**

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

Section 1: The preliminary plat of subdivision attached hereto as Exhibit A (hereinafter referred to as the "Subdivision" or "Subdivision Plat"), is hereby approved, subject to the following conditions:

- A. The Final Plat and Final Engineering Plans shall substantially comply with the submitted Preliminary Plat attached hereto as **Exhibit A.**
- B. Payment of the required school and park impact fees shall be made prior to recording the final plat of subdivision.
- C. Approval by the Village Engineer of final engineering plans including an engineer's cost estimate for all required improvements is required prior to recording the final plat of subdivision.
- D. Payment of all outstanding reimbursable fees, including but not limited to legal, engineering, and forestry fees prior to recording the final plat of subdivision.
- E. A variation from the Subdivision Ordinance is hereby granted to the subject property for a 60-foot-wide T-type terminus to be constructed at the north end of the property in lieu of a standard cul de sac.

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

ADOPTED this 14th day of October, 2019, by a roll call vote
as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 14th day of October, 2019, by the Mayor of the
Village of Burr Ridge.

Mayor

ATTEST:

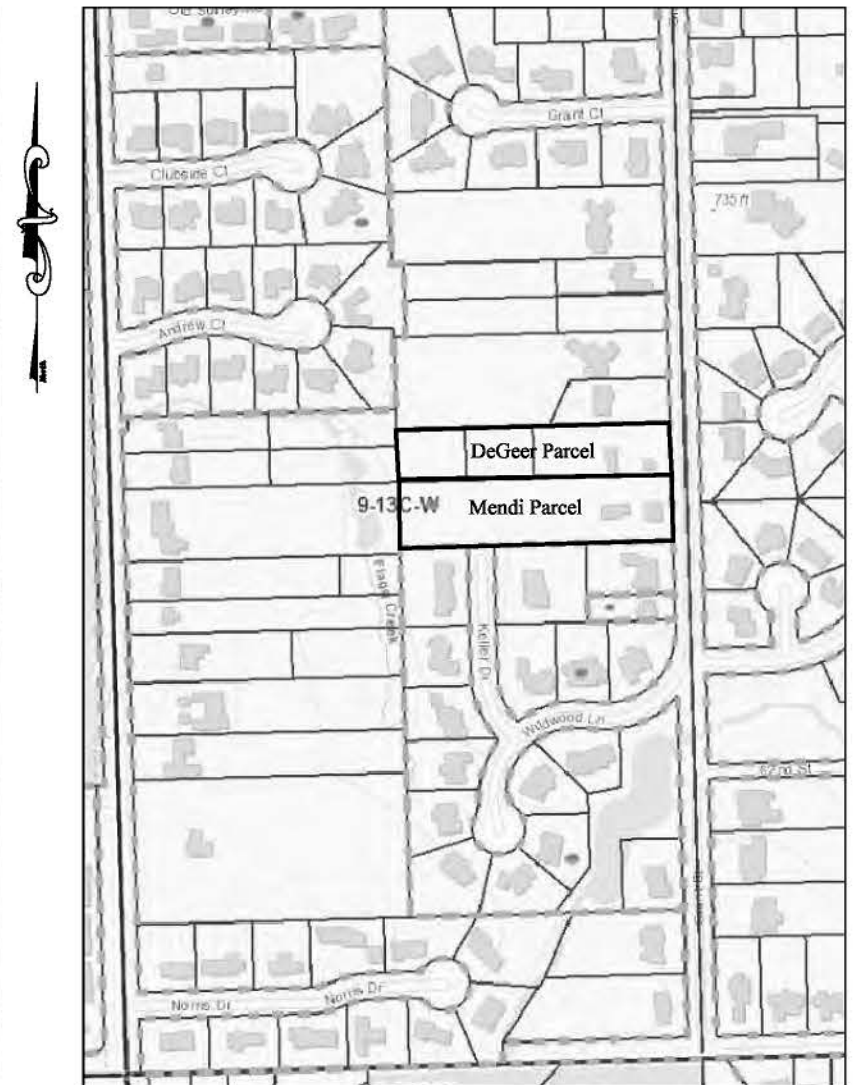
Village Clerk

EXHIBIT A

OVERALL PLAN - KELLAR DRIVE FUTURE EXTENSION



LOCATION MAP



Notes: Square footage shown of existing residences denoted as (x,xxx) is approximate only and are based on aerial pictography.

* Area shown for Mendi & DeGeer property is based on the subsequent transfer of 5'-8" between parties.

SITE DATA

Mendi Property		De Geer Property	
PIN:	09-13-300-036	PIN:	09-13-300-034&35
Address:	6100 S Grant	Address:	6050 S Grant
Area*:	2.07 Acres (90,313 sf)	Area*:	1.82 Acres (79,455 sf)
ROW	8,564 sf	ROW	7,750 sf
Total Lots:	3 Lots	Total Lots:	2 Lots
Min. Lot width:	142.8'	Min. Lot width:	126.2'
Min. Lot Size:	22,260 sf	Min. Lot Size:	20,081 sf
Density:	0.69 Lots/Acre	Density:	0.94 Lots/Acre
Existing Zoning	R-3	Existing Zoning	R-3
Proposed Zoning:	R-3	Proposed Zoning:	R-3

Setbacks	Proposed	District
Front	30'	30'
Rear	50'	50'
Side Yard	10'	10'

Taurus Engineering, L.L.C.

5N557 Route 59
Bartlett, IL 60103
(630) 549-5506
tauruseng@sbcglobal.net

Overall Plan		
Subdivision		
Burr Ridge, Illinois		
Drawing Date: September 22, 2019	SCALE: 1" = 50'	SHEET NUMBER 1 OF 1
Prepared For:	Revision:	Date
DeGeer 6050 S Grant Street Burr Ridge, IL		



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

October 8, 2019

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

Re: Preliminary Plat of Subdivision (Mendi); Plat Approval and Subdivision Variation

Dear Mayor and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation to approve a request from Resham Mendi for a preliminary plat of subdivision with a subdivision variation at 6100 South Grant Street.

The Plan Commission considered this request on May 6 and October 7, 2019. The Plan Commission originally considered this request in the spring but directed staff to work with neighboring property owners to determine if there was interest in creating additional subdivisions on the properties to the north in the future. Several property owners did express such an interest in allowing this possibility in the future. The Plan Commission discussed the wisdom of allowing the variation to allow the extension of Keller Drive without a cul de sac but ultimately came to a consensus that such a variation was warranted as it would allow for better long-range planning.

The Plan Commission, by a vote of 5 to 1, **recommends that the Board of Trustees approve** a request by Resham Mendi for a preliminary plat of subdivision with a subdivision variation to permit a 60-foot-wide T-type terminus at the north end of the property in lieu of a standard cul de sac.

Sincerely,

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



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: October 7, 2019

RE: 6100 South Grant Street (Mendi); Preliminary Plat of Subdivision and Variation;
continued from May 6, 2019

The Plan Commission previously considered a request for a preliminary plat of subdivision (Mendi) with a variation at 6100 South Grant Street on May 6, 2019. Attached is a request for review of a preliminary plat of subdivision for the above referenced property. The Plan Commission previously directed staff to work with adjacent property owners to the north (6050 Grant – DeGeer; and 6030 Grant – Grasso) to ensure that Keller Drive terminates in the proper manner and place. Since the previous consideration of this plat, both adjacent property owners have requested that the Village allow for the opportunity for subdivision on their properties, thus creating the potential for further extensions and eventual termination of Keller Drive in the form of a cul de sac further north than the Mendi property. The attached plat reflects the proposed subdivision for the Mendi property as well as the eventual DeGeer subdivision, the latter of which is not proposed to occur at this time. The plat proposes to subdivide a parcel approximately 2 acres in area into two single-family residential lots. The following review comments are provided:

- Two single-family residential lots are proposed; each lot complies with the minimum 20,000 square foot lot area and 100' width as required in the R-3 District. The subject property has a current Grant Street address; if a subdivision were created, the two newly-created lots would be accessed via Keller Drive, while the eastern lot would be accessed via Grant Street.
- The extension of Keller Drive with a terminus at the north end is required to facilitate travel for vehicles along Keller Drive. Two properties located directly south of the subject property on either side of the street, 6081 and 6086 Keller Drive, were created via a re-subdivision in 1992 (Wildwood's 1st Addition). That subdivision was permitted without the creation of a terminus, as it was assumed that at least one more subdivision would be created north of these new lots, with the next subdivision providing the necessary turnaround infrastructure.
- To create this subdivision, the petitioner is normally required to provide a cul-de-sac terminus with a 90' pavement width and 120' right-of-way per the Subdivision Ordinance. The petitioner has requested a variation from this requirement, as property owners to the north of the subject property have expressed interest in eventual subdivision of their own lots.

If the Plan Commission chooses to recommend approval of a preliminary plat of subdivision with a variation to construct a subdivision without the necessary cul-de-sac terminus with a 90' pavement width and 120' right-of-way per the Subdivision Ordinance, staff recommends that the variation be made with the condition that the petitioner provide a T-type terminus at the north end of the proposed subdivision measuring 60' wide (the full width of the public right of way) and 20' deep to accommodate vehicle access. It should be noted that the T-type terminus that is shown on the attached plat is shown on the DeGeer property at 6050 Grant instead of on the Mendi property; the T-type terminus would be located on the Mendi property, if approved. It is anticipated that when Keller Drive is eventually extended north beyond the Mendi property, the T-type terminus would be removed.



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8A

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

October 8, 2019

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

Re: Z-17-2019: 582 Village Center Drive (Hassan); PUD Amendment and Findings of Fact

Dear Mayor and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation to approve a request from Ramzi Hassan for an amendment to PUD Ordinance #A-834-09-05 to amend the façade elevation at 582 Village Center Drive to accommodate Sephora, a potential new retail tenant.

After due notice, as required by law, the Plan Commission held a public hearing on October 7, 2019. The petitioner is the owner of the Village Center, and made the request to amend the storefront façade to accommodate Sephora, a potential new retail tenant. The Plan Commission discussed the application of the paint to the façade as well as the appropriateness of painting the façade in terms of street orientation, but ultimately decided that the request was in character of the Village Center. Two residents spoke in favor of the proposal while another spoke in opposition.

The Plan Commission, by a vote of 5 to 1, ***recommends that the Board of Trustees approve*** a request by Ramzi Hassan for an amendment to PUD Ordinance #A-834-09-05 to amend the façade elevation at 582 Village Center Drive, subject to compliance with the submitted elevations.

Sincerely,

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



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-17-2019: 582 Village Center Drive (Hassan); Requests an amendment to Planned Unit Development Ordinance #A-834-09-05 to amend the approved façade elevation of the subject property.

HEARING:

October 7, 2019

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Ramzi Hassan

PETITIONER STATUS:

Property Owner

EXISTING ZONING:

B-2 Business PUD

LAND USE PLAN:

Recommends Mixed-Uses

EXISTING LAND USE:

Mixed-Use Center

SITE AREA:

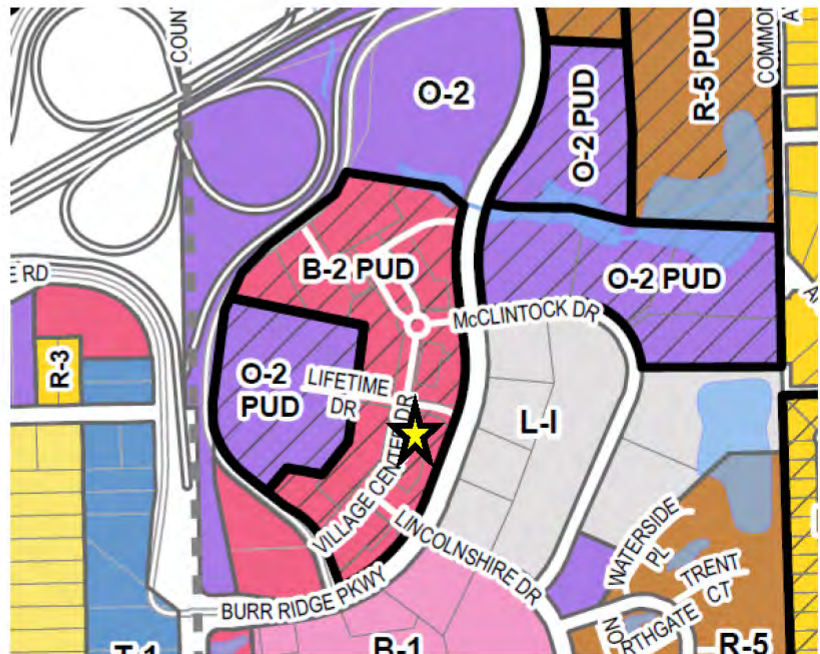
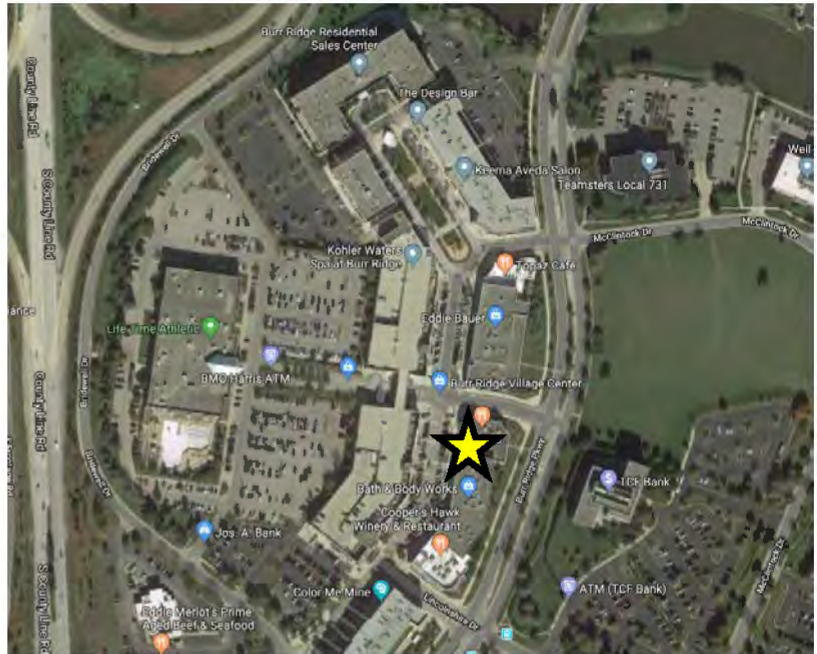
20 Acres

SUBDIVISION:

Burr Ridge Village Center

PARKING:

Over 1,200 Spaces



The petitioner is Ramzi Hassan, co-owner of the Village Center mixed-use center in downtown Burr Ridge. The petitioner requests an amendment to PUD Ordinance #A-834-09-05 to amend the façade elevation at 582 Village Center Drive to accommodate Sephora, a potential new retail tenant. The petitioner seeks to amend the storefront façade from a gray tone to white and black, as shown in the exhibits. The subject property is located in Building 2 of the Village Center, located adjacent south of Wok 'n Fire. The subject property is currently vacant but was previously occupied by American Eagle. The property is unique to the Village Center in that it is the only retail storefront (aside from Wok 'n Fire) with no second-floor real estate above (subject property elevation detailed in yellow below).



The subject of storefront façades at the Village Center was previously discussed by the Plan Commission in 2017 during consideration of a petition for sign variations at Hampton Social, located across the street from the subject property at 705 Village Center Drive in Building 5A. After it was determined that Hampton Social had painted the façade of their storefront without Village approval, the Plan Commission stated for the record that such an action was not consistent with the Village Center PUD and that future requests to paint façades should not be approved without consideration from the Plan Commission and Board.

Compatibility with the PUD

Exhibit I of the aforementioned Ordinance discusses the design elements to be found in tenant storefronts as follows:

The street facades of all seven structures portray the look of individual buildings. The variation of façade height and depth create an appearance that portions of each building had been built over time, by different owners. The creative use of differing masonry materials with a variety of colors and textures enhance the sense of individuality. The storefront, integrated with the Tenant's signage, identity graphics and display, work to complement each other in developing the basic elements of store planning and design. It is the visual impact of these elements that entices the shopper to enter a tenant's storefront and experience the environment of merchandise and shopping. Each Tenant at the [Village Center] is required to design their storefront with respect to the individual character of their building façade and space. The Design Guidelines are intended to give the Tenants designer flexibility and independence to create unique designs that are compatible with the architectural style of the [Village Center]. All Tenants' with a nationally recognized storefront will be able to maintain variations of their storefront prototype, while conforming to the design standards.

Public Hearing History

No public hearings have been held for the retail space at 582 Village Center Drive. No requests have been made to amend the coloration of a storefront façade at the Village Center.

Public Comment

No public comment was received on this petition.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend an amendment to the PUD, staff recommends it be done subject to the elevations submitted by the petitioner. It should be noted that this petition does not represent a sign permit or sign package approval; this review will be completed by staff.

Appendix

Exhibit A – Petitioner's Materials

Exhibit B – Ordinance #A-834-09-05



Findings of Fact – Special Use
Burr Ridge Zoning Ordinance

Address:

582 Village Center Drive

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.

This petition will brighten and enhance the current storefront.

- 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.

This petition will not endanger the public health, safety, morals, comfort or general welfare.

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

This petition will not alter the natural environment currently observed.

- 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.

This petition will not impede normal and orderly development and improvement of the surrounding property.

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

Yes.

- 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.

Yes.

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

This petition will not alter the objectives of the Official Comprehensive Plan.

- 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.

Yes, this petition shall conform to district regulations.

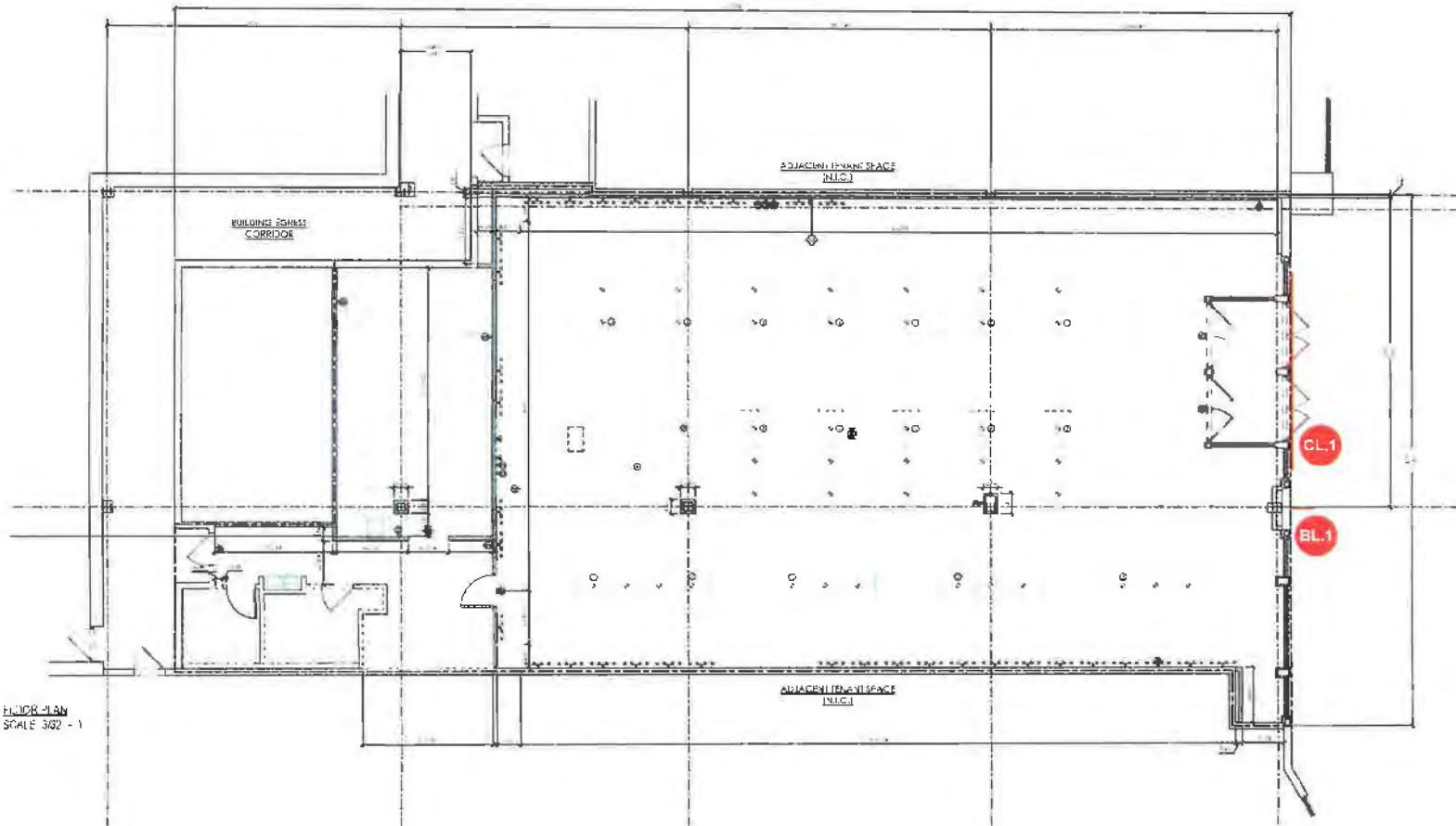
CONCEPTUAL RENDERING



JONES SIGN <small>Chicago, Illinois - ACCREDITED</small> <small>WWW.JONESIGN.COM</small>	Job # 243416_R2 07/23/2019 J.Solba L. C. GIBBS	ALL DATE BY DESCRIPTION 1 06/11/19 20' CL. 4" HP BLACK VINYL ON FACLS (UPSTATE HOMEY & MEY PLANS)	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____ CO: _____	SEPHORA	CHICAGO, IL - BURR RIDGE 717 BURR RIDGE PARKWAY BURR RIDGE 1, IL 60527	SHEET NUMBER 1.0
					CONCEPTUAL	

This is a conceptual rendering of a Sephora store facade. It is not a final architectural drawing and should not be used for construction purposes. All dimensions and materials are subject to change without notice. The rendering is provided for informational purposes only. The actual store facade may differ from this rendering. All rights reserved. © 2019 Jones Sign Company, Inc. All other trademarks and registered trademarks are the property of their respective owners.

FLOOR PLAN



FLOOR PLAN
SCALE 3/32" = 1'

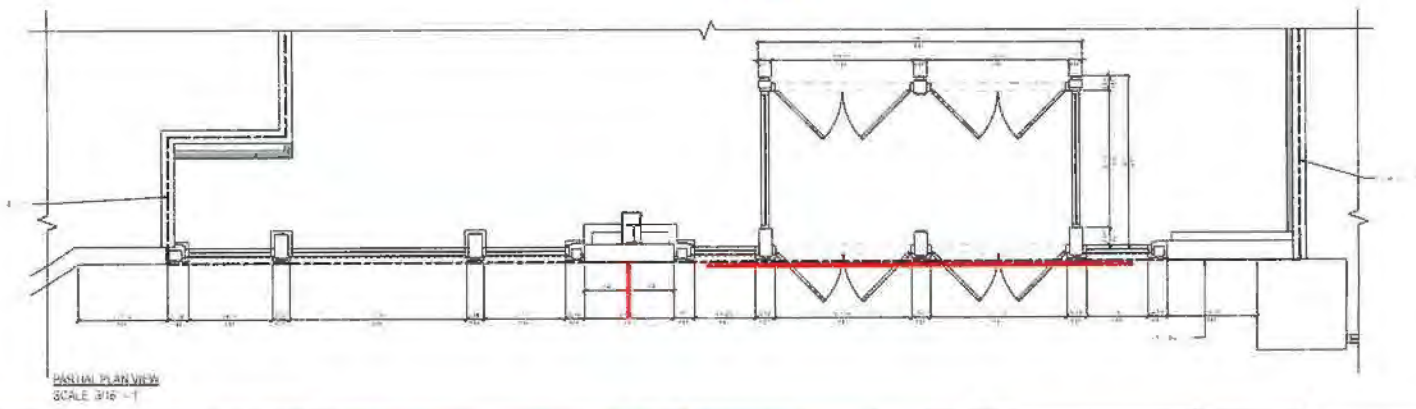
JONES SIGN <small>TRUST, DESIGN & CONSTRUCTION</small> WWW.JONESIGN.COM	JOB # 243416_R2 07/25/2019 . Sols . Cass	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/01/19</td> <td>JK</td> <td>10' CL. 4' H. WALL ON FAZES (UPON VISIT) & KEY PLAN</td> </tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION	1	08/01/19	JK	10' CL. 4' H. WALL ON FAZES (UPON VISIT) & KEY PLAN	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____ DC _____	<h1>SEPHORA</h1>	CHICAGO, IL - BURR RIDGE 717 BURR RIDGE PARKWAY BURR RIDGE, IL 60527 CONCEPTUAL	SHEET NUMBER 1 (1)
	NO.	DATE	BY	DESCRIPTION										
	1	08/01/19	JK	10' CL. 4' H. WALL ON FAZES (UPON VISIT) & KEY PLAN										

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STOREFRONT ELEVATION



2. STOREFRONT ELEVATION
SCALE: 3/16" = 1'

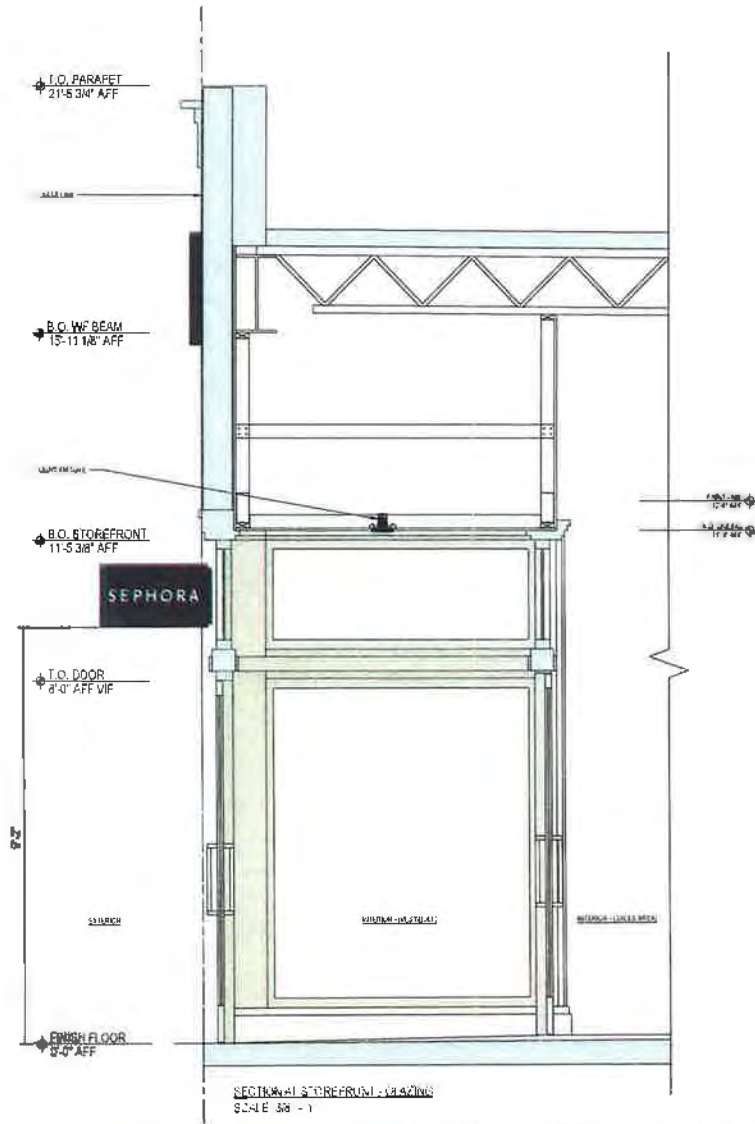


PARTIAL PLAN VIEW
SCALE: 3/16" = 1'

JONES SIGN <small>ARCHITECTURAL SIGNAGE & GRAPHICS</small> WWW.JONESIGN.COM	JOB # 243416_R2 DT 03/20/19 J. Soto J. Chao	REV. DATE BY DESCRIPTION 1 03/20/19 JH 10' SIGN OFF BLACK W/ALL OVER GLASS (UPDATES) WIDTH & KEY PLAN	CLIENT APPROVAL DATE LAND OWNER APPROVAL DATE CITY	SEPHORA	CHICAGO, IL - BURR RIDGE 717 BURR RIDGE PARKWAY BURR RIDGE, IL 60627 CONCEPTUAL	SHEET NUMBER 1.2

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STOREFRONT CROSS SECTION



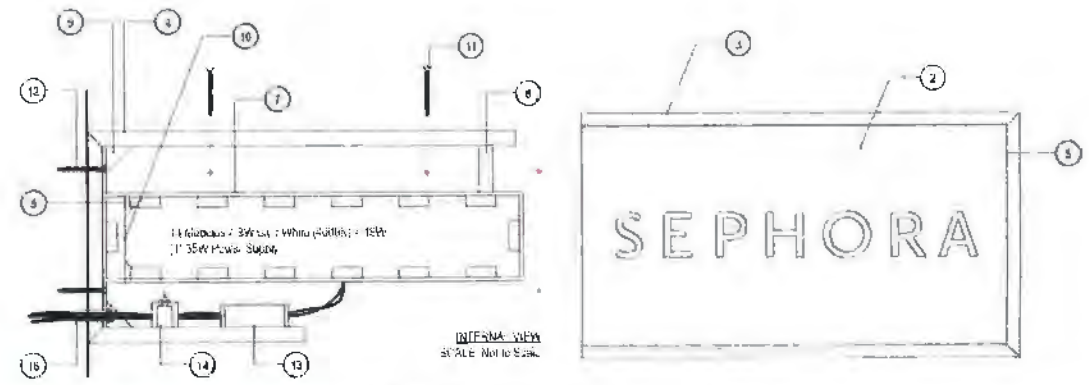
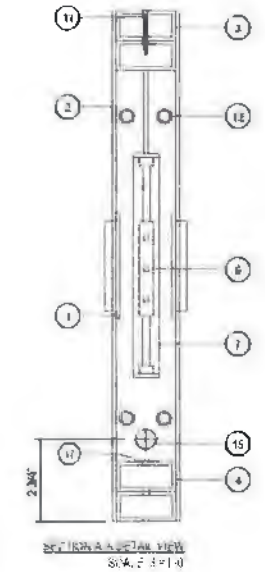
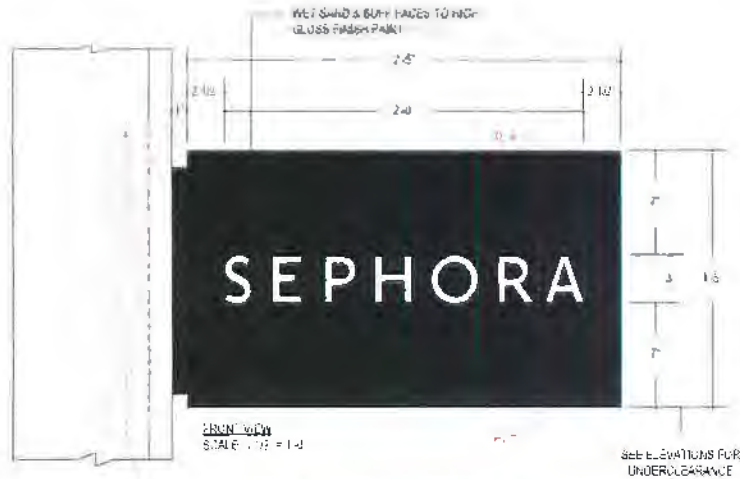
SECTIONAL STOREFRONT - V. 02/19
SCALE 3/8" = 1'

JONES SIGN <small>Clear Vision. Accurate Post.</small> WWW.JONESIGN.COM	JOB #: 243416_R2 07/23/2019 J. Soffer L. Gray	REV. NO. 01 DESCRIPTION: 10 CLAMP MOUNTING ON FACE FOR PARALLELITY AND PULL	CLIENT APPROVAL _____ DATE _____ LIAISON APPROVAL _____ DATE _____ OR _____	<h1>SEPHORA</h1>	CHICAGO, IL - BURR RIDGE 717 BURR RIDGE PARKWAY BURR RIDGE, IL 60527	SHEET NUMBER 1.3
					CONCEPT	

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BL 3 D/F INTERNALLY ILLUMINATED SLEEVEOVER BLADE - EXTERIOR (Qty 1)

SQUARE FOOTAGE: 3.42



- SPECIFICATIONS**
- FLANGE ROUTED 1/2" THICK CLEAR ACRYLIC ADHERED TO FACE w/ BLUE COPPER APPLIED SECOND SURFACE
 - 7/16" ROUTED ALUMINUM SLEEVE OVER FACE ADHERED TO FRAME (NOT REMOVABLE) PAINTED
 - 1/16" FACE PAINTED SEPARATE GLOSS CO. FRAME AFTER PUSH THRU'S HAVE BEEN GLUED IN
 - 1 x 2 x 1/8" ALUMINUM TUBE FRAME OF SLEEVE OVER
 - 1 x 2 x 1/8" ALUMINUM TUBE MOUNTING BRACKET
 - INSIDE EDGE OF 1 x 2 ALUMINUM TUBE MOUNTING BRACKET WITH & DEPTH OF V-BE TAPP 1/2" WIDE TO ELIMINATE SHIP
 - BT 20 BANTAM PLUS 4000K WHITE LEDS ATTACHED TO INNER PERIMETER OF LED TRAY
 - 1/8" x 1" ANTIMONY TRAY WELDED TO 1 x 2 DOWNFUSE
 - 1/8" 1-ICK x 1" WELDED TAG
 - WELDED ALUMINUM GLASSIS - OFFSET TOWARD FACE
 - 1/8" 4" ALUMINUM WAFLE OFF-SE TOWARD FACE
 - 40-24 x 1/2" COUNTERSUNK SCREWS (REMOVE TO S. (BL) CH. FACE SLEEVE)
 - 3/8" MOUNTING HARDWARE APPROPRIATE FOR WALL CONSTRUCTION ACCESS POINTS OF ATTACHMENT
 - INTERNAL SHIP CONTAINED LED POWER SUPPLY / PSU
 - DISCONNECTED TOGGLE SWITCH
 - POWER JUNCTION
 - STANDARD 1/2" WHIP LENGTH UNLESS STATED OTHERWISE
 - 1/2" DRAIN HOLE (LIGHT BACHE) (EXTERIOR ONLY)
- NOTES**
- THRU POLING CAN ONLY BE USED WHEN THERE IS ACCESS BEHIND SIGN.

COLORS/FINISHES

1	MS: TRUVE BLACK 8045298F
2	GLASS CLEAR COP: 3141 402085F
3	SL: 3505-33 WHITE DIFFUSER

<p>WWW.JONESIGN.COM</p>	<p>JOB # 243416_R2</p> <p>07/23/19</p> <p>J. BOKKA</p> <p>---</p> <p>J. CHASS</p>	<p>DATE: 07/23/19</p> <p>CLIENT APPROVAL: [Signature]</p> <p>DATE: [Blank]</p> <p>LANDSCAPE APPROVAL: [Signature]</p> <p>DATE: [Blank]</p> <p>DATE: [Blank]</p>	<p>CHICAGO, IL - BURR RIDGE</p> <p>717 BURR RIDGE PARKWAY</p> <p>BURR RIDGE, IL 60527</p> <p>CONCEPTUAL</p>	<p>3.0</p>
	<h1>SEPHORA</h1>			

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ALTANSPS LAND TITLE SURVEY OF BURR RIDGE VILLAGE CENTER BURR RIDGE, ILL.



NEIGHBORHOOD MAP

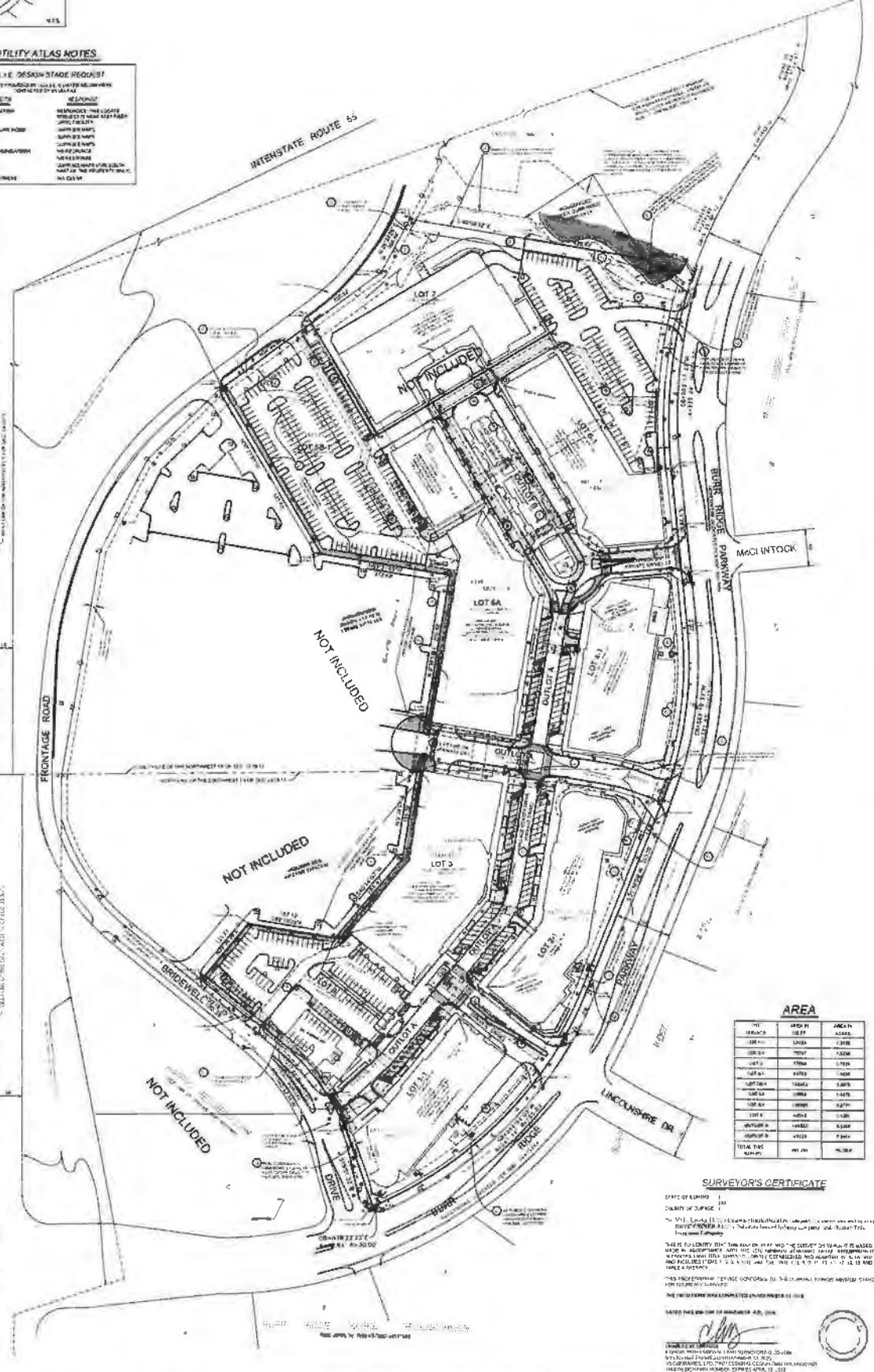
LEGEND table with various symbols and their corresponding utility types such as electric, gas, water, and sewer lines.

UTILITY ATLAS NOTES. JULIA E. DESIGN STAGE REQUEST. CONDUCTED BY JULIA E. DESIGN CONSULTING ENGINEERS, INC. DATE 12/11/12.

ABBREVIATIONS table listing abbreviations for utility types and symbols used on the map.

GENERAL NOTES. 1. OWNER'S RECORDS AND FIELD SURVEY... 2. LOCATION OF THE PROJECT... 3. GENERAL NOTES... 4. THE SURVEY WAS CONDUCTED...

PARKING SPOTS table with columns for spot number, size, and area.



AREA table with columns for area type (e.g., Lot 1, Lot 2) and total area in square feet.

SURVEYOR'S CERTIFICATE. STATE OF ILLINOIS, COUNTY OF COCKERMAN. JULIA E. DESIGN CONSULTING ENGINEERS, INC. SURVEYED AND FOUND TRUE.

Project information and title block including client name (CORE ACQUISITIONS), project name (BURR RIDGE VILLAGE CENTER), location (BURR RIDGE, ILL.), and survey dates.

PROJECT DESCRIPTION

General

The Burr Ridge Town Center is an exciting mixed-use development that will become an integral part of the urban fabric of Burr Ridge. The Burr Ridge Town Center offers a combination of approximately 191,000 square feet of leasable retail space, 25,000 square feet of restaurant space and 33,000 square feet of second story office space. Included within the development are 179 loft and condominium style residences with private parking facilities. Included in this section is a "Site Plan" drawing depicting all the buildings, access to and within the site and the surface and structured parking areas to support the various uses.

The street facades of all seven structures portray the look of individual buildings. The variation of façade height and depth create an appearance that portions of each building had been built over time, by different owners. The creative use of differing masonry materials with a variety of colors and textures, enhance the sense of individuality.

Storefronts

OPUS North Corporation, being the developer of The Burr Ridge Town Center expects the architecture of this project to reflect the personality of the Tenants and Residents of this mixed-use community. The retail program encourages individual architectural creativity from apparel, lifestyle, home and restaurant merchants. Each retail space is custom tailored to the tenant, rather than a pre-designed generic shell in search of occupants. As a result, the street experience of The Burr Ridge Town Center takes advantage of the retailer's and restaurateurs' unique expressions in design and materials.

The storefront, integrated with the Tenant's signage, identity graphics and display, work to complement each other in developing the basic elements of store planning and design. It is the visual impact of these elements that entices the shopper to enter a Tenants storefront and experience the environment of merchandise and shopping.

Each Tenant at The Burr Ridge Town Center is required to design their storefront with respect to the individual character of their building façade and space. The Design Guidelines are intended to give the Tenants designer flexibility and independence to create unique designs that are compatible with the architectural style of The Burr Ridge Town Center. All Tenants' with a nationally recognized storefront will be able to maintain variations of their storefront prototype, while conforming to the design standards. These guidelines are to be used as a mutual point of agreement for all Tenant designs.

Technical Guidelines

- I. Tenant's structural support of storefront system, doors, and signage shall be independent of Landlord's work and shall meet all applicable codes for construction. (See attached typical storefront details for buildings 1-6). Landlord will provide a structural steel wind girt at storefront opening, spanning between structural columns, for attachment of Tenant's system at the head condition. For additional lateral stability, Tenant's construction may be attached to Landlord's structure pending Landlord's review and approval of Tenant's drawings and details. As storefront modulation from the lease line is encouraged, prompt plan submission of proposed storefronts is required to coordinate the Landlord's support system with the Tenant's storefront layout.

2. Landlord, will construct, at their expense a "Neutral Pier" in line with the storefront façade. The neutral pier will be designed and constructed in a manner that will either match or complement Landlord's shell construction. By definition a neutral pier is an architectural element, typically 2 feet in width, bearing no gravity loads from above, that separates two adjacent tenants and their storefronts. A neutral pier is used to conceal the construction of a "demising wall" between Tenant's and acts as a physical break delineating the end of one Tenants storefront construction and the start of another. Neutral piers are part of the Landlord's shell construction and are maintained by the Landlord. Neutral piers are designed to move independent of the façade construction and structure in response to the square footage leasing needs of a Tenant.
3. Tenant's are permitted to extend storefront past the lease line in either direction. Tenant's extension shall be limited to no more than 12", away from the face of building. Tenant's extension shall be limited to no more than 12", or recessed away from the face of building, towards the interior. Modulation from the lease line does not move the lease line or adjust the Tenant's square footage. Tenants shall not be allowed to compromise either the structural integrity or weather and water tightness of Landlords building exterior.
4. Tenant's storefront shall be durable and strong and require minimal maintenance. The assembly shall be structurally sound and both weather and watertight. Compliance with all applicable codes must be met.
5. The Tenant shall be responsible for installing, waterproofing and maintaining floor/walkway material adjacent to Tenant's entrance doors.
6. All storefront designs must provide a minimum 6"-high curb, clad with a monolithic stone or suitable precast material with minimal vertical and horizontal joints. Modular masonry units will be considered dependent on size and approval. (Refer to Architecture Storefront Design and Construction Guidelines.

Design Guidelines

1. Acceptable Materials:
 - a. Masonry
 - b. Stucco
 - c. Natural Stone
 - d. Cast Stone
 - e. Metal
 - f. Quarry and Ceramic Tiles
2. Storefronts shall have a design to complement the spacing of the existing façade modulations and column grid. Storefront facades should be detailed and articulated to create a pedestrian scale and visual interest. Window surrounds may project to create strongly pronounced decorative frames and cornices.
3. Though windows may encompass 85% of the storefront, punched window openings are not allowed. Articulated window frames and mullion patterns are encouraged where appropriate.
4. Special architectural elements such as medallions, grill work, carved stone ornament tile work and distinctive openings are encouraged.

Exhibit I

5. Tenants are required to employ high quality materials in the design and construction of their storefronts in order to promote quality design. Metal storefronts shall employ extruded sections with a powder-coated, baked enamel or clear anodized finish. Bronze anodized sections will not be allowed. Stainless steel finishes are discouraged, as they tend to discolor with age and weather. Any exposed wood shall be kiln dried, mill quality finish and naturally resistant to rot and decay. Wood finishes shall include but not necessarily be limited to alkyd based stains and paint, resistant to cracking, fading, peeling and chalking. Any wood material used for backing or blocking shall be protected, to resist rot and decay.
6. In some cases, Landlord's building columns occur along the storefront and are exposed to public view. Tenant's should incorporate these columns in their storefront design.
7. Entrances to a Tenant's space should be distinguished with a creative use of architectural elements, materials, signage, graphics and lighting to create a grand or imposing entrance. Entrance doors should be manufactured of materials that complement the overall design. The use of revolving doors will not be allowed.
8. Awnings: Refer to the Awning section of these guidelines.
9. Tenants storefront glazing systems must include clear transparent glass. Tinted, reflective or spandrel glass will not be permitted by the Tenants unless noted or allowed otherwise. Transom glass designed to go above a storefront awing must be clear and allow visibility into the Tenant's space. All textured, patterned or obscure glazing must be reviewed and approved by the Landlord. Storefront glazing systems are not permitted to be installed on grade. All glazing systems are required to be installed on a water-stopped concrete curb base with a durable tile or stone veneer exterior facing.
10. When a Tenant space is in a corner condition, or the Tenant's space is accessible from a perimeter street, as well as a main street or plaza, both elevations must receive equal treatment.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

September 10, 2019

NOTICE OF PUBLIC HEARING

Dear Property Owner:

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

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Ramzi Hassan for an amendment to Planned Unit Development Ordinance #A-834-09-05 to amend the approved façade elevation of the subject property. The petition number and property address is **Z-17-2019: 582 Village Center Drive** and the Permanent Real Estate Index Number is **18-30-300-044**.

A public hearing to consider this petition is scheduled for:

Date: Monday, October 7, 2019
Time: 7:00 P.M. or as soon thereafter as the matter may be heard.
Location: Village of Burr Ridge
Board Room
7660 South County Line Road
Burr Ridge, IL 60527

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

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

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

18-30-300-056-1001
James Glimco
450 Village Center Drive #201
Burr Ridge, IL 60527

18-30-300-056-1004
Joan Sikora
450 Village Center Drive #204
Burr Ridge, IL 60527

18-30-300-056-1007
Nancy Tameling
450 Village Center Drive #207
Burr Ridge, IL 60527

18-30-300-056-1009
Michael J. Criscione
450 Village Center Drive #209
Burr Ridge, IL 60527

18-30-300-056-1012
Kevin Kopp
450 Village Center Drive #212
Burr Ridge, IL 60527

18-30-300-056-1015
Presidio Capital LLC
3 Grant Street, Suite 415
Hinsdale, IL 60521

18-30-300-056-1018
Christopher S Cole
450 Village Center Drive #301
Burr Ridge, IL 60527

18-30-300-056-1021
Geno Napolitano
450 Village Center Drive #304
Burr Ridge, IL 60527

18-30-300-056-1024
Linnette Bullock
450 Village Center Drive #307
Burr Ridge, IL 60527

18-30-300-056-1027
Patricia Gould and Nicole Gould
450 Village Center Drive #310
Burr Ridge, IL 60527

18-30-300-056-1002
Elizabeth Levy
450 Village Center Drive #202
Burr Ridge, IL 60527

18-30-300-056-1005
Phillip Timyan
450 Village Center Drive #205
Burr Ridge, IL 60527

18-30-300-056-1008
Daniel Dabros
450 Village Center Drive #208
Burr Ridge, IL 60527

18-30-300-056-1010
Dariusz Wida
450 Village Center Drive #210
Burr Ridge, IL 60527

18-30-300-056-1013
Bejan Fakouri
450 Village Center Drive #213
Burr Ridge, IL 60527

18-30-300-056-1016
Alexander Thomas and Ellie Homan
450 Village Center Drive #216
Burr Ridge, IL 60527

18-30-300-056-1019
Demetrio G Vea
2 Saddle Court
Burr Ridge, IL 60527

18-30-300-056-1022
Filip Trajkov
450 Village Center Drive #305
Burr Ridge, IL 60527

18-30-300-056-1025
Steven Jiotis
450 Village Center Drive #308
Burr Ridge, IL 60527

18-30-300-056-1028
Jerry Lee
450 Village Center Drive #311
Burr Ridge, IL 60527

18-30-300-056-1003
Kristin A Burka
450 Village Center Drive #203
Burr Ridge, IL 60527

18-30-300-056-1006
Nicholas Lykouratzos
450 Village Center Drive #206
Burr Ridge, IL 60527

18-30-300-056-1011
Thomas Murray
450 Village Center Drive #211
Burr Ridge, IL 60527

18-30-300-056-1014
Mona Mekhail
450 Village Center Drive #214
Burr Ridge, IL 60527

18-30-300-056-1017
Jennifer Fox
450 Village Center Drive #217
Burr Ridge, IL 60527

18-30-300-056-1020
Lorriance Bilthuis
450 Village Center Drive #303
Burr Ridge, IL 60527

18-30-300-056-1023
Cynthia Millinowisch
450 Village Center Drive #306
Burr Ridge, IL 60527

18-30-300-056-1026
Shirley A Strzyz
450 Village Center Drive #309
Burr Ridge, IL 60527

18-30-300-056-1029
Guy Santillo
450 Village Center Drive #312
Burr Ridge, IL 60527

18-30-300-056-1030
Martin Rola
450 Village Center Drive #313
Burr Ridge, IL 60527

18-30-300-056-1033
Kerry Murphy
450 Village Center Drive #316
Burr Ridge, IL 60527

18-30-300-056-1036
Mr. and Mrs. Caveney
450 Village Center Drive #402
Burr Ridge, IL 60527

18-30-300-056-1040
Stillman Chang
9550 Pacific Court
Burr Ridge, IL 60527

18-30-300-056-1043
Jennifer Ryan
450 Village Center Drive #410
Burr Ridge, IL 60527

18-30-300-056-1046
Murray Homestead, L.L.C.
450 Village Center Drive #413
Burr Ridge, IL 60527

18-30-300-056-1049
David Arnold and George Izzo
450 Village Center Drive #416
Burr Ridge, IL 6527

18-30-300-056-1031
Jean M Randolph
450 Village Center Drive #314
Burr Ridge, IL 60527

18-30-300-056-1034
Donna Grabowski
450 Village Center Drive #317
Burr Ridge, IL 60527

18-30-300-056-1037
David Jelinek
450 Village Center Drive #403
Burr Ridge, IL 60527

18-30-300-056-1041
Ahmed & Khadija Shakir
450 Village Center Drive #408
Burr Ridge, IL 60527

18-30-300-056-1045
Maihlaqa and Heena Alavi
450 Village Center Drive #411
Burr Ridge, IL 60527

18-30-300-056-1047
Thomas Toellner
450 Village Center Drive #414
Burr Ridge, IL 60527

18-30-300-056-1050
Susan M Broucek
450 Village Center Drive #417
Burr Ridge, IL 60527

18-30-300-056-1032
Thomas and Judith Rediehs
450 Village Center Drive #315
Burr Ridge, IL 60527

18-30-300-056-1035
David A Cales
450 Village Center Drive #401
Burr Ridge, IL 60527

18-30-300-056-1038
Juanito Bartolome
450 Village Center Drive #404
Burr Ridge, IL 60527

18-30-300-056-1042
Artur Miller
450 Village Center Drive #409
Burr Ridge, IL 60527

18-30-300-056-1046
John Phelps
450 Village Center Drive #412
Burr Ridge, IL 60527

18-30-300-056-1048
Thomas F. Hurka
450 Village Center Drive #415
Burr Ridge, IL 60527

18-30-300-056-1039
Mr. Dean Henning
450 Village Center Drive #405
Burr Ridge, IL 60527

18-30-301-001-0000
Reegs Properties
PO Box 639
Hinsdale, IL 60522

18-30-302-001-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-303-010-0000
Kensington Park LLC
743 McClintock Drive
Burr Ridge, IL 60527

18-30-306-024-0000
Dr. Ghassan Abboud
206 Ambriance Dr.
Burr Ridge, IL 60527

18-30-305-005-0000
Dr. Andrew J Moormann
50 Burr Ridge Pkwy 101
Burr Ridge, IL 60527

18-30-306-018-0000
John J Forkan
305 Ambriance
Burr Ridge, IL 60527

18-30-306-022-0000
Parris Szot
301 Ambriance Dr.
Burr Ridge, IL 60527

18-30-302-002-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-304-003-0000
Taxpayer of
101 Burr Ridge Parkway
Burr Ridge, IL 60527

18-30-305-003-0000
Reegs Properties
PO Box 639
Hinsdale, IL 60522

18-30-306-015-0000
Sharad Gandhi
403 Ambriance Drive
Burr Ridge, IL 60527

18-30-306-019-0000
Mr Mrs A Fernandez
305 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-021-0000
Ramit Mendi
302 Ambriance
Burr Ridge, IL 60527

18-30-302-003-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-304-004-0000
Harris NC CRE
PO Box 755
Chicago, IL 60690

18-30-305-004-0000
Inter Contl Burr Ridge
2221 Camden Court #200
Oak Brook, IL 60523

18-30-306-016-0000
Hirsh Monindra
500 Quail Ridge
Westmont, IL 60559

18-30-306-020-0000
Magdalena Kolosa
303 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-025-0000
Spencer Lee Mi Y Won
205 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-026-0000
Nabeel Jabri
204 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-027-0000
Michael A Micaletti
203 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-031-0000
Athihalli Nagaraj
102 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-032-0000
Sunit Suri
103 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-033-0000
Edward T Prodehl
104 Ambriance Ct.
Burr Ridge, IL 60527

09-25-402-017
ST bank Countryside TR 78
c/o Coglianese Funeral HM
7508 S County Line Road
Burr Ridge, IL 60527

09-25-402-018
Gerald W Dill
7512 County Line Road
Burr Ridge, IL 60527

09-25-402-019
Beechen & Dill Builders
7512 S County Line Road
Burr Ridge, IL 60527

09-25-402-023
Village of Burr Ridge
7660 S County Line Road
Burr Ridge, IL 60527

09-25-402-024
Village of Burr Ridge
7660 S County Line Road
Burr Ridge, IL 60527

09-25-402-026
Beechen & Dill Builders
7512 S County Line Road
Burr Ridge, IL 60527

09-25-402-027
Christian Brother Midwest
7650 S County Line Road
Burr Ridge, IL 60527

18-30-300-053-1001
Renuka H Bhatt MDSC
2202 Essington Road #101
Joliet, IL 60435

18-30-300-
037/038/042/044/047/053/056-0000
BRVC Owner, LLC
200 S. Wacker Drive, Suite 1325
Chicago, IL 60606

18-30-100-008-0000
Doug Young
18267 Casey Road
Grayslake, IL 60030

18-30-300-026-0000
TCF Bank Facilities Management
801 Marquette Avenue
Minneapolis, MN 55402

18-30-300-057-1001
Lyda Ghuneim
801 Village Center Drive, Unit 201
Burr Ridge, Illinois 60527

18-30-300-057-1004
Resident
801 Village Center Drive, Unit 204
Burr Ridge, Illinois 60527

18-30-300-057-1006
Resident
801 Village Center Drive, Unit 206
Burr Ridge, Illinois 60527

18-30-300-057-1007
Shafout J. Kahn
801 Village Center Drive, Unit 207
Burr Ridge, Illinois 60527

18-30-300-057-1012
Mr. Dominic Fava
801 Village Center Drive, Unit 304
Burr Ridge, Illinois 60527

18-30-300-057-1015
Mr. William Dillard
801 Village Center Drive, Unit 307
Burr Ridge, Illinois 60527

18-30-300-057-1017
Resident
801 Village Center Drive, Unit 401
Burr Ridge, Illinois 60527

18-30-300-057-1019
Debra Sutkowski-Markmann
801 Village Center Drive, Unit 403
Burr Ridge, Illinois 60527

18-30-300-057-1021
Resident
801 Village Center Drive, Unit 405
Burr Ridge, Illinois 60527

18-30-300-057-1002
Ms. Erin Holec
801 Village Center Drive, Unit 202
Burr Ridge, Illinois 60527

18-30-300-057-1004
Mr. Raghuvansh Kumar
8161 Ridge Pointe
Burr Ridge, Illinois 60527

18-30-300-057-1006
Alka Srivastava
9 Lake Ridge Court
Burr Ridge, Illinois 60527

18-30-300-057-1008
Mr. Nicholas Meyers
801 Village Center Drive, Unit 208
Burr Ridge, Illinois 60527

18-30-300-057-1010
Ms. Carol Zapka
801 Village Center Drive, Unit 302
Burr Ridge, Illinois 60527

18-30-300-057-1013
Mr. and Mrs. Paul Bellisario
801 Village Center Drive, Unit 305
Burr Ridge, Illinois 60527

18-30-300-057-1022
Cartus Financial Corp
40 Apple Ridge Road
Danbury CT 06810

18-30-300-057-1017
Davindra L. Sharma
6652 Manor Drive
Burr Ridge, Illinois 60527

18-30-300-057-1020
Resident
801 Village Center Drive, Unit 404
Burr Ridge, Illinois 60527

18-30-300-057-1021
Ms. Asha Sarode
502 Ambriance Drive
Burr Ridge, IL 60527

18-30-300-057-1003
Mr. and Mrs. Keefe
801 Village Center Drive, Unit 203
Burr Ridge, Illinois 60527

18-30-300-057-1005
Rita D Stoss-Michaels
801 Village Center Drive, Unit 205
Burr Ridge, Illinois 60527

18-30-300-057-1009
Sarla Gupta
801 Village Center Drive, Unit 301
Burr Ridge, Illinois 60527

18-30-300-057-1011
Nancy Rizzuto
801 Village Center Drive, Unit 303
Burr Ridge, Illinois 60527

18-30-300-057-1014
Abdul Ilah Touleimat
801 Village Center Drive, Unit 306
Burr Ridge, Illinois 60527

18-30-300-057-1016
Ms. Maureen Denard
801 Village Center Drive, Unit 308
Burr Ridge, Illinois 60527

18-30-300-057-1018
Ms. Sandra Otto
801 Village Center Drive, Unit 402
Burr Ridge, Illinois 60527

18-30-300-057-1020
Mr. Larry Edwards Siebs
34770 N. Los Reales
Carefree, AZ 85377

18-30-300-057-1022
Resident
801 Village Center Drive, Unit 406
Burr Ridge, Illinois 60527

18-30-300-057-1023
Mr. and Mrs. Harbour
801 Village Center Drive, Units 407
Burr Ridge, IL 60527

18-30-300-054-1002
Mr. and Mrs. Kyksta
850 Village Center Drive, Unit 202
Burr Ridge, IL 60527

18-30-300-054-1004
Resident
850 Village Center Drive, Unit 204
Burr Ridge, IL 60527

18-30-300-054-1006
Mr. Michael Yost
850 Village Center Drive, Unit 206
Burr Ridge, IL 60527

18-30-300-054-1009
Antonije Keljevick
850 Village Center Drive, Unit 209
Burr Ridge, IL 60527

18-30-300-054-1012
Resident
850 Village Center Drive, Unit 212
Burr Ridge, IL 60527

18-30-300-054-1014
Daniel and Janet Piecki
850 Village Center Drive, Unit 214
Burr Ridge, IL 60527

18-30-300-054-1017
Kil Nam and Hee Ja Kim
850 Village Center Drive, Unit 217
Burr Ridge, Illinois 60527

18-30-300-054-1019
Sylvia Lee
850 Village Center Drive, Unit 219
Burr Ridge, Illinois 60527

18-30-300-054-1022
Ashok Kothari
850 Village Center Drive, Unit 301
Burr Ridge, Illinois 60527

18-30-300-054-1001
Resident
850 Village Center Drive, Unit 201
Burr Ridge, IL 60527

18-30-300-054-1004
Armarjit Singh
51 Ashton Court
Burr Ridge, IL 60527

18-30-300-054-1007
Vida Jankauskiene
850 Village Center Drive, Unit 207
Burr Ridge, IL 60527

18-30-300-054-1010
Nancy Segreti
850 Village Center Drive, Unit 210
Burr Ridge, IL 60527

18-30-300-054-1012
Elham Abboud
1241 Ashbury Court
Libertyville, IL 60048

18-30-300-054-1015
Nizam Ather
850 Village Center Drive, Unit 215
Burr Ridge, IL 60527

18-30-300-054-1018
Colette Rennie
850 Village Center Drive, Unit 218
Burr Ridge, Illinois 60527

18-30-300-054-1020
Altobelli
850 Village Center Drive, Unit 220
Burr Ridge, Illinois 60527

18-30-300-054-1023
Sheela Singh
850 Village Center Drive, Unit 302
Burr Ridge, Illinois 60527

18-30-300-054-1001
Mr. and Mrs. Walk
36 S. Old Mill Lane
Burr Ridge, IL 60527

18-30-300-054-1003
Mr. Vincenzo Marino
850 Village Center Drive, Unit 203
Burr Ridge, IL 60527

18-30-300-054-1005
Mr. Michael Simmons
850 Village Center Drive, Unit 205
Burr Ridge, IL 60527

18-30-300-054-1008
Anthony Jalovec
850 Village Center Drive, Unit 208
Burr Ridge, IL 60527

18-30-300-054-1011
Richard Sileikis
850 Village Center Drive, Unit 211
Burr Ridge, IL 60527

18-30-300-054-1013
Eloise Carnevale
850 Village Center Drive, Unit 213
Burr Ridge, IL 60527

18-30-300-054-1016
Tracy Schoppen
850 Village Center Drive, Unit 216
Burr Ridge, IL 60527

18-30-300-057-1024
Mr. and Mrs. Wasz
801 Village Center Drive, Units 408
Burr Ridge, IL 60527

18-30-300-054-1021
Alice Martin
850 Village Center Drive, Unit 221
Burr Ridge, Illinois 60527

18-30-300-054-1024
Resident
850 Village Center Drive, Unit 304
Burr Ridge, Illinois 60527

18-30-300-054-1024
Francisco & Laura Cervantes
7619 Drew Avenue
Burr Ridge, Illinois 60527

18-30-300-054-1026
Kaleinkovas Vitalijus
850 Village Center Drive, Unit 306
Burr Ridge, Illinois 60527

18-30-300-054-1029
Resident
850 Village Center Drive, Unit 309
Burr Ridge, Illinois 60527

18-30-300-054-1030
James Kuksta
850 Village Center Drive, Unit 310
Burr Ridge, Illinois 60527

18-30-300-054-1033
Anthony Formato
850 Village Center Drive, Unit 313
Burr Ridge, Illinois 60527

18-30-300-054-1036
Jason Nash
850 Village Center Drive, Unit 316
Burr Ridge, Illinois 60527

18-30-300-054-1037
Ann L. Vaughan
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Hinsdale, IL 60521

18-30-300-054-1039
Kathleen Jaszka
850 Village Center Drive, Unit 319
Burr Ridge, Illinois 60527

18-30-300-054-1041
Patel
850 Village Center Drive, Unit 321
Burr Ridge, Illinois 60527

18-30-300-054-1044
James Chesniak
850 Village Center Drive, Unit 404
Burr Ridge, Illinois 60527

18-30-300-054-1025
Resident
850 Village Center Drive, Unit 305
Burr Ridge, Illinois 60527

18-30-300-054-1027
Suryakant Patel
6816 Fieldstone Drive
Burr Ridge, Illinois 60527

18-30-300-054-1029
Diane and Kemenko Jovic
7920 Deer View Court
Burr Ridge, IL 60527

18-30-300-054-1031
Wesley Tate
850 Village Center Drive, Unit 311
Burr Ridge, Illinois 60527

18-30-300-054-1034
Mary Lisnich
850 Village Center Drive, Unit 314
Burr Ridge, Illinois 60527

18-30-300-054-1038
Mutie Naim Sughayer
850 Village Center Drive, Unit 318
Burr Ridge, Illinois 60527

18-30-300-054-1042
Lali Singh
850 Village Center Drive, Unit 401
Burr Ridge, Illinois 60527

18-30-300-054-1045
Amy Seus
850 Village Center Drive, Unit 405
Burr Ridge, Illinois 60527

18-30-300-054-1025
Devindra and Usha Sharma
6652 Manor Drive
Burr Ridge, IL 60527

18-30-300-054-1028
Philip Jepsen
850 Village Center Drive, Unit 308
Burr Ridge, Illinois 60527

18-30-300-054-1032
Catharine Danly
850 Village Center Drive, Unit 312
Burr Ridge, Illinois 60527

18-30-300-054-1035
David Atkenson
850 Village Center Drive, Unit 315
Burr Ridge, Illinois 60527

18-30-300-054-1037
Resident
850 Village Center Drive, Unit 317
Burr Ridge, Illinois 60527

18-30-300-054-1040
Rishi Sharma
850 Village Center Drive, Unit 320
Burr Ridge, Illinois 60527

18-30-300-054-1043
Robert & Marie Zumstein
850 Village Center Drive, Unit 402
Burr Ridge, Illinois 60527

18-30-300-054-1046
Allan Thom
850 Village Center Drive, Unit 406
Burr Ridge, Illinois 60527

18-30-300-054-1047
850 BR Condo LLC
850 Village Center Drive, Unit 407
Burr Ridge, Illinois 60527

18-30-300-054-1048
Gerald Cronk
850 Village Center Drive, Unit 408
Burr Ridge, Illinois 60527

18-30-300-054-1049
Mr. Edmundo Sanchez
850 Village Center Drive, Unit 410
Burr Ridge, Illinois 60527

18-30-300-054-1050
Mary Okolisam
Samuel Basillious
850 Village Center Drive, Unit 411
Burr Ridge, Illinois 60527

18-30-300-054-1051
Gregory Shultz
850 Village Center Drive, Unit 412
Burr Ridge, Illinois 60527

18-30-300-054-1052
Mr. and Mrs. Kalnes
850 Village Center Drive, Unit 413
Burr Ridge, Illinois 60527

18-30-300-054-1053
Rick Michalak
850 Village Center Drive, Unit 414
Burr Ridge, Illinois 60527

18-30-300-054-1054
Diane Vivo
850 Village Center Drive, Unit 415
Burr Ridge, Illinois 60527

18-30-300-054-1055
Resident
850 Village Center Drive, Unit 416
Burr Ridge, Illinois 60527

18-30-300-054-1055
Perm Sharma
505 Ambriance Drive
Burr Ridge, IL 60527

18-30-300-054-1056
Resident
850 Village Center Drive, Unit 417
Burr Ridge, Illinois 60527

18-30-300-054-1056
850 Burr LLC
2500 S. Highland Avenue
Suite 103
Lombard, IL 60148

18-30-300-054-1057
Lena Kasi
850 Village Center Drive, Unit 418
Burr Ridge, Illinois 60527

18-30-300-054-1058
Kumad Barman
850 Village Center Drive, Unit 419
Burr Ridge, Illinois 60527

18-30-300-054-1059
Vijay Singhal
850 Village Center Drive, Unit 420
Burr Ridge, Illinois 60527

18-30-300-054-1060
James O'Brien
850 Village Center Drive, Unit 421
Burr Ridge, Illinois 60527

18-30-300-058-1058
William Petty
1000 Village Center Drive, Unit 414
Burr Ridge, Illinois 60527

18-30-300-058-1059
Jay Christopher
1000 Village Center Drive, Unit 416
Burr Ridge, Illinois 60527

18-30-300-054-1047
850 BR Condo LLC
160 Green Tree Drive, Suite 101
Dover, Delaware 19904

18-30-300-058-1030
John Forkan
1000 Village Center Drive, Unit 214
Burr Ridge, Illinois 60527

18-30-300-058-1033
Kathleen Binks
1000 Village Center Drive, Unit 301
Burr Ridge, Illinois 60527

18-30-300-058-1036
Denise Lehnert
1000 Village Center Drive, Unit 304
Burr Ridge, Illinois 60527

18-30-300-058-1039
Brenda Helms
1000 Village Center Drive, Unit 307
Burr Ridge, Illinois 60527

18-30-300-058-1041
Frank Tabachka
1000 Village Center Drive, Unit 309
Burr Ridge, Illinois 60527

18-30-300-058-1044
Jean Rudolph
1000 Village Center Drive, Unit 312
Burr Ridge, Illinois 60527

18-30-300-058-1046
Jim and Leslie Bowman
1000 Village Center Drive, Unit 314
Burr Ridge, Illinois 60527

18-30-300-058-1049
Jim and Marriane Coogan
1000 Village Center Drive, Unit 401
Burr Ridge, Illinois 60527

18-30-300-058-1052
Nasem Akel
1000 Village Center Drive, Unit 406
Burr Ridge, Illinois 60527

18-30-300-058-1055
Tom Harris
1000 Village Center Drive, Unit 409
Burr Ridge, Illinois 60527

18-30-300-058-1031
Barbara Spitkovsky
1000 Village Center Drive, Unit 215
Burr Ridge, Illinois 60527

18-30-300-058-1034
Sharon M. Jioia
1000 Village Center Drive, Unit 302
Burr Ridge, Illinois 60527

18-30-300-058-1037
Claudia Navarro
1000 Village Center Drive, Unit 305
Burr Ridge, Illinois 60527

18-30-300-058-1040
Virgilio N. Nidea
1000 Village Center Drive, Unit 308
Burr Ridge, Illinois 60527

18-30-300-058-1042
Rosa Diaz Trust
1000 Village Center Drive, Unit 310
Burr Ridge, Illinois 60527

18-30-300-058-1044
Mr. and Mrs. Pierre Wakim
107 Oak Ridge Drive
Burr Ridge, IL 60527

18-30-300-058-1047
Gia and Tim Ormond
1000 Village Center Drive, Unit 315
Burr Ridge, Illinois 60527

18-30-300-058-1050
Asle and Kathleen Klemma
1000 Village Center Drive, Unit 403
Burr Ridge, Illinois 60527

18-30-300-058-1053
Betty J. Cerveny
1000 Village Center Drive, Unit 407
Burr Ridge, Illinois 60527

18-30-300-058-1056
Tom Mouroukas
1000 Village Center Drive, Unit 410
Burr Ridge, Illinois 60527

18-30-300-058-1032
Helen Nardi
1000 Village Center Drive, Unit 216
Burr Ridge, Illinois 60527

18-30-300-058-1035
Sean Carney
1000 Village Center Drive, Unit 303
Burr Ridge, Illinois 60527

18-30-300-058-1038
Kathleen Becker
1000 Village Center Drive, Unit 306
Burr Ridge, Illinois 60527

18-30-300-058-1043
Larry Marcheschi
1000 Village Center Drive, Unit 311
Burr Ridge, Illinois 60527

18-30-300-058-1045
Dejan Derikonjic
1000 Village Center Drive, Unit 313
Burr Ridge, Illinois 60527

18-30-300-058-1048
Art and Amy Munar
1000 Village Center Drive, Unit 316
Burr Ridge, Illinois 60527

18-30-300-058-1051
Wade Smith
1000 Village Center Drive, Unit 405
Burr Ridge, Illinois 60527

18-30-300-058-1054
Nada Jensen
1000 Village Center Drive, Unit 408
Burr Ridge, Illinois 60527

18-30-300-058-1057
Louise Junkniess
1000 Village Center Drive, Unit 411
Burr Ridge, Illinois 60527

18-30-300-058-1001
Suresh Agarwal
1000 Village Center Drive, Unit 101
Burr Ridge, Illinois 60527

18-30-300-058-1002
Stanley Karcz/Antonette Favia
1000 Village Center Drive, Unit 102
Burr Ridge, Illinois 60527

18-30-300-058-1003
Richard Scardina
1000 Village Center Drive, Unit 103
Burr Ridge, Illinois 60527

18-30-300-058-1004
Atlagic Zeliko
1000 Village Center Drive, Unit 104
Burr Ridge, Illinois 60527

18-30-300-058-1005
Dhaliwal Tehsel Singh
1000 Village Center Drive, Unit 105
Burr Ridge, Illinois 60527

18-30-300-058-1006
Lynn Rebello
1000 Village Center Drive, Unit 106
Burr Ridge, Illinois 60527

18-30-300-058-1007
Joe Canfora
1000 Village Center Drive, Unit 107
Burr Ridge, Illinois 60527

18-30-300-058-1008
Edward Dobrotka
1000 Village Center Drive, Unit 108
Burr Ridge, Illinois 60527

18-30-300-058-1009
Ahmad Zuhaib
1000 Village Center Drive, Unit 109
Burr Ridge, Illinois 60527

18-30-300-058-1010
Mohammed Daaif & Ghussoun Kassam
1000 Village Center Drive, Unit 110
Burr Ridge, Illinois 60527

18-30-300-058-1011
Kerry Postillion
1000 Village Center Drive, Unit 111
Burr Ridge, Illinois 60527

18-30-300-058-1012
Dennis Quinn
1000 Village Center Drive, Unit 112
Burr Ridge, Illinois 60527

18-30-300-058-1013
Dean Norman
1000 Village Center Drive, Unit 113
Burr Ridge, Illinois 60527

18-30-300-058-1014
Marcia Miller
1000 Village Center Drive, Unit 114
Burr Ridge, Illinois 60527

18-30-300-058-1015
Ruth Lognman
1000 Village Center Drive, Unit 115
Burr Ridge, Illinois 60527

18-30-300-058-1016
Yan Zhao
1000 Village Center Drive, Unit 116
Burr Ridge, Illinois 60527

18-30-300-058-1017
Ruthann McCarty
1000 Village Center Drive, Unit 201
Burr Ridge, Illinois 60527

18-30-300-058-1018
Scott Golchert & Jennifer Turano
1000 Village Center Drive, Unit 202
Burr Ridge, Illinois 60527

18-30-300-058-1019
Thomas Simunek
1000 Village Center Drive, Unit 203
Burr Ridge, Illinois 60527

18-30-300-058-1020
Jason Chen
1000 Village Center Drive, Unit 204
Burr Ridge, Illinois 60527

18-30-300-058-1021
Pervez & Frances Altaf
1000 Village Center Drive, Unit 205
Burr Ridge, Illinois 60527

18-30-300-058-1022
Marriane Mangan
1000 Village Center Drive, Unit 206
Burr Ridge, Illinois 60527

18-30-300-058-1023
Philip Trabaris
1000 Village Center Drive, Unit 207
Burr Ridge, Illinois 60527

18-30-300-058-1024
Annette Jones
1000 Village Center Drive, Unit 208
Burr Ridge, Illinois 60527

18-30-300-058-1025
Paula Lesniewski
1000 Village Center Drive, Unit 209
Burr Ridge, Illinois 60527

18-30-300-058-1026
Sahajpal Tripat
1000 Village Center Drive, Unit 210
Burr Ridge, Illinois 60527

18-30-300-058-1027
John O'Connor
1000 Village Center Drive, Unit 211
Burr Ridge, Illinois 60527

18-30-300-058-1028
Paul Van Huben
1000 Village Center Drive, Unit 212
Burr Ridge, Illinois 60527

18-30-300-058-1029
Mr. and Mrs. Allenson
1000 Village Center Drive, Unit 213
Burr Ridge, Illinois 60527

NOTICE OF PUBLIC HEARING

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

Z-17-2019: 582 Village Center Drive The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Ramzi Hassan for an amendment to Planned Unit Development Ordinance #A-834-09-05 to amend the approved façade elevation of the subject property.

The public hearing to consider this petition is scheduled for:

Date: Monday, October 7, 2019

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

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

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

Evan Walter, Assistant Village Administrator

(630) 654-8181 ext. 2010

ewalter@burr-ridge.gov

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

Sep 11, 2019 11:29:20 AM

701 Village Center Drive

Burr Ridge

Cook County

Illinois

582

NOTICE OF PUBLIC HEARING

This property will be the subject of a public hearing conducted by the Village of Burr Ridge Planning Commission on October 7, 2019.

2-17-2019 - 582 Village Center Drive The Planning Commission/Board of Appeals will hold a public hearing to consider a request by **Brandi Hester** for an amendment to Planned Unit Development Ordinance 88-83-09-05 to amend the approved facade elevation of the subject property.

The public hearing to consider this petition is scheduled for:
Date: Monday, October 7, 2019
Time: 7:00 P.M. or as soon thereafter as the matter may be heard.
Location: Village of Burr Ridge Board Room
200 Village Center Drive
Burr Ridge, IL 60521

Session information is on file and available for public review online on the website of the Village of Burr Ridge. For more information, please contact:
Evan Miller, Assistant Village Administrator
(630) 634-8141 ext. 2330
emiller@burr-ridge.com

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

PR
SHOP
DINE
indulge

PR BURR RIDGE VILLAGE

or leasing, contact: 630.887.8888

SHOPBURRRIDGE.COM f t p i



**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.

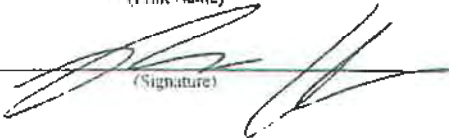
Street Address of Subject Property:

582 Village Center Drive

Property Owner or Petitioner:

Ramzi Hassan

(Print Name)



(Signature)



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): Ramzi Hassan
STATUS OF PETITIONER: Owner
PETITIONER'S ADDRESS: 14400 S. John Humphrey Drive, Suite 200,
Orland Park, IL 60462
ADDRESS OF SUBJECT PROPERTY: 582 Village Center Drive
PHONE: (708) 923-6312
EMAIL: ramzi@edwardsrealtyco.com
PROPERTY OWNER: BRVC Owner, LLC
PROPERTY OWNER'S ADDRESS: Same as petitioner's address PHONE: (708) 923-6312
PUBLIC HEARING REQUESTED: Special Use Rezoning Text Amendment Variation(s)

DESCRIPTION OF REQUEST:

Request for our Tenant, Sephora, to paint
existing white store front white, stone
cap and door/window frames black.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 21.373 EXISTING ZONING: B2 Planned Unit
development
EXISTING USE/IMPROVEMENTS: Village Center - Retail, restaurants, office
and residential condos
SUBDIVISION: Burr Ridge Village Center
PIN(S) # 18-30-300-050-0000

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

9-4-19
Date of Filing



Z-12-2019: Requests amendments to the Zoning Ordinance relative to the location and regulation of medical and recreational cannabis business establishments.

Prepared for: Village of Burr Ridge Plan Commission/Zoning Board of Appeals
Greg Trzupsek, Chairman

Prepared by: Evan Walter, Assistant Village Administrator

Date of Hearing: October 7, 2019

The Board of Trustees has directed the Plan Commission to consider amendments to the Zoning Ordinance relative to the location and regulation of medical and recreational cannabis business establishments. On June 25, 2019, Governor Pritzker signed HB 1438, the Cannabis Regulation and Tax Act, which legalized the sale, possession, and consumption of recreational cannabis by adults over 21 effective January 1, 2020. In response to the adoption of the Act, the Board of Trustees seeks recommendations from the Plan Commission regarding appropriate zoning regulations for medical and recreational cannabis businesses in Burr Ridge. This report is meant to provide information regarding medical and recreational cannabis businesses as defined and regulated by the Act. For the purpose of this report, “Medical Businesses” refers to facilities that serve the medical cannabis market, while “Recreational Businesses” refers to facilities that serve the recreational cannabis market.

Medical Businesses

On August 1, 2013, the Compassionate Use of Medical Cannabis Pilot Program Act was created by the General Assembly. The law created a four-year pilot medical cannabis program (henceforth: “Pilot”) that went into effect on January 1, 2014; the Pilot was later made permanent on August 11, 2019. The Pilot allows for patients with specified medical conditions to obtain an ID card allowing them to buy limited amounts (up to 2.5 ounces every 14-day period) of medical cannabis from a licensed dispensary. The Pilot limited the number of dispensaries to 60; 55 such licenses have been issued and are currently operating. No more than four such dispensaries may be located in DuPage County and Lyons Township (Burr Ridge resides entirely within these jurisdictions). The Pilot allowed units of local government to establish regulations that provide for reasonable zoning regulations for the cultivation and dispensing of medical cannabis while not completely prohibiting such uses; Burr Ridge added “Medical Cannabis Dispensing Facility” as a special use in the G-I General Industrial District in 2013. No Medical Businesses are presently operating in Burr Ridge and no petitions for such a special use have been received at this time.

Recreational Businesses

As stated previously, the Cannabis Regulation and Tax Act (henceforth: the “Act”) was recently adopted by the State of Illinois. The Act:

- legalizes the possession and use of cannabis for recreational purposes;
- authorizes the sale of recreational cannabis at retail dispensaries;

- permits the expansion of cultivation centers (previously only permitted to grow for medical cannabis sales); and
- allows new cannabis facilities uses such as “craft growers” and processors.

Staff has provided analyses regarding elements of the Act which may affect the Plan Commission’s determination as to the land use and zoning impacts of Recreational Businesses, including cannabis possession and consumption, public safety, taxation and revenue mechanisms, and State licensing timelines, which are found in the report. A summary of legal powers available and unavailable to the Village regarding the regulation of Recreational Businesses is listed in the following table.

Legal Power	Local Authority
Legal possession of cannabis (with quantity restriction)	NO – Must Allow
Private consumption of cannabis (i.e. residences)	NO – Must Allow
Home grow of up to five plants by medical cardholders	NO – Must Allow
Cannabis consumption in public places (*exception listed below)	NO – State Prohibits
Delivery of cannabis products to the home	NO – State Prohibits
Consumption at schools, by minors, or in presence of minors	NO – State Prohibits
Limit the number of each Recreational Business	YES – Local Control
Create an Overlay District to allow for more specific land use control	YES – Local Control
Create custom separation requirements between sensitive uses	YES – Local Control
Outright ban on the establishment of businesses by ordinance	YES – Local Control
<i>If not banned</i> – enact zoning controls on businesses	YES – Local Control
<i>If not banned</i> – Tax cannabis at up to 3% beyond ordinary sales tax	YES – Local Control
<i>If not banned</i> – *Allow on-premises consumption of cannabis	YES – Local Control
Enact reasonable regulations of home grow by medical cardholders	YES – Local Control

Zoning

The Act states that municipalities may “enact ordinances to prohibit or significantly limit a [Recreational Business’] location.” Several land use restrictions were created in the Act:

- Recreational cannabis uses are prohibited in residential zoning districts.
- Retail dispensaries and craft growers may not be located within 1,500 feet of another retail dispensary.
- No cannabis advertisements may contain any statement or illustration that is false or misleading; promotes the overconsumption of cannabis; displays cannabis or an image of a leaf or bud; shows a minor consuming cannabis; makes health or medicinal claims about cannabis; or includes any image that is likely to appeal to minors.

The six uses described below were specifically created for licensure by the Act. Any of the uses below may be prohibited or permitted and regulated by the Village as desired.

Dispensary. A facility that sells cannabis and cannabis-infused products, cannabis seeds, and paraphernalia to the general public and qualified medical cannabis patients. Recreational dispensaries are retail businesses similar to retail uses that are allowed in B-1 and B-2 Districts. Most retail businesses in the B-1 and B-2 Districts that are under 7,000 square feet in floor area

are permitted uses. Based on experience from medical dispensaries and recreational dispensaries in other States, it is anticipated that dispensaries in Illinois will be less than 7,000 square feet.

The following uses are involved with the manufacture or processing of cannabis. Businesses involved in the manufacturing and processing of materials, products and goods and are restricted to the G-I General Industrial or the L-I Light Industrial Districts. Special uses in these districts are generally uses that include outdoor activity, retail sales or services, or have other unique attributes.

1. *Craft Grower*. Facilities which grow and package cannabis for sale at a dispensary. A craft grower may share a premises with a processor or dispensary and may sell or distribute cannabis to another cannabis-related business. A facility for a Craft Grower may not exceed 14,000 square feet in floor area.
2. *Cultivation Center*. Facilities which cultivate, process, transport, and perform other necessary activities to provide cannabis and cannabis-infused products to Recreational Businesses. This use is permitted to be up to 210,000 square feet in size per location.
3. *Infuser*. A facility that directly incorporates cannabis or cannabis concentrate into a product.
4. *Processor*. A facility that extracts constituent chemicals or compounds to produce cannabis concentrate or incorporates cannabis or cannabis concentrate into a product.
5. *Transporter*. Transports cannabis on behalf of a licensed Recreational Business. This use would likely have a cannabis storage component on their premises.

Unless a unique parking requirement is established, dispensaries would require the same parking as Retail Goods and/or Service Businesses (1 space per 250 square feet of floor area). A survey of medical dispensary parking requirements indicates an average parking requirement of 1 space per 250 square feet of floor area.

Possession and Consumption

The Act regulates possession quantities for recreational cannabis for adults over 21, as follows:

- 30 grams of raw cannabis (comparable to a generally full sandwich bag)
- 5 grams of cannabis product in concentrated form (such as creams)
- 500 mg of less of THC of cannabis-infused products (such as an edible)
- Home cultivation of up to five cannabis plants per household (for medical patients only)

The Act prohibits the use of cannabis on the grounds of any school; within motor vehicles (stopped or moving); and in any public place or knowingly close physical proximity to anyone under 21 years of age. Municipalities may not prohibit or more strictly regulate the lawful use of cannabis as set forth in the Act; however, the Act permits property owners to prohibit the use and growing of cannabis on their own properties. It will remain unlawful to consume cannabis, either for recreational or medical purposes, outdoors or in public spaces, defined as the following:

- Any place where a person could reasonably be expected to be observed by others.
- All parts of buildings owned in whole or in part or leased by a unit of local government.
- Does not include a private residence unless the private residence is used to provide licensed child care, foster care, or other similar social service care on the premises.

Public Safety

The Act establishes regulations regarding recreational dispensary operations, including:

- Dispensaries may only operate between 6 A.M. and 10 P.M. (the Village could further restrict these hours).
- Dispensaries may only operate and sell cannabis when video surveillance equipment, point of sale equipment, and State's electronic verification system is operative, and there are two or more people working at a given time.
- Dispensaries may not sell any product containing alcohol (except for tinctures).
- Home delivery of cannabis is prohibited.

Driving under the influence of cannabis will continue to be illegal. The Act allows for use of roadside chemical tests or standardized field sobriety tests when conducting investigations of drivers suspected of driving under the influence of cannabis. The Village of Lombard has provided staff with research regarding the number of calls for police service at Medical Businesses. Lombard contacted 11 communities, including Addison, Naperville, and Oak Park; no community indicated that any Medical Business requested more than three calls for police service since the inception of the Pilot.

If have a licensed premises we would be able to pro-actively permit on-site consumption. We could establish an on-site consumption license should such an action be permitted.

Taxation and Revenue Mechanisms

While financial impacts and revenue potential are not considered factors as to the appropriateness of potential land uses within the Village's Comprehensive Plan, staff felt that it was necessary to include a summary of the local taxation powers created by the Act due to their uniqueness relative to other general retail and service uses, as well as a revenue projection to better contextualize the sales capacity of Recreational Businesses.

Municipalities are empowered to levy a special local sales tax of up to 3.0% in addition to existing sales tax rates to the gross retail sales of recreational cannabis that occurs in their communities. For example, if a Recreational dispensary located in Burr Ridge generated \$1,000,000 in gross revenue, the Village would receive \$42,500 in sales tax (\$30,000 from the 3.0% special sales tax and \$12,500 from the local 1.25% sales tax, which presently exists). Local municipalities will not be restricted in how they are permitted to expend local sales tax revenues associated with the sale of recreational cannabis. Additionally, the Village will receive an annual payment from the State to assist in enforcing the Act regardless of whether a Recreational Business operates in the community. State and regional estimates typically assume that recreational marijuana sales will be higher in Illinois than other markets for recreational cannabis, such as Colorado, based on comparisons regarding population, income, tourism, and current patterns of usage. Staff has provided three examples of local sales tax generation based upon projections using data from Illinois, Colorado, and Washington State.

The first projection, performed by the DuPage Mayors and Managers Conference, assumes that the total demand in Illinois will "fit" into the limited number of dispensary licenses that will be granted by the State and forecasts **\$488,473** in local sales tax per dispensary.

The second projection uses the Illinois Economic Policy Institute’s (IEPI) estimation of a \$2 billion statewide recreational cannabis market by 2022. If all 240 retail licenses were issued and each establishment was operating at this time, this would equate to **\$354,167** in local sales tax per dispensary.

Finally, the State of Washington publishes detailed information regarding sales by individual suppliers and retailers. The State of Washington applies a 37 percent state excise tax and 5 percent local sales tax. Of the 387 active recreational dispensaries, the average dispensary generated \$2,750,000 in gross revenues, meaning that the average dispensary would generate **\$117,000** in tax revenue if it were located in Burr Ridge.

State Licensing Timelines

The State retained sole licensing authority of Recreational Businesses in the Act; the Village is not permitted to create a “cannabis license” which would function similarly to a liquor license. A three-phase rollout for the issuance of Recreational Business licenses was created to ensure that the Act’s implementation was orderly and equitable. Phase 1 permits existing Medical Businesses to receive a unique license for a Recreational dispensary. The Illinois Department of Agriculture has stated that they presently interpret the Act to restrict the locations of a Recreational dispensary to the Medical Business’ current location; however, the members of the Illinois General Assembly responsible for the Act’s introduction have said that they will be introducing a trailer bill in the fall Veto Session to allow Medical Businesses to open a Recreational dispensary at a separate location. Phase 2 permits an additional 75 Recreational dispensaries to be opened across the State, regardless of whether the applicant is affiliated with a Medical Business. Due to requirements set forth by the Act, 47 of these licenses must be located within the Chicago-Naperville-Elgin region as defined by the US Bureau of Labor Statistics; Burr Ridge is located within this area. Phase 3 will occur after a social equity study period occurs at the end of 2020, wherein the State may deem it necessary to issue up to 110 additional licenses for Recreational dispensaries in areas that are found to be underserved on the basis of economic equity. The following table shows the information discussed in this section with relevant timelines.

Phase	Potential Licensees	Application Open	Application Due	Grant Date	# of Licenses
1	Existing Medical Business	August 2019	March 2021	January 1, 2020	55
2	New Dispensaries^	October 2019	January 2020	May 1, 2020	75
Social Equity Study Period – Early 2021					
3	New Dispensaries	March 2021		December 2021	110
TOTAL RECREATIONAL LICENSES					240
^47 such licenses must locate in Chicago-Naperville-Elgin region as defined by the Bureau of Labor Statistics					

Municipal Actions

Many municipalities in the Chicagoland region have held similar hearings on recreational cannabis. A chart of all municipal actions on this matter is attached as Exhibit B.

Public Comment

Staff has received a two objections via email as well as some objections and support via phone calls. Plan Commissioner Luisa Hoch has also provided her perspective, which was included in the attachments.

Consideration of Potential Actions

Staff requests direction regarding the questions posed on page 2 of the staff report, including any additional information that the Plan Commission requires to inform its recommendation.

Staff recommends that the uses and their legal definitions created by the Act be adopted as an amendment to Section XIV (Definitions) of the Zoning Ordinance for legal reference (Exhibit D).

Findings of Fact and Recommendation

Staff requests direction from the Plan Commission as to a desired recommendation regarding amendments for Recreational Businesses. Based on the Plan Commission's recommendation, staff will prepare findings of fact. The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if it fulfills the purpose and intent of the Zoning Ordinance.

The following is a list of questions that should be addressed in a Plan Commission recommendation:

- Which Recreational Businesses should be permitted or special uses?
- In which zoning district(s) should Recreational Businesses be located?
- Should the Village restrict hours beyond what the Act permits?
- Should minimum separation distances be required for Recreational Businesses?
- What parking requirements should be established for Recreational Businesses?
- How should the Village regulate on-site consumption?

Staff also requests direction from the Plan Commission as to whether amendments regarding Medical Businesses are desired. It is possible that an entity may attempt to operate a joint Medical/Recreational Business in the future; the Zoning Ordinance currently treats these two uses as mutually exclusive. If amendments are desired, staff will prepare findings of fact; no action will be necessary if no amendments are desired.

Appendix

Exhibit A – ICMA and Planning Magazine Publications

Exhibit B – Neighboring Municipal Actions

Exhibit C – Public Comment

Exhibit D – Use Definitions

Exhibit E – Petitioner Materials



VILLAGE OF BURR RIDGE
MEMORANDUM

TO: Economic Development Committee (EDC)
Mayor Gary Grasso, Chairman

FROM: Evan Walter, Assistant Village Administrator

DATE: October 9, 2019

RE: Discussion Regarding Recreational Cannabis

At the request of the Board of Trustees, the EDC and Plan Commission were directed to prepare reports and forward recommendations to the Board regarding recreational cannabis uses in the Village. On June 25, 2019, Governor Pritzker signed HB 1438, the Cannabis Regulation and Tax Act, which legalized the sale, possession, and consumption of recreational cannabis by adults over 21, effective January 1, 2020. In response to the adoption of the Act, the Board of Trustees seeks recommendations from the EDC regarding the economic effects and impacts of recreational cannabis businesses potentially locating in Burr Ridge. This report is meant to provide information regarding recreational cannabis businesses as defined and regulated by the Act.

Questions for the EDC to consider include:

- If a dispensary were desired, what should the tax rate be set at?
- Would a Cannabis Business provide spillover effect (more or less people patronize other businesses in Burr Ridge due to its presence)?
- If a dispensary were desired, should the Village consider creating any incentives to attract such a use?

Legal Power	Local Authority
Legal possession of cannabis (with quantity restriction)	NO – Must Allow
Private consumption of cannabis (i.e. residences)	NO – Must Allow
Home grow of up to five plants by medical cardholders	NO – Must Allow
Cannabis consumption in public places (*exception listed below)	NO – State Prohibits
Delivery of cannabis products to the home	NO – State Prohibits
Consumption at schools, by minors, or in presence of minors	NO – State Prohibits
Limit the number of each Recreational Business	YES – Local Control
Create an Overlay District to allow for more specific land use control	YES – Local Control
Create custom separation requirements between sensitive uses	YES – Local Control
Outright ban on the establishment of businesses by ordinance	YES – Local Control
<i>If not banned</i> – enact zoning controls on businesses	YES – Local Control
<i>If not banned</i> – Tax cannabis at up to 3% beyond ordinary sales tax	YES – Local Control
<i>If not banned</i> – *Allow on-premises consumption of cannabis	YES – Local Control
Enact reasonable regulations of home grow by medical cardholders	YES – Local Control

A summary of legal powers available to the Village is listed in the previous table, with more detailed explanations as to the context of available and unavailable powers found throughout the staff report.

Background on Recreational Cannabis

Taxation and Revenue Mechanisms

Municipalities are empowered to levy a special local sales tax of up to 3.0% in addition to existing sales tax rates to the gross retail sales of recreational cannabis that occurs in their communities. For example, if a Recreational dispensary located in Burr Ridge generated \$1,000,000 in gross revenue, the Village would receive \$42,500 in sales tax (\$30,000 from the 3.0% special sales tax and \$12,500 from the local 1.25% sales tax, which presently exists). Local municipalities will not be restricted in how they are permitted to expend local sales tax revenues associated with the sale of recreational cannabis. Additionally, the Village will receive an annual payment from the State to assist in enforcing the Act regardless of whether a Recreational Business operates in the community. State and regional estimates typically assume that recreational marijuana sales will be higher in Illinois than other markets for recreational cannabis, such as Colorado, based on comparisons regarding population, income, tourism, and current patterns of usage. Staff has provided three for local sales tax generation based upon projections using data from Illinois, Colorado, and Washington State.

The first projection, performed by the DuPage Mayors and Managers Conference, assumes that the total demand in Illinois will “fit” into the limited number of dispensary licenses that will be granted by the State and forecasts **\$488,473** in local sales tax per dispensary.

The second projection uses the Illinois Economic Policy Institute’s (IEPI) estimation of a \$2 billion statewide recreational cannabis market by 2022. If all 240 retail licenses were issued and each establishment was operating at this time, this would equate to **\$354,167** in local sales tax per dispensary.

Finally, the State of Washington publishes detailed information regarding sales by individual suppliers and retailers. The State of Washington applies a 37 percent state excise tax and 5 percent local sales tax. Of the 387 active recreational dispensaries, the average dispensary generated \$2,750,000 in gross revenues, meaning that the average dispensary would generate **\$117,000** in tax revenue if it were located in Burr Ridge.

Types of Cannabis-Related Businesses

The six uses described below were specifically created for licensure by the Act. Any of the uses below may be prohibited or permitted and regulated by the Village as desired.

Dispensary. A facility that sells cannabis and cannabis-infused products, cannabis seeds, and paraphernalia to the general public and qualified medical cannabis patients. Recreational dispensaries are retail businesses similar to retail uses that are allowed in B-1 and B-2 Districts. Most retail businesses in the B-1 and B-2 Districts that are under 7,000 square feet in floor area are permitted uses. Based on experience from medical dispensaries and recreational dispensaries in other States, it is anticipated that dispensaries in Illinois will be less than 7,000 square feet.

The following uses are involved with the manufacture or processing of cannabis. Businesses involved in the manufacturing and processing of materials, products and goods and are restricted to the G-I General Industrial or the L-I Light Industrial Districts. Special uses in these districts are generally uses that include outdoor activity, retail sales or services, or have other unique attributes.

1. *Craft Grower*. Facilities which grow and package cannabis for sale at a dispensary. A craft grower may share a premises with a processor or dispensary and may sell or distribute cannabis to another cannabis-related business. A facility for a Craft Grower may not exceed 14,000 square feet in floor area.
2. *Cultivation Center*. Facilities which cultivate, process, transport, and perform other necessary activities to provide cannabis and cannabis-infused products to Recreational Businesses. This use is permitted to be up to 210,000 square feet in size per location.
3. *Infuser*. A facility that directly incorporates cannabis or cannabis concentrate into a product.
4. *Processor*. A facility that extracts constituent chemicals or compounds to produce cannabis concentrate or incorporates cannabis or cannabis concentrate into a product.
5. *Transporter*. Transports cannabis on behalf of a licensed Recreational Business. This use would likely have a cannabis storage component on their premises.

Phase	Potential Licensees	Application Open	Application Due	Grant Date	# of Licenses
1	Existing Medical Business	August 2019	March 2021	January 1, 2020	55
2	New Dispensaries [^]	October 2019	January 2020	May 1, 2020	75
Social Equity Study Period – Early 2021					
3	New Dispensaries	March 2021		December 2021	110
TOTAL RECREATIONAL LICENSES					240
[^] 47 such licenses must locate in Chicago-Naperville-Elgin region as defined by the Bureau of Labor Statistics					

Zoning

Zoning and land use considerations are being concurrently considered by the Plan Commission. The Act states that municipalities may “enact ordinances to prohibit or significantly limit a [Recreational Business’] location.” Several land use restrictions were created in the Act:

- Recreational cannabis uses are prohibited in residential zoning districts.
- Retail dispensaries and craft growers may not be located within 1,500 feet of another retail dispensary.
- No cannabis advertisements may contain any statement or illustration that is false or misleading; promotes the overconsumption of cannabis; displays cannabis or an image of a leaf or bud; shows a minor consuming cannabis; makes health or medicinal claims about cannabis; or includes any image that is likely to appeal to minors.

Public Safety

The Act establishes regulations regarding recreational dispensary operations, including:

- Dispensaries may only operate between 6 A.M. and 10 P.M. (the Village could further restrict these hours).

- Dispensaries may only operate and sell cannabis when video surveillance equipment, point of sale equipment, and State's electronic verification system is operative, and there are two or more people working at a given time.
- Dispensaries may not sell any product containing alcohol (except for tinctures).
- Home delivery of cannabis is prohibited.

Driving under the influence of cannabis will continue to be illegal. The Act allows for use of roadside chemical tests or standardized field sobriety tests when conducting investigations of drivers suspected of driving under the influence of cannabis. The Village of Lombard has provided staff with research regarding the number of calls for police service at Medical Businesses. Lombard contacted 11 communities, including Addison, Naperville, and Oak Park; no community indicated that any Medical Business requested more than three calls for police service since the inception of the Pilot.

Staff requests direction from the EDC regarding the taxation, recruitment, and effects of Recreational Businesses in the community. The Board will consider the EDC's recommendation as part of its overall policymaking process at a later date.



Adult-Use Cannabis Resources

7/16/19

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Fact Sheet

Adult-Use Cannabis

Adult-Use Cannabis

Public Act 101-0027 creates the Cannabis Regulation and Tax Act and was signed into law by Governor JB Pritzker on June 25, 2019. Effective January 1, 2020, the Act legalizes the possession and private use of cannabis for Illinois residents over 21 years of age.



7/15/19

LOCAL REGULATION OF CONSUMPTION

Municipalities may not restrict the private consumption of cannabis that is authorized by the Act. However, the Act prohibits the use of cannabis in public places, schools and child care facilities among other locations. Municipalities may adopt and enforce local ordinances to regulate possession and public consumption of cannabis so long as the regulations and penalties are consistent with the Act.

HOME GROW LIMITED TO MEDICAL PROGRAM PARTICIPANTS

Home grow cannabis will be authorized only for medical cannabis program participants, and is limited to five plants in their residence and subject to specified restrictions. Home grow of recreational cannabis by non-medical participants is prohibited. [More information about the medical cannabis program is available via this link.](#)



ZONING

The Act preserves local zoning authority and directly authorizes municipalities to prohibit (opt out) or significantly limit the location of cannabis businesses by ordinance. Municipalities will have the authority to enact reasonable zoning regulations that are not in conflict with the act. This would include the authority to opt out of either commercial production or distribution (dispensaries) of adult-use cannabis within their jurisdiction. Municipalities also may enact zoning ordinances and regulations designating the time, place, manner and number of cannabis business operations, including minimum distances between locations through conditional use permits.

BUSINESS REGULATION

In addition to zoning authority, municipalities will have the authority to allow for on-premise use of cannabis at locations to be determined locally. The Act anticipates that local authorities will engage in inspections of cannabis-related businesses. Municipalities may establish and impose civil penalties for violations of the local ordinances and regulations.



LOCAL REVENUE

Municipalities, by ordinance, may impose a Municipal Cannabis Retailers' Occupation Tax on adult-use cannabis products of up to 3% of the purchase price, in .25% increments. Counties may impose up to 3.75% in unincorporated areas, in .25% increments. The taxes imposed under this Act shall be in addition to all other occupation, privilege or excise taxes imposed by the State of Illinois or by any unit of local government, such as sales tax.



SMOKE FREE ILLINOIS ACT

The Act applies the restrictions of the Smoke Free Illinois Act on smoking cannabis, and provides that property owners may prohibit the use of cannabis by any guest, lessee, customer or visitor. In addition, lessors may prohibit cultivation of cannabis by their lessees.

EMPLOYER PROVISIONS

The Act provides employer protections including that nothing in the enactment prohibits employers from adopting reasonable zero-tolerance or drug-free workplace employment policies concerning drug testing, smoking, consumption, storage or use of cannabis in the workplace or while on-call. These policies must be applied in a nondiscriminatory manner. Employers may prohibit the use of cannabis by employees in the workplace, and engage in discipline, including termination, for violations of those policies and workplace rules.

STATE LICENSING

The Act authorizes the production and distribution of cannabis and cannabis products through state-licensed cultivators, craft growers, infusers, transporters and dispensaries. Cannabis transporters will be separately licensed by the Act, as well. A market study due in March 2021 will inform future licensing. The state will issue licenses according to a graduated scale. By the end of the first year, there will be up to 295 dispensing organizations. The Act will allow up to 500 dispensing organizations by January 1, 2022. Cultivators will be capped at 50, and 100 craft growers will be allowed. By that same date, 100 infusers will also be authorized to be licensed.

GRANTS AND INVESTMENT

The Act establishes the Restore, Reinvest and Renew (R3) Program to invest in communities historically impacted by economic disinvestment and violence. The Illinois Criminal Justice Information Authority (ICJIA) will identify R3 areas that qualify for funding, and grants will be awarded by the R3 Board. A 22-member R3 Board will award grants throughout the state, subject to an application process and the Government Accountability and Transparency Act (GATA); the R3 Board shall be chaired by the Lt. Governor.

SOCIAL EQUITY

The Act provides for a social equity program to establish a legal cannabis industry that is accessible to those most adversely impacted by the enforcement of drug-related laws in this state, including cannabis-related laws. Qualifying social equity applicants may be awarded financial assistance and incentives if they are interested in establishing cannabis related businesses.

DECRIMINALIZATION AND EXPUNGEMENTS

A significant portion of the Act addresses the decriminalization of cannabis through mandatory and discretionary expungements of criminal convictions relating to non-violent cannabis offenses.

STATE REVENUE

State revenues derived from the Cannabis Regulation and Tax Act will be deposited into the Cannabis Regulation Fund. The funds will be distributed to multiple state agencies for implementation of the Act. The legalization of adult cannabis also includes a new source of Local Government Distributive Fund (LGDF) dollars. A portion of the Cannabis Regulation Fund revenues (8% of deposits) will go to local governments, through LGDF, which will be used to fund crime prevention programs, training and interdiction efforts. The Cannabis Regulation Fund is derived from moneys collected from state taxes, license fees and other amounts required to be transferred into the Fund.



Model Ordinance

Municipal Cannabis Business Prohibition

**MODEL ORDINANCE
MUNICIPAL CANNABIS BUSINESS PROHIBITION**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE MUNICIPAL CODE
OF THE CITY/VILLAGE OF _____
BY THE ADDITION OF [ARTICLE/CHAPTER] _____
PROHIBITING CANNABIS BUSINESS ESTABLISHMENTS**

WHEREAS, the City/Village has the authority to adopt ordinances and to promulgate rules and regulations [that pertain to its government and affairs and] that protect the public health, safety and welfare of its citizens; and

WHEREAS, this Ordinance is adopted pursuant to the provisions of the Illinois Cannabis Regulation and Tax Act, Public Act 101-0027, which provides that the City/Village has the authority to prohibit adult-use cannabis business establishments; and

WHEREAS, the City/Village has determined that the operation of cannabis business establishments would present adverse impacts upon the health, safety and welfare of the residents, and additional costs, burdens and impacts upon law enforcement and regulatory operations of the City/Village; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City/Board of Trustees of the Village of _____ as follows:

SECTION 1. Recitals. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. Cannabis Business Establishments Prohibited. Chapter ____ of the Municipal Code of the City/Village of _____ shall be amended by the addition of [Article/Chapter] ____ that will read as follows:

ARTICLE [CHAPTER] ____ Cannabis Business Establishments Prohibited.

1. Definitions. The following words and phrases shall, for the purposes of this Article [Chapter], have the meanings respectively ascribed to them by this section, as follows:

ADULT-USE CANNABIS BUSINESS ESTABLISHMENT: A cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure

and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

PERSON: Any person, firm, corporation, association, club, society or other organization, including any owner, manager, proprietor, employee, volunteer or agent.

2. Cannabis Business Establishments Prohibited. The following Adult-Use Cannabis Business Establishments are prohibited in the City/Village of _____. No person shall locate, operate, own, suffer, allow to be operated or aide, abet or assist in the operation within the City/Village of _____ of any of the following:

- Adult-Use Cannabis Craft Grower
- Adult-Use Cannabis Cultivation Center
- Adult-Use Cannabis Dispensing Organization
- Adult-Use Cannabis Infuser Organization or Infuser
- Adult-Use Cannabis Processing Organization or Processor
- Adult-Use Cannabis Transporting Organization or Transporter

3. Public Nuisance Declared. Operation of any prohibited Cannabis Business Establishment within the City/Village in violation of the provisions of this Article [Chapter] is hereby declared a public nuisance and shall be abated pursuant to all available remedies.

4. Violations. Violations of this Article [Chapter] may be enforced in accordance with the provisions of Article [Chapter] ____ of this Code.

5. Severability. If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

6. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

ADOPTED THIS _____ day of _____, 20__.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

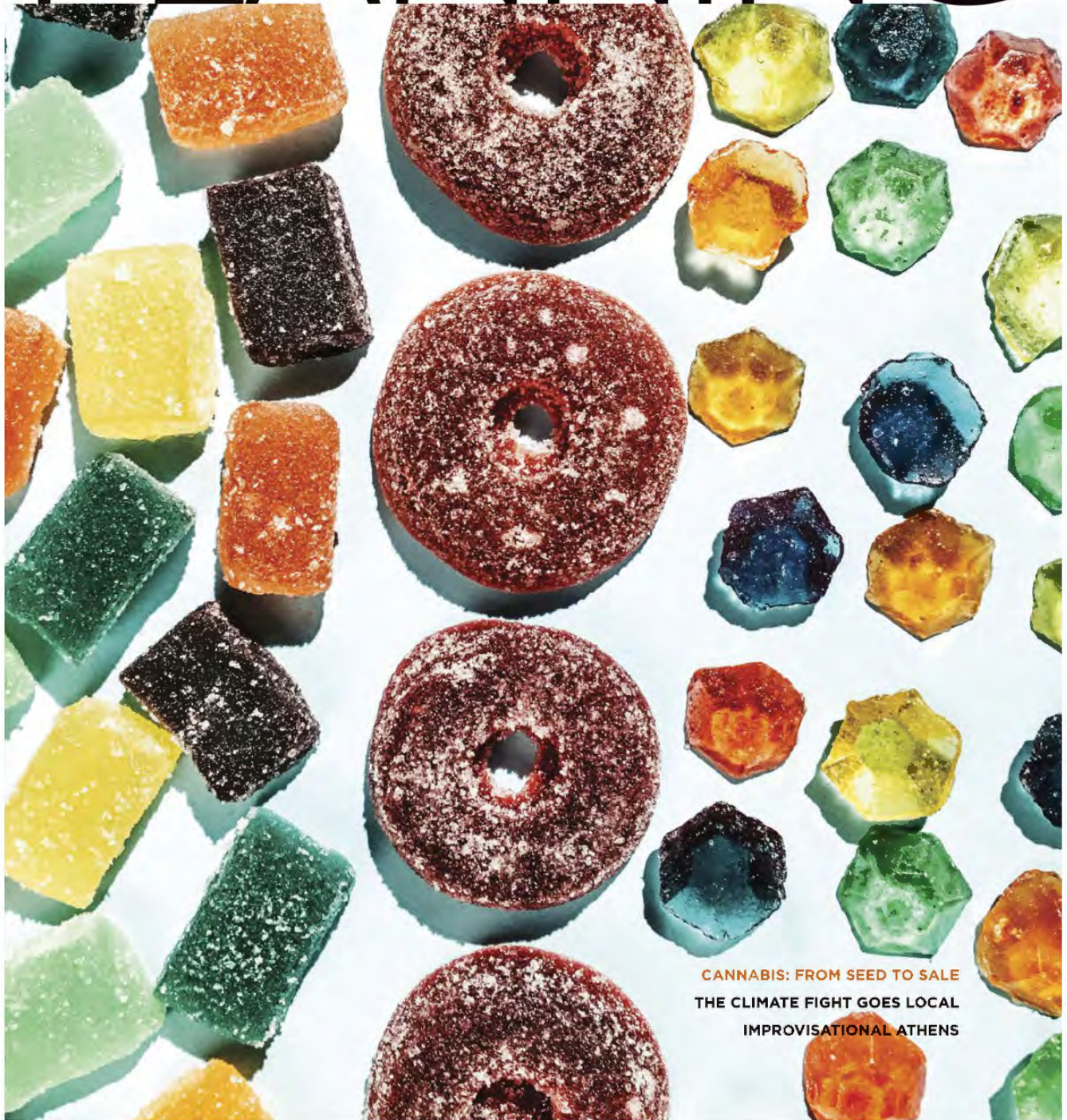
APPROVED THIS _____ day of _____, 20__.

Mayor/Village President

ATTEST:

City/Village Clerk

PLANNING



CANNABIS: FROM SEED TO SALE
THE CLIMATE FIGHT GOES LOCAL
IMPROVISATIONAL ATHENS

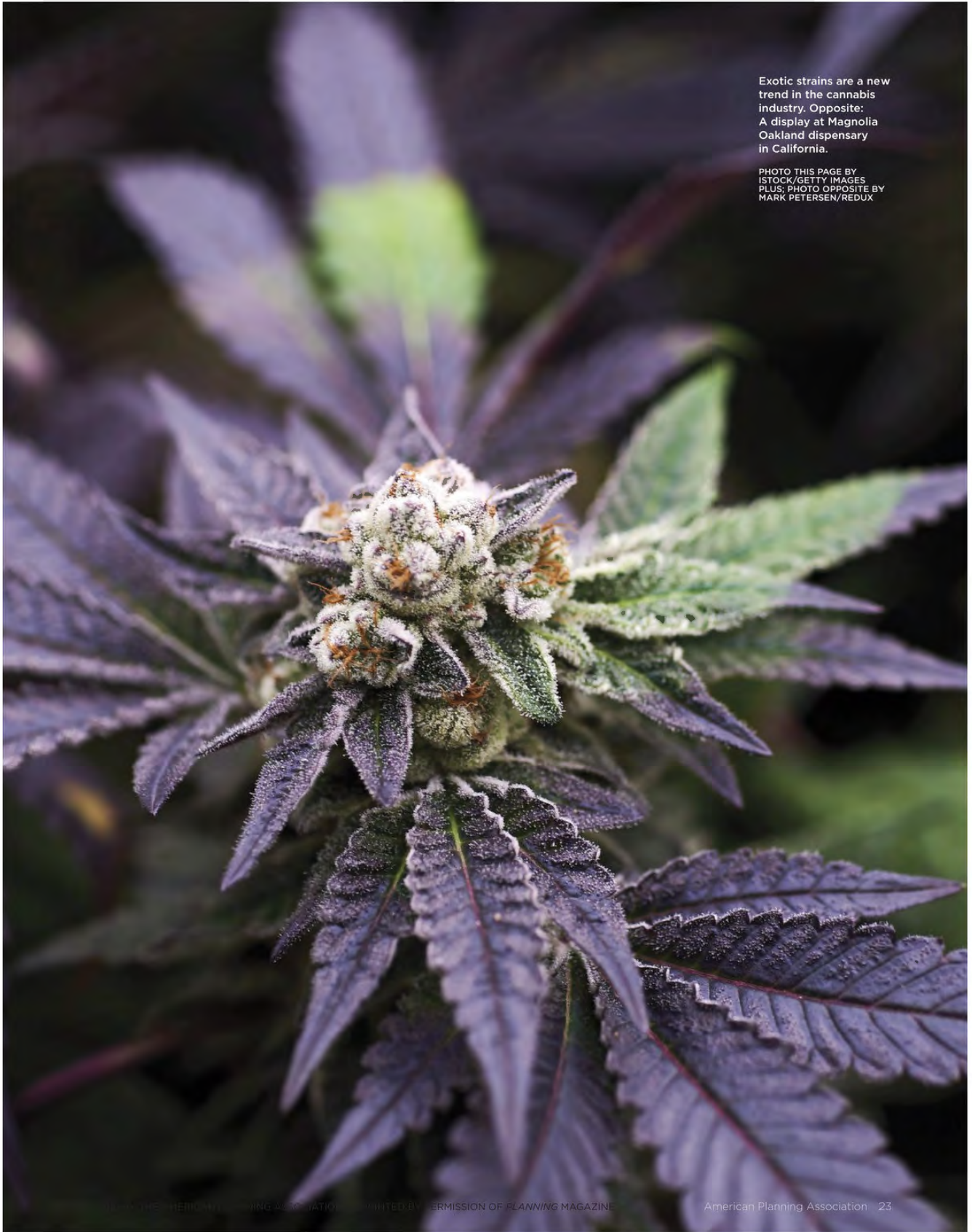


From Seed to Sale

As more states legalize marijuana, local planners tackle land-use and zoning challenges to make the new industry work for their community.

By JUELL STEWART

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Exotic strains are a new trend in the cannabis industry. Opposite: A display at Magnolia Oakland dispensary in California.

PHOTO THIS PAGE BY ISTOCK/GETTY IMAGES PLUS; PHOTO OPPOSITE BY MARK PETERSEN/REDUX

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Against the backdrop of an eventful national election,

2016 was a pivotal year at the polls for California: 57 percent of state voters approved the Adult Use of Marijuana Act (Proposition 64), a statewide ballot initiative that legalized the possession, sale, cultivation, and use of recreational marijuana and required the state to create a regulatory structure to encompass all commercial aspects, including licensing and taxation.

While nine states plus Washington, D.C., have legalized recreational marijuana use in recent years, in many ways, California is an outlier. While other states are developing regulatory approaches to create entirely new marijuana economies, the Golden State has long had a reputation for having a permissive and progressive marijuana culture. In 1996, it became the first state to legalize medical marijuana for qualified patients via the Compassionate Use Act (sometimes referred to as Proposition 215).

As a result, California already had a thriving infrastructure of cannabis cultivators, manufacturers, and retailers by the time Prop 64 passed. But because there were no official regulatory or

licensing structures in place, these businesses existed on the legal periphery, or what some refer to as the “gray market”—not quite in the underground market, since their business activities were enabled by the state, but also not squarely within the realm of legal compliance.

Prop 64, which officially went into effect last January, was the first time that regulators across the state were called upon to develop strategies to formalize the relationship between government and the marijuana industry, from seed to sale. The measure has allowed state regulators to create a broad regulatory infrastructure for licensing while providing local jurisdictions quite a bit of latitude in determining specific planning and zoning approaches according to their communities’ needs and priorities.

A year in, many counties and municipalities are still working out the details. Where states like Colorado have realized the potential revenue opportunity by collecting business and sales taxes, in California, where land values are already at a premium, local planners have a unique challenge to contain disruptive economic effects as much as possible.

Some California counties and communities see Prop 64 as an opportunity to introduce new economic activity. Others have taken a more restrictive approach, handling land use and zoning for cannabis similarly to the regulations already in place for liquor stores and other locally undesirable land uses. However, the precedent of cannabis being treated like medicine prompted officials statewide to consider the nuances of public and industry opinion.

State and local regulators are still learning and revising their regulations to acknowledge the complicated nature of balancing so many priorities. The lessons learned and wide range of approaches taken so far offer a different perspective—and valuable insights—for planners and policy makers looking to regulate recreational cannabis in their own jurisdictions.

Licensing and regulations

In January 2018, California introduced a two-tiered licensing structure that requires businesses to secure local business permits before they can receive a state cannabis business license. On the state’s end, the licensing process is complicated, with the Bureau of Cannabis Control regulating commercial licenses for retailers, distributors, laboratories, and events; the California Department of Food and Agriculture issuing licenses for cultivators; and the California Department of Public

Blunts & Moore was the first dispensary to open under Oakland, California’s cannabis equity program. To qualify, individuals must have had a cannabis conviction or live in a community found to be overpoliced with regards to cannabis arrests. The goal of the program is to help them overcome the challenges of marginalized business owners.



FROM TOP: JANI HAVLICEK/SHUTTERSTOCK; PUBLIC DOMAIN VIA WIKIMEDIA; VANREEL/STOCK/GETTY IMAGES PLUS; DOROTHEA LANGE, COURTESY LIBRARY OF CONGRESS; COURTESY HASH, MARIJUANA & HEMP MUSEUM; AMSTERDAM-BARGE.ORG; PUBLIC DOMAIN VIA WIKIMEDIA; IPEGUITENBERG/QUALITY/STOCK/GETTY IMAGES PLUS; AGAFAPAPER/UP/INTA; ISTOCK/GETTY IMAGES PLUS; COURTESY RICHARD NIXON PRESIDENTIAL LIBRARY AND MUSEUM; DARWIN BRANDIS; ISTOCK EDITORIAL/GETTY IMAGES PLUS; FATCAMERA/ZE+; PROCURATOR/DIGITALVISION VECTORS; PATEL, MINABEN; ISTOCK/GETTY IMAGES PLUS

Health handling the manufacturing of edibles. This dual system has required local agencies to create their own processes and mechanisms for permitting businesses if commercial cannabis activities are allowed locally.

Some counties have developed entire cannabis departments to handle the regulatory burden; others have relied on the existing conditional use permitting process as a means for signaling local approval to state regulators.

Many jurisdictions that already had substantial cannabis business activity under Prop 215 rules have formed advisory committees to instruct local leaders on how to move forward. “We had dozens of growers that were allowed under the medical market, but we didn’t have a regulatory structure to permit them,” says Tim Ricard, the cannabis program manager at Sonoma County’s Economic Development Board. “We had to think both about how to transition those folks into the legal, regulated market and also how, as this industry grew and matured, it would fit into the traditional agriculture.”

Some farmers in Sonoma County were apprehensive about cannabis cultivation on land adjacent to theirs because of the common perception that it would bring illegal activity. There was also concern that cannabis cultivation would quickly turn into a speculative market, driving up land values and making the area prohibitively expensive for existing farmers.

Ricard notes that reassuring community members over concerns about displacement of existing economic activities—even in areas like Sonoma County that have traditionally accommodated cannabis cultivation—is a big challenge for planners.

That makes outreach and education key. The county held an eight-part “Dirt to Dispensary” workshop series to introduce both existing and prospective operators to all aspects of the county’s cannabis program—including zoning, permitting, inspections, communicating with neighbors constructively, standards, and business requirements. The program attracted more than 300 participants.

“By bringing [existing cannabis business operators] into the legal market, we’re bringing them into the permitting structure that is available to wineries and everyone else,” notes Amy Lyle, supervising planner in Sonoma County’s Planning Division. The county also implemented a penalty relief program at the outset to allow existing cannabis businesses to continue operations while they pursued their business permit.

A Cannabis History

1600–1890s		The U.S. government encourages domestic production of hemp to make rope, sails, and clothing. In the late 19th century, cannabis becomes a popular ingredient in over-the-counter medicinal products.
1906		Federal Pure Food and Drug Act requires cannabis labeling in over-the-counter remedies.
1900–1920s		Mexican immigrants flood into the U.S. after the Mexican Revolution of 1910 and introduce recreational use to American culture. Now frequently called by the Spanish word <i>marijuana</i> , it is connected to fear and prejudice about the Spanish-speaking newcomers.
1930		The Federal Bureau of Narcotics is created.
1931		The list of states outlawing cannabis rises to 29 as fear and resentment of Mexican immigrants increases.
1932		The Federal Bureau of Narcotics wages the infamous “Reefer Madness” propaganda campaign and encourages state governments to adopt the Uniform State Narcotic Act.
1937		Congress passes the Marijuana Tax Act, which effectively criminalizes cannabis by restricting possession of the drug to individuals who pay an excise tax for certain authorized medical and industrial uses.
1952, 1956		The federal government establishes mandatory minimum sentences for marijuana possession and use.
1970		Congress repeals most mandatory minimum sentences for possession of small amounts of marijuana and categorizes it separately from other more harmful drugs.
1971		President Richard M. Nixon officially declares the War on Drugs and introduces an era of new mandatory sentencing minimums for possession and distribution of marijuana.
1973		The Drug Enforcement Administration is created.
1989		Congress creates the Office of National Drug Control Policy.
1996		California passes the Compassionate Use Act of 1996, legalizing medical marijuana.
2012		Washington and Colorado permit retail sales of cannabis.
2014		Alaska, Oregon, and Washington D.C., legalize recreational use through ballot measure.
2016		California, Nevada, Maine, and Massachusetts approve ballot measures to legalize recreational cannabis.
2018		Vermont becomes the first state to legalize recreational cannabis by way of state legislature, and Michigan approves a ballot measure legalizing recreational use.

SOURCES: PBS.ORG; ONLINE PARALEGAL DEGREE CENTER

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Building regulatory capacity

Developing a regulatory structure to handle permitting is an important and necessary first step in building a local cannabis economy. The approach a community chooses will often depend on the size of its jurisdiction and the activities that are likely to take place within it.

Many municipalities are finding that housing all cannabis-related functions in a single office that acts as an intermediary with other local departments is an efficient way to go: It helps streamline permitting, outreach, and community relations, and builds cooperation and buy-in among diverse stakeholders.

In July 2015, the San Francisco Board of Supervisors formed a Cannabis State Legalization Task Force to inform the scope and role of what would eventually become the San Francisco Office of Cannabis. That office is responsible for issuing permits and acting as a liaison for business owners, community members, and local agencies.

Centralized offices that coordinate the efforts of multiple city departments are also useful in terms of outreach and education to community members, which is necessary when introducing something like cannabis into a new context, including destigmatization efforts in the wake of the decades-long War on

Drugs. Giving the general public a clear point of contact in case of any issues, as well as providing them with the proper resources and information about business developments, can help assuage confusion.

Communities introducing new cannabis regulations can also benefit from working closely with cannabis businesses, both existing and new, to navigate challenges and ensure mutually beneficial outcomes. For example, in its original iteration of state regulations, California's Bureau of Cannabis Control prohibited cannabis manufacturers from sharing kitchen facilities. However, as a result of ongoing outreach and relationship-building with local cannabis operators, the city of Oakland found that rule to be problematic.

"As a practical matter, the cost of building a new kitchen facility was prohibitive to cannabis business owners. We saw an opportunity to help businesses reduce costs by going to Sacramento and advocating to the BCC to create a shared kitchen model because of the need we observed on the ground," says Greg Minor, assistant to Oakland's city administrator, who deals specifically with cannabis, special permits and nuisance abatement.

Because of the close relationships Minor has cultivated with local cannabis businesses, he's been

Planning and Policy Lessons from Colorado

MITIGATE NUISANCES

Implementing standards for mitigating nuisances can be an opportunity to set industry best practices.

Kim Kreimeyer, a planner with Aurora, Colorado's Marijuana Enforcement Division, says that Aurora wanted to distinguish its cultivation facilities from surrounding cities, which had a reputation for having a noticeable and distinct marijuana smell outside of the

industrial buildings.

The result is what Kreimeyer describes as the most stringent odor control standards in the entire state. But they left the "how" up to the individual businesses.

"We did not prescribe how the industry was to mitigate odor. We left it up to them," Kreimeyer says of the regulation and incentive-driven effort.

"Initially we saw licenses use carbon filters, while some

transitioned to ozone filtration, while others utilize both," she says.

In an industry with rapidly evolving technology, this kind of approach encourages businesses to innovate to satisfy local requirements.

REGULATE LIGHTING AND ENERGY USAGE

Similarly, Aurora's indoor-only cultivation offers an opportunity to affect energy reduction benchmarks

by introducing rigid guidelines for lighting. Grow operations in the city are required to have extra cooling mechanisms, and most of the growers have transitioned from fluorescent lighting to more energy-efficient LED lights, keeping costs and usage low.

ENCOURAGE REVITALIZATION

Aurora's cannabis cultivators were also limited in the spaces they

could access shortly after recreational legalization.

Because many new developments and shopping centers were still bound by bank-backed mortgages, property owners were hesitant to jeopardize their investments by running afoul of federal law.

This shutout from leases in new construction meant cannabis businesses had no choice but

TOP PHOTO BY JUSTIN HARGRAVES; RIGHT, PHOTOS COURTESY AURORA MARIJUANA ENFORCEMENT DIVISION

able to effectively advocate on behalf of operators, and the BCC has updated its regulations to allow for shared-use commercial kitchen facilities in jurisdictions across the state.

Economic development opportunities

Besides lowering administrative and enforcement expenditures, the potential for economic stimulation is an attractive reason behind legalization. Local governments can collect sales tax and business licensing fees. Local economies can also benefit from a range of ancillary economic activity, from tourism to commercial corridor revitalization. Pete Parkinson, AICP, former planning director in Sonoma County, pointed out that cannabis legalization has even been a boon to the region's existing wine industry.

"There's a close connection between wine industry tourism and a burgeoning connection between craft brewing and tourism, so I would guess there will be synergies without a doubt," Parkinson notes.

In fact, the popular Francis Ford Coppola winery headquartered in Geyserville, California, recently introduced an independent operation that markets luxury marijuana products in conjunction with the signature Francis Ford Coppola wine brand.

The Sonoma County Fairgrounds also hosts the

annual Emerald Cup—a showcase and competition between local cannabis producers considered to be the "Academy Awards of Cannabis." The event consistently draws tens of thousands of people to Santa Rosa, along with economic activity.

The opening of the recreational market has brought some in real estate changes in the area too. Although the Sonoma County Economic Development Board is still collecting data on the specific effects of the cannabis industry, Cannabis Program Manager Tim Ricard says that it has driven vacancy rates in commercial and industrial zones down, while price per square foot has risen since legalization in Santa Rosa, Sonoma's county seat.

Zoning and land-use considerations

The biggest tools planners have wielded in regulating cannabis activities are buffering, zoning overlays, and permitting. California state law delegates land-use and zoning authority to cities and towns, leading to quite a varied landscape statewide in terms of location and type of business activity.

In many cities, a buffer zone of 1,000 feet from sensitive uses like schools, parks, and day care centers is required; in San Francisco, the most densely populated city in the state, that buffer was reduced to



Hollywood director and winemaker Francis Ford Coppola has invested in a new venture that markets luxury marijuana products along with his signature wine brand.



Before and after in Aurora, Colorado: New cannabis businesses have spurred rehab projects in vacant commercial properties, such as this former Taco Bell.



to occupy vacant properties, which spurred adaptive reuse across the city.

"In the economic downturn, we had vacant buildings that operators were able to lease. From a land-use perspective, we required that the site plan was up to date, so we got replaced dead or dying landscaping, renovated parking lots, etc.," she says.

Kreimeyer says this was a catalyst behind

many rehabilitation projects in commercial and industrial buildings.

BE FLEXIBLE

Kreimeyer's advice to planners grappling with regulating cannabis—whether they are in communities introducing an entirely new industry or in towns balancing a new regulatory framework for a legacy business sector—is simple: "Be flexible. It's going to be changing constantly.

It will be a learning process, and things will come up continuously that will need to be addressed."

Planners and policy makers can work together with constituents and business owners to determine the appropriate approach that fits their community's needs.

In a rapidly changing industry, government officials have to be willing to learn and share best practices.

OAKLAND'S GREEN ZONES FOR CANNABIS

Oakland allows and licenses all major types of medical and adult-use cannabis businesses, but steers most cannabis activities to designated areas. This "Green Zone" map dovetails with its existing zoning code, with restrictions for each area as noted below. Right now most of the cannabis businesses are located in industrial zones.



SOURCE: ESRI

RESOURCES

FROM APA

APA Marijuana-Related Uses Knowledgebase: planning.org/knowledgebase/marijuana.

"Pot Report," *Planning*, July 2015: planning.org/planning/2015/jul/potreport.htm.

"Regulating Medical and Recreational Marijuana Land Use," *Zoning Practice*, August 2016: planning.org/publicationsdocument/9107502.

600 feet to compensate for the relatively small size of the city. Generally, commercial manufacturing and cultivation are prohibited in residential areas.

"Green Zones" have also been established in some municipalities to steer cannabis activities to designated areas. This typically allows businesses to be established by right, without being subject to a lengthy zoning review process. This strategy has the bonus of stimulating growth in previously blighted industrial areas and can strategically introduce new activity in areas that need new life. That was the case in Oakland, where the city aligned cannabis business uses with its existing zoning code; currently the majority of cannabis activity is located in industrial zones, since they are typically not open to the public.

Oakland has also used municipal code and permitting processes to incorporate its equity priorities directly into cannabis regulation. It was the first city in the country to launch a cannabis equity program, designed specifically to acknowledge the barriers that black and brown business owners face in the wake of the War on Drugs, in hopes of repairing some of the harm that overpolicing has done within these communities.

As a result of a race and equity analysis of medical cannabis regulations conducted by Oakland City Council shortly after Prop 64 passed, the city set an

ambitious goal of requiring that half of all cannabis business permits issued in the initial permitting phase must go to equity applicants. To qualify, individuals must have either had a cannabis conviction or lived in a community that has been found to be overpoliced with regards to cannabis arrests, and they must make no more than 80 percent of Oakland's area median income.

The Oakland model also looks to overcome the challenges marginalized business owners might face in securing operations space. It introduced a mentorship component by pairing each equity applicant with an incubator business, which agrees to provide equity applicants with free space to operate on their premises in exchange for receiving incentives and expedited permitting.

Since Oakland launched its program, San Francisco and Los Angeles have both followed suit, iterating on the eligibility criteria and incentives. Oakland's Greg Minor emphasizes the importance of centering equity in local cannabis discussions: "The sooner a jurisdiction has these conversations and tries to address these systemic issues, the sooner they'll be on the path toward resolving them, as opposed to tackling them later down the line." ■

Juell Stewart is an urban planner and policy researcher based in San Francisco. Her website is juellstewart.com.

Can Cannabis Policies Catch Up?

FINANCING

By far, the biggest hurdle for cannabis operators is access to capital. Financial institutions are regulated by the Federal Deposit Insurance Corporation, which guarantees a bank's deposits. However, doing business with a cannabis operator puts this insurance at risk since it runs afoul of federal regulations.

The effect is essentially a de facto ban on banks doing business with the cannabis industry. Since they're cut off from more mainstream methods of fundraising and financing, a significant number of businesses rely on cash and private investors.

This reliance on cash financing means that business owners from marginalized communities are all but excluded from entering the marketplace, even in cities like San Francisco and Oakland that have provisions to prioritize eligible applicants that meet certain income and residency criteria in equity programs.

Cash transactions also pose a security risk; for neighbors near dispensaries that handle tens of thousands of dollars of cash daily, this can be a serious point of contention.

California State Treasurer John Chiang convened a Cannabis Banking Working Group to explore the feasibility of introducing a statewide public bank that would allow cannabis businesses to circumvent the conventional banking industry and to alleviate the state-federal conflict. Ultimately, it was deemed too much of a legal and financial risk for the state to take on, and Chiang urged federal regulators to remove cannabis from the list of scheduled drugs to resolve the issue once and for all.

EVENT PERMITS

In September 2018, California Governor Jerry Brown signed Assembly Bill 2020,

which allows local jurisdictions to approve temporary cannabis events, reversing previous Bureau of Cannabis Control rules that restricted events with cannabis consumption and sales to county fairgrounds. In cities like San Francisco—which is home to an annual “unofficial” (and thus unregulated) 4/20 event that attracts more than 10,000 visitors each year—this presents an opportunity to introduce a clear process for event producers that aligns the need



A man dressed as a marijuana leaf walks among attendees at the cannabis-themed Kushstock Festival at Adelanto, California, in 2018.

for safe consumption sites with the needs of other city agencies.

Obtaining a state Cannabis Event Organizer license requires approval from a local jurisdiction for on-site consumption and sales, so the Office of Cannabis needed to develop a clear process.

In January, the San Francisco Office of Cannabis and the San Francisco Entertainment Commission hosted a panel to introduce the next steps for developing a regulatory structure for event permitting, which drew community interest from local cultivators to coordinators of neighborhood events.

Office of Cannabis Director Nicole Elliott, along with Supervisor Rafael Mandelman—whose district includes popular destinations the Castro and

the Mission—developed an intentionally broad framework that gives the Office of Cannabis latitude in issuing permits while also recognizing the need for other agencies to have control over their jurisdictions; for instance, the Recreation and Park Department and the Port of San Francisco both have the power to decline cannabis events on their respective land.

The Office of Cannabis plays the role of an intermediary between the BCC's state-level process and the local interests of the city and county, while maintaining

a balance between the authority of existing local agencies. The panel was an example of city agencies working together to include the public on important decisions regarding this new regulatory structure.

Even in a city like San Francisco, which has political will and a history of cannabis events, creating new regulation can be a lengthy process. Community and industry input goes a long way.

PUBLIC CONSUMPTION

Outside of the context of one-time special events, public consumption remains a complex hot-button issue.

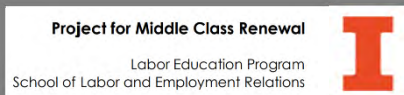
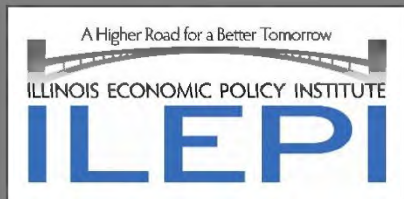
People who live in federally subsidized housing are still bound by the rules of the federal government and face eviction if they consume marijuana, even when it's legal in their jurisdiction.

People who live in multiunit rental housing are also subject to restrictions on their method of consumption.

Aurora planner Kim Kreimeyer believes that public consumption is a key issue that's yet to be resolved on the state level in Colorado; currently, allowing on-site consumption is up to the municipality's discretion in California.

Offering people safe places to consume takes the burden off of law enforcement and ensures that people aren't penalized for enjoying something that is recreationally legal or medically necessary.

The Financial Impact of Legalizing Marijuana in Illinois



Frank Manzo IV, MPP
Jill Manzo
Robert Bruno, PhD



Executive Summary

There is significant public support for legalizing, regulating, and taxing recreational marijuana in Illinois. Fully 66 percent of registered voters in Illinois support legalizing marijuana, including a bipartisan majority of Democrats and Republicans. Furthermore, 10 states and the District of Columbia have already legalized recreational marijuana.

This report by the Illinois Economic Policy Institute (ILEPI) and the Project for Middle Class Renewal at the University of Illinois at Urbana-Champaign finds that high taxpayer costs for law enforcement and cannabis-related incarceration would be reduced by legalizing recreational marijuana. In total, Illinois taxpayers would save \$18.4 million annually in reduced incarceration costs, law enforcement spending, and legal fees from marijuana legalization. This revenue could be redirected to solve other crimes—such as homicides, robberies, and assaults.

The economy would also grow if Illinois were to legalize recreational marijuana. If marijuana were legalized, regulated, and taxed in Illinois, an estimated \$1.6 billion would be sold in the state, in part due to regional tourism. At a 26.25 percent state excise tax on retail marijuana in addition to the 6.25 percent general sales tax, Illinois would:

- generate \$525 million in new tax revenues, including \$505 million for the state and \$20 million for local governments— a move that credit rating agencies have called “credit positive;”
- create over 23,600 new jobs at more than 2,600 businesses in Illinois;
- boost the Illinois economy by \$1 billion annually; and
- allow the state to make additional pension payments and vital public investments in infrastructure, K-12 public schools, college tuition assistance programs, and drug treatment and prevention programs.

The benefits of legalization outweigh the social costs. While some legislators and constituents are concerned that legalizing recreational marijuana would increase consumption of other illicit drugs, increase motor vehicle crashes, and reduce workplace productivity, there is no evidence to support these claims. In fact, legalized cannabis has been found to reduce opioid use by as much as 33 percent, reduce traffic fatalities by as much as 11 percent, and have no effect on occupational accidents or rates of employee absenteeism. This is because marijuana consumption has not been found to increase after legalization.

Legalizing, regulating, and taxing recreational marijuana would reduce costs to taxpayers, spur economic activity, create jobs, and shrink the black market. While new tax revenues would be modest and would not solve Illinois’ fiscal issues, they would improve the state’s budget situation and credit rating outlook, fund investments in critical infrastructure and public education, and reduce criminal justice costs. Illinois *should* legalize, regulate, and tax recreational marijuana.

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Introduction

In 2012, Colorado and Washington became the first states to legalize marijuana for recreational purposes. The passage of Colorado Amendment 64 led to the state becoming the first to tax and legalize recreational marijuana, with commercial sales beginning in January 2014. Since marijuana is a relatively safe drug with no documented deaths from a marijuana overdose, support for legalization, regulation, and taxation of marijuana has only grown over time. Support for legalizing marijuana among American adults was just 12 percent in 1969, 48 percent by 2012, and 64 percent by 2017 ([McCarthy, 2017](#)).

Although marijuana remains illegal under federal law, 10 states and the District of Columbia have legalized recreational marijuana: Alaska, California, Colorado, Maine, Massachusetts, Michigan, Nevada, North Dakota, Oregon, Vermont, and Washington. Each state has their own guidelines, with different rates of taxation, age restrictions, packaging regulations, and possession limits. Additionally, 13 states have decriminalized the drug and 33 states– including Illinois– have legalized medical marijuana ([Chappell, 2018](#)). Of the states which have legalized recreational use, all except Vermont allow commercial sales by private for-profit businesses ([Lopez, 2017a](#)).

The legalization, regulation, and taxation of recreational marijuana has already generated hundreds of millions of dollars in tax revenues for state and local governments. During the campaign to legalize marijuana in Colorado, proponents claimed that marijuana taxes would increase state revenues by \$70 million per year. Today, tax revenues have exceeded these projections. In 2017, marijuana taxes, licenses, and fees collected in Colorado totaled \$247 million, with \$40 million of these revenues deposited into the Building Excellent Schools Today (BEST) program– which funds public school capital construction projects– every year. The additional \$207 million is allocated to the Marijuana Tax Cash Fund, which is largely used for health care, education, drug treatment, drug prevention, and law enforcement programs ([Lopez, 2017b](#)). Colorado has generated more than half a billion dollars in revenues since it legalized recreational marijuana ([Pedersen, 2018](#)).

In addition to generating tax revenues that fund public services and programs for social good, marijuana has been a job creator across the United States. In fact, the cannabis industry already employs 165,000 to 230,000 workers across the United States at retailers, wholesalers, testing labs, and related companies ([McVey, 2017](#)). In June 2018, Colorado officials approved \$447 million for 35 school construction projects using money that is partially funded by legal marijuana sales, creating thousands of blue-collar construction jobs ([Whaley, 2018](#)).¹

This Illinois Economic Policy Institute (ILEPI) and Project for Middle Class Renewal report does not discuss the moral implications of legalizing marijuana, but does present the effect on criminal justice and incarceration costs. The tax revenue and economic impacts of legalizing, regulating, and taxing recreational marijuana in Illinois are also evaluated. Evidence on the social costs of legalizing marijuana are considered. This report differs from previous studies assessing the impact of legalizing recreational

¹ In Illinois, every \$500 million in public construction project funding creates about 5,200 total jobs, including 3,000 direct construction jobs (e.g., see [Craighead & Manzo, 2017](#)).

marijuana in Illinois because it evaluates the market for legal recreational marijuana in Illinois using actual economic data and evidence from Colorado's experience, updates taxpayer savings estimates from reduced incarceration costs, illustrates potential public investments that could occur using new tax revenues, and forecasts impacts on private sector sales, business openings, and job creation.

Consumption of Marijuana and Support for Legalization in Illinois

Millions of dollars are already spent illegally in Illinois on the purchase of cannabis on the unregulated black market. According to the Marijuana Policy Project, a pro-legalization advocacy organization, an estimated 750,000 adults in Illinois reported consuming marijuana in the past month— representing nearly 6 percent of the total population in the state. Accordingly, proponents contend that the legalization of recreational marijuana would allow the State of Illinois to safely regulate the activity while collecting new tax revenues ([MPP, 2017](#)).

Marijuana is currently decriminalized for recreational use and legally permitted for medical use in Illinois. In 2016, legislators in Illinois decriminalized the possession of up to 10 grams of marijuana for individuals 21 years old or older ([Pedersen, 2018](#)). Illinois' Medical Cannabis Pilot Program, which began accepting applications in September 2014, now has more than 46,000 qualifying patients and 55 licensed medical cannabis dispensaries— about 837 patients per dispensary ([State of Illinois, 2018](#)). On March 22, 2017, state lawmakers proposed bills to legalize marijuana in Illinois ([McCoppin, 2017](#)).

The Illinois General Assembly did not pass legislation to legalize, regulate, and tax recreational marijuana during the 2017-2018 legislative session, despite a clear majority of Illinois voters supporting full legalization. A 2017 survey of 1,000 registered voters conducted by the Paul Simon Public Policy Institute at Southern Illinois University Carbondale found that two-thirds (66 percent) support legalizing, taxing, and regulating marijuana like alcohol in Illinois, including 76 percent of Democrats and 52 percent of Republicans ([Paul Simon Public Policy Institute, 2017](#)). In addition, in March 2018, Cook County residents were asked their opinion on legalizing the cultivation, manufacture, distribution, testing, and sale of recreational marijuana by adults 21 years old or older at the state-level. Fully 68 percent voted "Yes" in support of legalization ([Pedersen, 2018](#); [Ballotpedia, 2018](#)).

Savings for Taxpayers: Reduced Law Enforcement and Incarceration Costs

Historically, the costs of police, law enforcement, and corrections associated with marijuana possession have been very high in Illinois. A 2013 report by the American Civil Liberties Union found 12,406 marijuana possession arrests were made in the state in 2010, with African Americans 7.6 times more likely to be arrested than white residents. As a result, Illinois taxpayers spent \$127 million to police marijuana consumption, \$72 million in judicial and legal fees, and \$20 million to house individuals in local jails and county correctional facilities for possession of marijuana in 2010 ([ACLU, 2013](#)).

After decriminalization, police made fewer arrests and wrote fewer tickets. In 2012, the City of Chicago decriminalized the possession of 15 grams or less of marijuana for anyone 21 years old or older. In the year prior to decriminalization, Chicago police officers made 21,000 arrests. By 2016, there were just 129 arrests and the Chicago Police Department issued fewer than 300 tickets for possession of small amounts of cannabis. In 2016, the State of Illinois decriminalized possession of 10 grams or less of marijuana for anyone 21 years old or older— making possession of small amounts of weed a civil offense rather than a crime, with fines as the penalty instead of jail time (Main, 2018).

Full legalization and taxation of recreational marijuana will further reduce taxpayer costs. In June 2016, Illinois still had 445 people incarcerated in prison due to a cannabis-related possession, manufacturing, or trafficking offense (IDOC, 2016). According to the Illinois State Commission on Criminal Justice and Sentencing Reform in a January 2017 report, it costs Illinois more than \$22,000 per year to incarcerate a prisoner (ICJIA, 2017). Using this cost estimate and adjusting it for inflation to constant 2018 dollars, Illinois could conservatively save \$10.2 million annually in reduced incarceration costs alone due to the legalization of recreational marijuana (Figure 1).

Figure 1: Estimated Taxpayer Savings from Legalizing Recreational Marijuana in Illinois

Taxpayer Savings from Recreational Marijuana Legalization	Annual Estimate
Reduced Incarceration Costs	\$10.24 million
Reduced Judicial and Legal Fees*	\$2.95 million
Reduced Policing Costs*	\$5.21 million
Total Savings	\$18.40 million

* Estimates have been adjusted for inflation using the Consumer Price Index (CPI, 2018).

Source(s): 2013 American Civil Liberties Union (ACLU, 2013); Illinois State Commission on Criminal Justice and Sentencing Reform (ICJIA, 2017).

Figure 1 presents annual taxpayer savings from full legalization of recreational marijuana in Illinois. Estimates are based on findings from the American Civil Liberties Union and the Illinois State Commission on Criminal Justice and Sentencing Reform adjusted for 2017 data on cannabis-related incarceration in Illinois. The estimates are also adjusted for inflation to today's dollars. The analysis reveals that legalizing, taxing, and regulating recreational marijuana would reduce incarceration costs by \$10.2 million per year, decrease judicial and legal fees by about \$3.0 million per year, and lower policing costs by about \$5.2 million per year. In total, legalizing recreational marijuana would save Illinois taxpayers \$18.4 million annually (Figure 1). This is in addition to the hundreds of millions of dollars that were saved from marijuana decriminalization in 2016.

Tax Revenue Impacts of Illinois Legalizing Recreational Marijuana

Illinois is about twice as large as Colorado (Figure 2). There are 4.8 million households in Illinois compared to 2.1 million households in Colorado. Additionally, according to data from the Bureau of Economic Analysis at the U.S. Chamber of Commerce, the Illinois economy produced 2.4 times as much output as Colorado (BEA, 2016). However, Illinois collects more in state and local taxes than Colorado.

Figure 2 multiplies the total number of households by their average household income in both Colorado and Illinois and then adjusts total income for purchasing power after all state, federal, and local taxes. The result is that Illinois has 2.1 times as much purchasing power as Colorado. This means that recreational marijuana sales in Illinois could feasibly be about 2.1 times as much as in Colorado.

Figure 2: Purchasing Power of Resident Households, Colorado vs. Illinois, 2016 Data

2016 Economic Data	Colorado	Illinois
Total Households (2016)	2,108,992	4,822,046
Average Household Income (2016)	\$88,246	\$84,561
Total Household Income After All Taxes*	\$129.89 billion	\$275.20 billion
Illinois Purchasing Power as a Multiple of Colorado		2.12 x
*Based on data from 2015 <i>State and Local Government Finances</i> by the U.S. Census Bureau and average federal income tax rates (Census, 2015). Note that this estimate is not the same as total labor income, which would include benefits, and not the same as gross state product (GSP).		

Source(s): 2016 American Community Survey by the U.S. Census Bureau (Census, 2016); 2015 State and Local Government Finances by the U.S. Census Bureau (Census, 2015).

The Colorado Department of Revenue is required by law to report marijuana tax data to the public (Colorado Department of Revenue, 2018a). Colorado currently taxes recreational marijuana at a 32.9 percent effective tax rate. This includes a 2.9 percent state sales tax on both medical and retail marijuana, a 15 percent state retail marijuana excise tax, and a 15 percent state retail marijuana sales tax that was increased from 10 percent on July 1, 2017. Over the fiscal year from July 2017 through June 2018, the state collected \$251.0 million in total marijuana taxes— not including license and application fees paid by retailers and individuals to sell recreational marijuana. Based on the effective tax rate, this means that Colorado residents and visitors spent \$762.8 million legally on recreational marijuana in Colorado over 12 months (Figure 3).

Figure 3: Estimating the Market for Legalized Recreational Marijuana in Illinois, By 2020

The Markets for Recreational Marijuana in Colorado and Illinois	Data or Estimate
Total Marijuana Sales in Colorado Annually	\$762.81 million
Total Marijuana Tax Rate in Colorado*	32.9%
Total Marijuana Taxes Collected in Colorado Annually	\$250.97 million
Illinois Purchasing Power as a Multiple of Colorado	2.12 x
Total Estimated Annual Sales in Illinois (After Legalization)	\$1,616.20 million
*Total marijuana revenue in Colorado includes a 2.9 percent state sales tax on medical and retail marijuana, a 15 percent state retail marijuana sales tax, and a 15 percent state retail marijuana excise tax.	

Source(s): Authors' estimates based on Marijuana Tax Data from the Colorado Department of Revenue (Colorado Department of Revenue, 2018), using purchasing power estimates from Figure 2.

It is estimated that about \$1.62 billion of recreational marijuana would be sold in Illinois if the state were to legalize, regulate, and tax the substance at similar levels as Colorado (Figure 3).² This is based

² The \$1.62 billion recreational marijuana market may be a *conservative* estimate. For example, there were 46,018 qualifying patients in Illinois' Medical Cannabis Pilot Program who spent \$10.8 million per month at licensed medical cannabis dispensaries from January 2018 through September 2018— or \$235.40 per patient per month (State of Illinois,

on the total sales in Colorado adjusted for the purchasing power of Illinois households. Additionally, Illinois would benefit from being one of the only states in the region to legalize recreational marijuana. Like Colorado, tourism would be expected to increase modestly as consumers from neighboring states travel to Illinois for legalized cannabis, boosting business sales in Illinois.

Illinois taxes tobacco and alcohol at higher rates than clothes, food, and services. In addition to the 6.25 percent general sales tax, Illinois levies excise taxes of \$0.23 per gallon for beer, \$1.39 per gallon for wine, \$8.55 per gallon for liquor, and \$1.98 per pack of 20 cigarettes ([SalesTaxHandbook, 2018](#)). The legalization, regulation, and taxation of marijuana would be no different.

Figure 4 presents estimated tax revenues from the State of Illinois levying a proposed 26.25 percent state excise tax on retail marijuana. Combined with the 6.25 percent general sales tax, this would make the total effective tax rate on recreational marijuana 32.5 percent in Illinois— slightly lower than in Colorado (32.9 percent). In general, consumers tend to buy more of a product if it is taxed at a lower rate, but Figure 4 conservatively uses the total marijuana sales estimate of \$1.62 billion for Illinois, based on Colorado’s total effective tax rate.

If the state were to impose a 26.25 percent excise tax on recreational marijuana in addition to the 6.25 percent general sales tax, Illinois would generate an estimated \$525.3 million in new tax revenues (Figure 4). Fully \$505.1 million would go to the state government while local governments would receive \$20.2 million.³ This revenue estimate falls in the middle of the \$350 million to \$700 million range projected by some proponents of legalizing recreational marijuana in Illinois ([Driscoll, 2018](#)). It also exceeds the \$354 million in revenue projected by researchers at the conservative-learning Tax Foundation ([Bishop-Henchman & Scarboro, 2016](#)). Note, however, that the revenue estimate from Figure 4 does not include tax revenue from licenses and application fees paid by retailers and individuals to sell recreational marijuana.

Figure 4: Estimated Tax Revenues from Legalizing Recreational Marijuana in Illinois, By 2020

Estimated Sales, Proposed Tax Rate, and Expected Tax Revenues	Annual Estimate
Total Estimated Marijuana Sales in Illinois	\$1,616.20 million
Illinois State Marijuana Excise Tax (Proposed)	26.25%
Illinois Sales Tax: State Share	5.00%
Illinois Sales Tax: Local Share	1.25%
Total State Taxes Collected	\$505.06 million
Total Local Taxes Collected	\$20.20 million

Source(s): Authors’ estimates based on Marijuana Tax Data from the Colorado Department of Revenue ([Colorado Department of Revenue, 2018](#)), using purchasing power estimates from Figure 2.

2018). If 750,000 adults in Illinois consume marijuana at the same monthly quantities as qualified patients ([MPP, 2017](#)), estimated sales would be \$176.5 million per month, or a market size of \$2.12 billion.

³ In Illinois, the general sales tax is 6.25 percent. The state keeps 80 percent of the revenue from the sales tax (or 5 percentage points of the tax) in the General Fund and transfers 20 percent (or 1.25 percentage points of the tax) to local governments.

State lawmakers could stipulate how new tax revenues collected from legalized marijuana are spent. Figure 5 outlines potential public investments that could occur using the new tax revenue, assuming that half of the revenue is used to reduce pension debts by about \$250 million per year.

The remaining revenue could be distributed evenly at 10 percent to fund five government functions annually at about \$50 million each.

- Lawmakers could follow Colorado's lead and deposit 10 percent of recreational marijuana tax revenues in the **School Infrastructure Fund**. The additional state funding could potentially be used by local school districts to slightly reduce property tax burdens. Compared to actual revenue of \$72.1 million in fiscal year 2017, \$50 million would represent a *70 percent* increase in school construction funding provided by the state ([Illinois Comptroller, 2017](#)).
- Lawmakers could allocate 10 percent of recreational marijuana tax revenues to the **State Construction Account**. This money is used to fund road, bridge, transportation, and similar infrastructure projects. Compared to actual revenue of \$506.6 million in fiscal year 2017, \$50 million would represent a *10 percent* increase in funding ([Illinois Comptroller, 2017](#)).
- 10 percent of recreational marijuana tax revenues could be appropriated to the **Illinois State Board of Education** to support elementary education at Illinois' public schools. The additional state funding could also be used by local school districts to slightly reduce property tax burdens. Compared to an enacted budget of \$6.8 billion for evidence-based funding of schools, \$50 million would represent about a *1 percent* increase in total funding ([ISBE, 2018](#)).
- 10 percent of recreational marijuana tax revenues could be dedicated to the **Illinois Student Assistance Commission** to help students pay for college education through the Monetary Award Program (MAP) grants. In the 2019 fiscal year, MAP grant funding was \$401.3 million ([ISAC, 2018](#)). \$50 million in new revenue would represent a *12 percent* increase in higher education tuition assistance for students to attend Illinois' public universities and community colleges.
- 10 percent could be appropriated to the **Department of Human Services** to fund drug treatment and drug prevention programs, including to help combat the current opioid crisis. These programs were among the hardest hit by the 736-day budget impasse in Illinois. Compared to the \$230.7 million enacted for the Division of Addiction Treatment, \$50 million in new revenue would represent a *22 percent* increase in funding for substance abuse treatment and prevention programs ([Illinois OMB, 2018](#)).

Though not shown in Figure 5, the approximately \$20 million in recreational marijuana tax revenues that are transferred to local governments could be used either to fund law enforcement and hire additional officers or to pay down local police and fire pension debt obligations. The administration and regulation of legal marijuana could be funded entirely by license fees and application fees paid by retailers and individuals to sell recreational marijuana. These fees generated \$8.8 million for the State of Colorado from July 2017 through June 2018 ([Colorado Department of Revenue, 2018b](#)). Elected

officials and voters in Illinois could expect to double that revenue to pay for administering and regulating the legalized marijuana law.

Figure 5: Potential Public Investments Using New Tax Revenues from Legalized Marijuana

Potential Public Investments Based on New Tax Revenues	Annual Estimate
Total State Marijuana Taxes Collected	\$505.06 million
<u>Potential Public Investments for the Public Good</u>	
50 Percent to Pension Payments	\$252.53 million
10 Percent to School Infrastructure Fund	\$50.51 million
10 Percent to State Construction Account	\$50.51 million
10 Percent to K-12 Public Schools	\$50.51 million
10 Percent to Monetary Award Program (MAP)	\$50.51 million
10 Percent to Drug Treatment and Prevention Programs	\$50.51 million

Economic Effects of Illinois Legalizing Recreational Marijuana

Convenient access to dispensaries, consumption lounges, and licensed marijuana businesses is essential to a successful and safe market for legal marijuana. If consumers cannot easily purchase cannabis from the regulated legal market because local governments prevent dispensaries or retail stores from selling the substance, they will again turn to the unregulated black market. For example, Denver allows one cannabis retail establishment per 3,091 residents, which has caused the illegal market share to fall to 30 percent. Seattle, on the other hand, limited retail licenses to 21 firms, or one dispensary per 30,373 residents. Illegal activity was still estimated at 70 percent of the total cannabis market in Seattle due to the lack of access to the regulated market. Research finds that states need at least one legal cannabis retail storefront per 7,500 residents to limit the illicit black market (Beals, 2018).

This section uses IMPLAN to assess the economic effects of legalizing recreational marijuana in Illinois. IMPLAN is an input-output software that is considered the “gold standard” in economic impact analyses (Vowels, 2012). IMPLAN uses U.S. Census Bureau data to account for the interrelationship between businesses and households in a regional market, following a dollar as it cycles through the economy. The software uses multipliers to estimate how much a policy change— such as legalizing recreational marijuana— would affect the economy.

The results reveal that legalizing marijuana would boost the Illinois economy (Figure 6). If Illinois were to legalize cannabis at an effective tax rate of 32.5 percent, total recreational marijuana sales would be expected to be \$1.62 billion at over 2,600 businesses— approximately one cannabis dispensary, retailer, or manufacturer for every 4,900 residents in the state. This would be a higher density of points of sale per person than Seattle but a lower density than Denver (Beals, 2018).

Legalization would directly create nearly 19,500 jobs at marijuana dispensaries, retailers, and manufacturers. Additionally, the Illinois workers who are newly employed at marijuana-related businesses would earn incomes that they spend back in the economy. This additional consumer

demand would save or create another 4,100 jobs at restaurants, stores, and other local businesses. Overall, the Illinois economy would grow by an estimated \$1 billion annually due to the consumption of recreational marijuana by both residents and tourists (Figure 6).⁴

Figure 6: Estimated Annual Economic Impacts of Legalizing Marijuana in Illinois, By 2020

Impact on Sales, Businesses, Employment, and Gross State Product	Annual Estimate
Total Estimated Marijuana Sales in Illinois	\$1,616.20 million
Number of Establishments (Firms Created)	2,633 businesses
Total Employment (Jobs Created) <ul style="list-style-type: none"> • Direct Jobs at Marijuana Dispensaries and Manufacturers • Induced Jobs from Higher Consumer Demand 	23,618 jobs <ul style="list-style-type: none"> • 19,486 jobs • 4,132 jobs
Net Economic Impact (Annual Gross State Product)	\$1,000.17 million

Source(s): Authors' estimates from an economic simulation using IMPLAN (IMPLAN, 2018) based on legal recreational marijuana market estimates from Figure 4.

Finally, information from the 2016 *County Business Patterns* dataset by the U.S. Census Bureau is used to compare the estimated number of marijuana dispensaries and related establishments to the current number of smoke shops and alcoholic drinking places in Illinois (Figure 7). As of 2016, the state had nearly 500 tobacco stores primarily engaged in selling cigarettes, cigars, pipes, and other smokers' supplies that employed nearly 1,300 workers. Similarly, the state had nearly 2,700 drinking places serving alcoholic beverages— such as bars, distilleries, and wineries— where over 21,600 bartenders, cooks, servers, barbacks, and other individuals worked. Note that this does not include restaurants which primarily sell food but may also offer alcoholic beverages. The legalization, regulation, and taxation of recreational marijuana would create about the same number of jobs— at a similar rate of pay (about \$19,600 annually for mostly part-time workers)— in Illinois as there are at bars and other alcoholic drinking places.

Figure 7: Estimated Marijuana Stores Compared to Similar Establishments in Illinois, 2016 Data

Sector of the Economy (NAICS code)	Number of Establishments	Paid Employees	Annual Payroll	Payroll Per Employee
Estimated: Marijuana Dispensaries	2,633	19,486	\$383.57 million	\$19,588
NAICS 453991: Tobacco Stores	479	1,265	\$24.63 million	\$19,470
NAICS 7224: Alcoholic Drinking Places	2,668	21,623	\$365.97 million	\$16,925

Source(s): Authors' estimates from Figure 6; 2016 *County Business Patterns* from the U.S. Census Bureau (Census, 2016).

⁴ The net effect on the overall economy (\$1.00 billion) is less than total sales (\$1.62 billion) because annual gross state product is the difference between all sales and the production cost of all products. As an example, consider a toy bought by an Illinois consumer at a local store for \$10. Suppose that the toy was manufactured in New Mexico for \$4. The difference between the sales price (\$10) and the cost that the local store paid for the toy (\$4) is \$6. In this case, total sales are \$10 in Illinois, but the Illinois economy only grows by \$6 due to the local business activity. The New Mexico economy grows by the remaining \$4 from manufacturing the product. The same logic applies for recreational marijuana.

Addressing Concerns on Alcohol Consumption, Health, and Safety

Marijuana consumption rates do not rise following legalization. In Colorado, for example, “marijuana use [among Colorado residents] has not changed since legalization either in terms of the number of people using or the frequency of use among users” and marijuana consumption has remained lower than daily alcohol or tobacco use ([Colorado Department of Public Health & Environment, 2016](#)). While more research is needed, the evidence suggests that cannabis consumption does not change due to legalization.

Nevertheless, some legislators and constituents in Illinois are concerned about the unintended consequences of legalizing and taxing recreational marijuana. One concern is the relationship between marijuana use and the consumption of other drugs, including alcohol. Studies consistently show that marijuana is less addictive and less risky than alcohol. Alcohol is the leading risk factor for death among people aged 15-49 and is linked with violent behavior. Conversely, there have been no documented deaths from cannabis use and there is some evidence that marijuana users may actually be less likely to commit violence against a partner ([Brodwin, 2018](#)). The research is mixed as to whether legalizing recreational marijuana would increase or reduce alcohol consumption ([Kilmer & Smart, 2018](#)). Of 39 academic studies reviewed on the topic, 16 supported the idea that alcohol consumption would decrease (41 percent), 10 supported the claim that alcohol consumption would rise (26 percent), and 13 found no effect (33 percent) ([Subbaraman, 2016](#)).

Studies have found that legalized cannabis mitigates opioid use and abuse. Over the past two decades, an increasing number of fatal drug overdoses have been related to prescription opioid medications. In 2014, 40 percent of all opioid overdose deaths involved a prescription opioid, with 46 people dying every day from an opioid overdose ([CDC, 2018](#)). A recent study published by researchers at the University of Kentucky and Emory University found that opiate-related deaths decreased by about 33 percent in 13 states in the six years after medical marijuana was legalized ([Wen & Hockenberry, 2018](#)). Additionally, a report conducted by the Minnesota Department of Health found that 63 percent of patients taking opioid medication for pain reduced or eliminated their opioid use once treated with medical cannabis ([Singer, 2018](#)).

Would legalizing recreational marijuana increase the number of car accidents due to motorists driving under the influence of cannabis? Studies have failed to find a correlation between car accidents and marijuana usage in Colorado since legalization ([Ingraham, 2017](#)). In fact, traffic fatalities have been found to drop by between 8 percent and 11 percent on average in states that legalized medical marijuana, although the reason for this finding is unknown ([Cohen, 2016](#)). One explanation may be that marijuana consumption rates do not statistically increase following legalization.

Lastly, some groups say that that marijuana legalization would have negative economic impacts from higher workplace injury rates, increased absenteeism, and additional homelessness— costing the state hundreds of millions of dollars per year ([SAM, 2018](#)). However, the National Academies of Sciences, Engineering, and Medicine has concluded that there is no evidence to support the claim that cannabis use increases occupational accidents or injuries and academic studies do not corroborate the claim that employee absenteeism would worsen ([Miller, 2018](#)). Meanwhile, there is no evidence that legal

cannabis contributes to an increase in homelessness (Zhang, 2018). Because marijuana consumption does not rise following legalization, each of these social costs is not expected to be any higher than current levels in Illinois.

Conclusion

There is significant public support for legalizing, regulating, and taxing recreational marijuana in Illinois—where lawmakers have decriminalized possession of up to 10 grams of cannabis for individuals 21 years old and older. Fully 66 percent of registered voters in Illinois support legalizing marijuana. This includes 76 percent of Democrats and 52 percent of Republicans.

Historically, the costs of police, law enforcement, and corrections associated with marijuana possession have been very high in Illinois. After decriminalization, police made fewer arrests and wrote fewer tickets. However, Illinois still has people incarcerated in prison due to a cannabis-related possession, manufacturing, or trafficking offense. By fully legalizing recreational marijuana, Illinois taxpayers would save \$18.4 million annually in reduced incarceration costs, law enforcement spending, and legal fees.

The State of Illinois is also in dire need of revenue enhancements. Following a 736-day budget impasse from the summer of 2015 to the summer of 2017, Illinois still has a \$8.1 billion backlog of unpaid bills and \$130 billion in unfunded pension liabilities (Illinois Comptroller, 2018; CTBA, 2017). One policy change that has been proposed to raise state tax revenues is to legalize and tax recreational marijuana. Moody's Investors Service, a credit rating agency, calls legalizing recreational marijuana a "credit positive" potential change in tax policy (Moody's, 2018). As of November 2018, eleven states and the District of Columbia have legalized recreational marijuana.

If Illinois were to legalize marijuana, an estimated \$1.6 billion of recreational marijuana would be sold in the state, in part due to regional tourism. At a 26.25 percent state excise tax on retail marijuana in addition to the 6.25 percent general sales tax, Illinois would generate \$525 million in new tax revenues, create over 23,600 new jobs at more than 2,600 businesses, boost the Illinois economy by \$1 billion annually, and reduce law enforcement and incarceration costs. With new tax revenues, Illinois could fund additional pension payments while making vital public investments in new school construction projects, road and transportation construction projects, K-12 public school education, the Monetary Award Program (MAP) grants for tuition assistance for college students, and drug treatment and prevention programs.

Legalizing, regulating, and taxing recreational marijuana would reduce costs to taxpayers, spur economic activity, create jobs, and shrink the black market. While new tax revenues would be modest and would not solve Illinois' fiscal issues, they would improve the state's budget situation and credit rating outlook. Illinois should legalize, regulate, and tax recreational marijuana.

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VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

8D

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

October 8, 2019

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

Re: Z-07-2019: 7000 County Line Road (Wiegand); Text Amendment, Special Use, and Findings of Fact

Dear Mayor and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation to approve a request from Laura Wiegand on behalf of Birth Partners, Inc., a specialty birth center (henceforth "Center") which focuses on providing a home-like environment for women giving birth. The petitioner requests an amendment to Section VIII.B.2 of the Zoning Ordinance to add "Birthing Center" as a special use in the B-1 Business District, a special use for a Birthing Center in the B-1 Business District as per the amended Zoning Ordinance, a special use for a business whose hours of operation exceed 7:00am to 10:00pm in the B-1 Business District, and a text amendment to establish parking regulations for a Birthing Center.

After due notice, as required by law, the Plan Commission held a public hearing on October 7, 2019. The petitioner represents a birthing center business, a boutique medical facility which provides natural birth services in a home-like environment. Dr. Dele Ogunleye, one of the chief doctors employed by Birth Partners, Inc., discussed various aspects of the business. Ultimately, the Plan Commission felt that a birthing center was an appropriate use for both the B-1 Business District as well as the proposed location. No residents spoke on this petition.

The Plan Commission, by a vote of 6 to 0, ***recommends that the Board of Trustees approve*** a request by Laura Wiegand on behalf of Birth Partners, Inc. for a text amendment establishing "Birthing Center" as a special use in the B-1 Business District.

The Plan Commission, by a vote of 6 to 0, ***recommends that the Board of Trustees approve*** a request by Laura Wiegand on behalf of Birth Partners, Inc. for a special use for a Birthing Center in the B-1 Business District as per the amended Zoning Ordinance and a special use for a business whose hours of operation exceed 7:00am to 10:00pm in the B-1 Business District, subject to the following conditions:

1. The special use shall be limited to persons Laura Weigand and Dele Ogunleye, principals of Birth Partners, Inc., in a manner consistent with the submitted business plan.
2. The special use shall be null and void if Birth Partners, Inc. no longer operates a medical office at 7000 County Line Road.
3. All medical waste shall be stored indoors at all times except for when actively disposing said waste into a vehicle for transportation off-site.

The Plan Commission, by a vote of 6 to 0, *recommends that the Board of Trustees approve* a request by Laura Wiegand on behalf of Birth Partners, Inc. for a text amendment to the Zoning Ordinance establishing that “Birthing Center” uses be required to provide 1 parking space for every 250 square feet of commercial space.

Sincerely,

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



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-07-2019: 7000 County Line Road (Weigand); Requests special use approval as per Section VIII.B.2.w of the Zoning Ordinance for a medical office in the B-1 Business District.

HEARING:

October 7, 2019

TO:

Plan Commission
Greg Trzuppek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Laura Weigand o/b/o
Birth Partners, Inc.

PETITIONER STATUS:

Prospective Tenant

EXISTING ZONING:

B-1 Business District PUD

LAND USE PLAN:

Recommends Retail, Service, and
Office Uses

EXISTING LAND USE:

Commercial Building

SITE AREA:

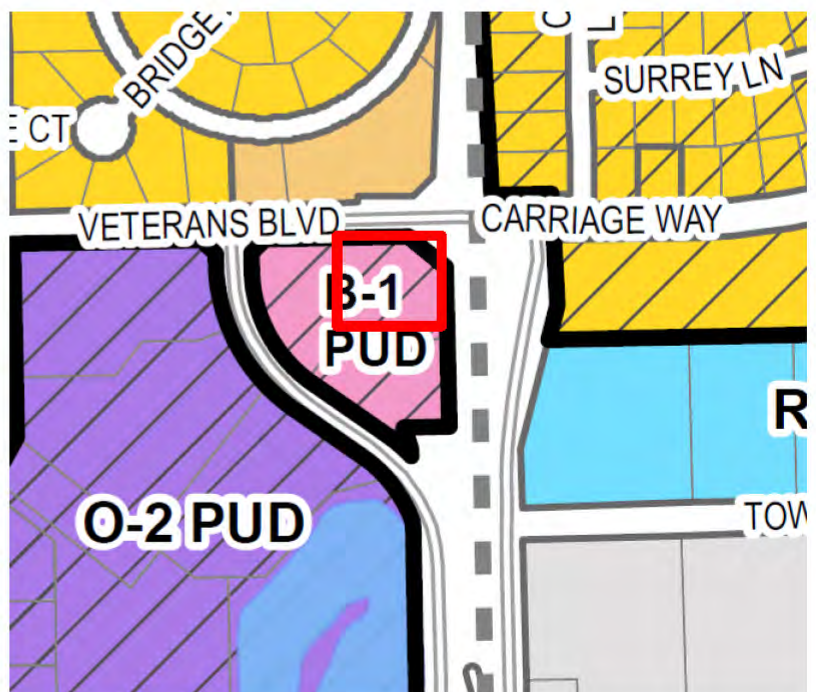
1.59 Acres

SUBDIVISION:

Oak Grove

PARKING:

25 Spaces



The petitioner is Laura Weigand on behalf of Birth Partners, Inc., a specialty birth center (henceforth “Center”) which focuses on providing a home-like environment for women giving birth. The petitioner requests an amendment to Section VIII.B.2 of the Zoning Ordinance to add “Birthing Center” as a special use in the B-1 Business District, a special use for a Birthing Center in the B-1 Business District as per the amended Zoning Ordinance, a special use for a business whose hours of operation exceed 7:00am to 10:00pm in the B-1 Business District, and a text amendment to establish parking regulations for a Birthing Center. The subject property is approximately 3,000 square feet in size and was formerly a branch of MB Financial Bank.

Birth centers, such as this, are licensed by the State of Illinois, while accreditation may be obtained from the Commission for the Accreditation of Birth Centers (CABC). The Center will have three total birth rooms at its opening, which will remain its maximum capacity. The petitioner states that the Center’s business hours will vary depending on the volume of clients, but are anticipated to be Monday–Thursday from 8:00am-5:00pm with 24-hour coverage handled by on-call staff. There will be five total full-time staff at the business’ opening as well as have access to a pool of on-call clinical staff as needed. The business would have a maximum of 10-12 total full-time employees at commercial capacity; however, not all of these employees would be present simultaneously. The Midwife Director and other staff would be available 24/7 to address patient care concerns and be present at the birth center to meet the patient. The petitioner has stated that medical waste will be stored indoors and be disposed of via a professional medical waste company, per their State licensure. No ambulances would be used to transport patients to the Center.

Land Use and Site Analysis

The subject property is 1.59 acres in size and is located on a shared parcel with two other commercial buildings at a B-1 Business PUD known as Oak Grove. The B-1 District is intended to provide a location suitable to accommodate a combination of retail, service, and office uses in a commercial and business district; “Medical, Dental, and Optical Offices and Clinics” is listed as a special use in the B-1 Business District. The subject property is bounded by O-2 Office uses to the west, a church zoned R-2B Residential to the immediate north, and a mixture of residential and industrial uses to the east (across County Line Road) zoned R-3 Residential, R-A Research Assembly, and L-I Light Industrial. The primary tenants of the Oak Grove PUD include Cadence Preschool and Busey Bank, both of which serve a strictly daytime clientele.

The subject property contains 25 total dedicated parking spaces. The Zoning Ordinance does not have a specific regulation defining the provision of parking spaces for a “*birthing center*”. “*Medical and dental clinics or offices of physicians*” are required to provide six parking spaces for each doctor or dentist present; however, this use does not intend to operate on a traditional model wherein a set amount of doctors is present during normal business hours. To define the required amount of parking needed for such a use, the Plan Commission has the option to either establish a custom parking provision requirement for this specific use or create a parking requirement for all *birthing centers* which may locate in the Village via a text amendment. As a matter of reference, the most commonly identified parking requirement in the Zoning Ordinance is one parking space provided per 250 square feet of floor area.

Public Hearing History

Several sign variations have been granted for the Oak Grove PUD, which is unusually limited in the number of signs permitted due to three buildings being located on a single parcel.

Applicable Zoning Ordinance Section

Section VIII.B of the Zoning Ordinance lists all special uses present in the B-1 Business District. There is no specific use for a “birthing center” nor are there parking regulations which define the requirements for providing a minimum amount of parking at a birthing center.

Public Comment

No public comment was received on this petition.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact for two special uses and two text amendments which may be adopted if the Plan Commission is in agreement with those findings. There are four possible actions available to the Plan Commission, as follows:

- If the Plan Commission chooses to recommend a text amendment to Section VIII.B.2 of the Zoning Ordinance to add a special use in the B-1 Business District, the following changes are suggested:

Section VIII.B.2 (special use in the B-1 Business District): *Birthing Center*

- If the Plan Commission chooses to recommend a special use for a Birthing Center in the B-1 Business District as per the amended Zoning Ordinance, staff recommends that it be made with the following conditions:
 1. The special use shall be limited to persons Laura Weigand and Dele Ogunleye, principals of Birth Partners, Inc., in a manner consistent with the submitted business plan.
 2. The special use shall be null and void if Birth Partners, Inc. no longer operates a medical office at 7000 County Line Road.
 3. All medical waste shall be stored indoors at all times except for when actively disposing said waste into a vehicle for transportation off-site.
- If the Plan Commission chooses to recommend a special use for a business whose hours of operation exceed 7:00am to 10:00pm in the B-1 Business District, staff recommends that this special use be made in a manner consistent with the submitted business plan.
- If the Plan Commission chooses to recommend a text amendment to establish parking regulations for a Birthing Center, staff recommends that “Birthing Center” be required to provide 1 parking space for every 250 square feet of commercial space.
 - This is a standard parking requirement found in the Zoning Ordinance and sufficient parking is available to satisfy this potential requirement.

Appendix

Exhibit A – Petitioner’s Materials

EXHIBIT A

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.

Birth centers are part of the healthcare industry. They came into existence in 1975 – over 35 years ago when women were looking for an alternative to a hospital-based birth or home birth. The growth of free-standing birth centers has accelerated since early 2000's, as more women have begun seeking an environment that encourages a natural birth experience with the highest standards of maternity and newborn care. The American Association of Birth Centers (AABC) reports from 1994 to 2004 the number of birth centers grew by 26% from 135 to 170. Since 2004, this number grew by 46% from 170 to 248 with a growth of 27% since early 2010 when there were 195 birth centers. Following a successful launch of a free-standing birth center in downstate Bloomington, IL in 2016, Birth Partners, Inc. would like to bring the first free standing birth center to the healthcare market of the Chicago Suburbs. After extensive research, Birth Partners, Inc. have selected Burr Ridge as an ideal location for this niche service offering for women and newborn health.

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 introduction of a free-standing birth center will not be detrimental to the health, safety, morals, comfort or general welfare of the Village. It will offer a new level of service for women and newborn health not otherwise offered anywhere else in the Chicago suburbs.

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 proposed special use, the free-standing birth center, will not negatively impact the uses and/or property values of the surrounding properties. The center will fill a vacant building in a Planned Unit Development (PUD) located at 7000 County Line Road. Planned renovations to the building to meet the operational needs of the birth center will undoubtedly enhance the value of the property. The center will attract clients from within and outside the community, who will regularly visit the birth center, and could be expected to provide potential new consumer traffic to the surrounding retail businesses.

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

The special use will not impede the development and improvement of surrounding property. The special use will allow a new business – a free standing birth center - to fill a vacant building in the PUD at 7000 County Line Road, and will attract new visitors to the location from within and outside the community.

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

The petitioner believes this to be true based on information provided by the Village.

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

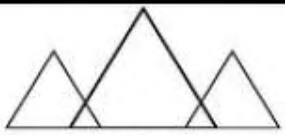
The petitioner believes this to be true based on information provided by the Village.

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

The proposed special use is consistent with the Village's Comprehensive Plan in that it will be providing in-fill use for a vacant building in a PUD, and this special use should, given the improvements to be made to the building, enhance the value of the property.

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.

Yes the petitioner expects its planned special use will conform with all other applicable regulations.



BIRTH PARTNERS INC

Birth Center





Opportunity in Illinois – Birth Centers are Part of the Solution

- In 2013, Illinois had \$7.6 billion in unpaid hospital bills
- Care for women and newborns is the #1 largest contributor to this debt
- Illinois realizes that healthcare spending is not sustainable and must change
- Illinois enacts the “Alternative Health Care Delivery Act” which permits new facilities to be established on a demonstration basis





What is a Freestanding Birth Center?

- Takes care of only low risk patients
- A home like and family-centered facility, warm, cozy, and inviting
- Exists within and works closely with a local healthcare system
- Provides care for women before, during, and after labor and child birth
- Guided by principles of safety, quality, patient satisfaction, and cost effectiveness
- Maintain autonomy in formulation of policy, management, and facility operations
- Provides the same quality of care as a hospital for low-risk pregnancies



The Minnesota Birth Center Program

**Evaluation of the Quality of Care and Outcomes for
Services Provided in Licensed Birth Centers - February 2014**



During the 2010 Legislative Session, Minnesota Statutes 144.615 was passed which directed MDH to license free standing birth centers beginning 1/1/11. The law also required the Department to evaluate the quality of care and outcomes in services provided in licensed birth centers and report their findings.

CONCLUSION:

Minnesota's data supports the National Data which shows that birth centers can be a safe and effective option for low-risk women choosing to give birth in a non-hospital setting.



Minnesota Birth Center – Dr Calvin





Our Experience

- We started this process in 2013
- First open 2016 opening in Bloomington, IL
- Second site opened in 2018 in Colorado Springs, CO
- We have traveled to 10 states visiting over 16 different Birth Centers
- What we have Learned
 - Safety & Outcomes (Hospital relationship & Drills)
 - Tracking and Statistics
 - Distance patients will travel
- The over all need in Illinois and home deliveries
 - Unnecessary risks
 - Improve Health outcomes for the community





Birth Center
simply natural

Bloomington-Normal, Illinois





Beginnings
BIRTH CENTER

Colorado Springs, Colorado





Strict requirements for State Licensure

Multiple Illinois State regulations for Licensure designed to foster safe, accessible, and quality centered operations by requiring:

- Availability of appropriate clinical and professional staff
- A letter of agreement with a hospital for referral or transfer
- A letter of agreement with a perinatal center
- A quality assurance program with measurable benefits
- Criteria for initial patient consideration
- Standards for antepartum, intrapartum, postpartum, and infant transfer
- Policies for consultation with obstetrician, MFM, or pediatrician





Birth Centers decrease C-Sections Rates

- Women who gave birth at a birth center:
 - 93% experienced a normal vaginal birth
 - 1% had an assisted vaginal birth
 - 6% had a Cesarean birth
- Fewer than 1 in 16 had a Cesarean birth (a 6% CS rate)
 - The US C-Section rate was 27%
- Fetal and Neonatal outcomes similar as hospital births
 - Fetal mortality rate was 0.47/1000
 - Neonatal mortality rate was 0.40/1000





American College of Obstetrics and Gynecology (ACOG) American Academy of Pediatrics (AAP)

- Both organizations support certified midwives and properly accredited freestanding birth centers
- ACOG acknowledges a woman's right to make informed decisions regarding her delivery and to have a choice in choosing her healthcare provider, but ACOG does not support home births. Nor does ACOG support care by midwives who are not certified.





Birth Centers are growing across the US

- There are currently 355 birth centers in 41 states and DC
- There has been a 82% growth in birth centers since 2010

2007 to 2016, CDC shows

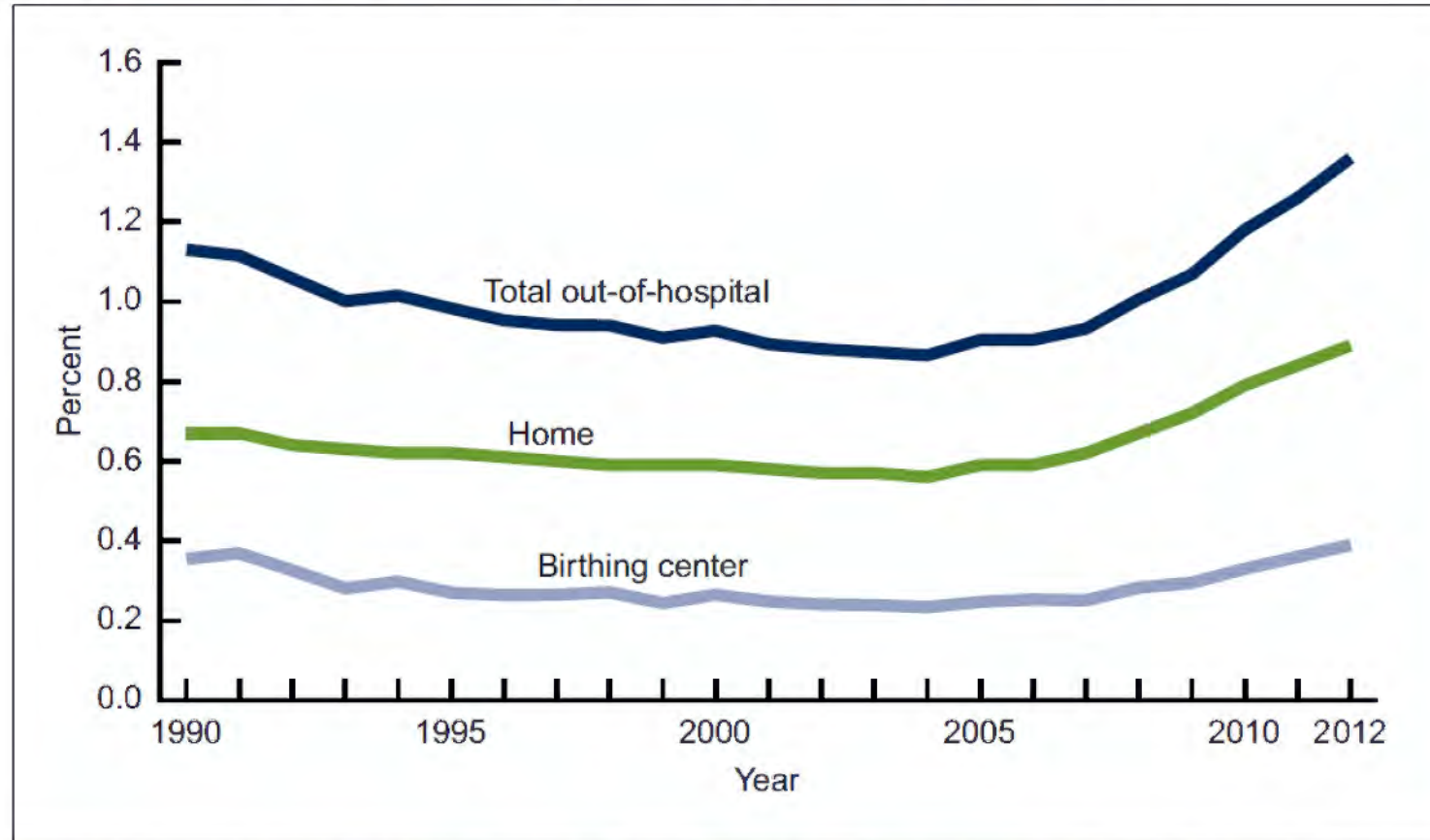
- Annual number of birth center births grew by 83%
- While the annual number of U.S. births decreased by 9%



Out of Hospital Births are increasing across the US

NCHS Data Brief March 2014 - US Department of Health and Human Services

Figure 1. Percentage of births occurring out-of-hospital: United States, 1990–2012



NOTE: Out-of-hospital births include those occurring in a home, birthing center, clinic or doctor's office, or other location.
SOURCE: CDC/NCHS, National Vital Statistics System, birth certificate data.





What are the benefits to families?

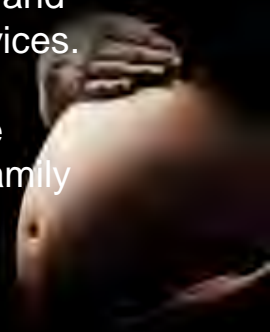
- The birth center approaches pregnancy and birth as a normal family event until proven otherwise. The program encourages family involvement and provides a safe environment for families to experience the social, emotional, and spiritual renewal inherent in birthing forth new life while attending to the possibility that a problem may arise that will require medical intervention or care in the acute care setting of the hospital. This is in opposition to the view that pregnancy is an illness and birth a medical/surgical event that needs to be cured.
- The birth center program of education encourages parents to become informed and self-reliant; to assume responsibility for their own health and the health of the family.
- The birth center brings generations together to celebrate new life by encouraging grandparents and children to participate in the birth center program.
- Birth centers have demonstrated that they are a viable alternative to unattended home birth and to costly hospital acute care for more than 35 years. It is now time to mainstream these services.





What are the benefits to business and industry?

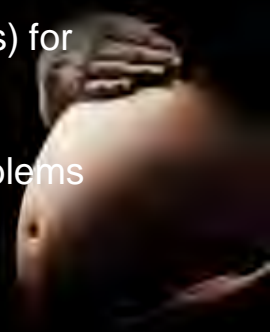
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- The birth center program of education encourages parents to become informed and self-reliant; to assume responsibility for their own health and the health of the family.
- The birth center brings generations together to celebrate new life by encouraging grandparents and children to participate in the birth center program.
- Birth centers have demonstrated that they are a viable alternative to unattended home birth and to costly hospital acute care for more than 35 years. It is now time to mainstream these services.
- The nine-month intensive focus on improving family health through the promotion of lifestyle changes in pregnancy can have a significant ripple effect in the long-term improvement of family health.





How do birth centers contain costs?

- By retaining autonomy (control) over birth center operations and program regardless of ownership (some hospitals own freestanding birth centers)
- By providing “high touch” rather than “high tech” care, birth centers depend on the services of acute care hospital thereby minimizing the routine use of medical intervention and technology.
- By providing a program of primary care that emphasizes education, wellness, prevention, self help and self-reliance in family health maintenance
- By using staff efficiently; staff are only in-house when a mother is in-house. Since birth centers do not compete with emergency services or hospital acute care, levels of staff are used efficiently and appropriately
- By promoting responsibility with the childbearing family for health and prevention of illness
- By using existing community services when available (instead of creating costly duplications) for transport services, social services, medical consultation, laboratories, etc
- By using established policies and procedures for screening and transfer of women with problems to acute care services
- By using low cost construction (residential vs hospital) that meets safety codes





Birth Centers deliver High Quality Care

- The National Birth Center Study II (2013)
 - 79 Birth Centers in 33 US states from 2007-2010
 - 15,574 low risk pregnancies
 - More than 9 out of 10 women (94%) achieved a vaginal birth
 - 6% C-Section Rate
 - Compared to the US C-section rate of 27%
 - 4% were transferred prior to admission
 - 12% transferred after admission
 - 84% delivered at the birthing center
 - 1.9% of mothers or newborns transfer to hospital
 - No maternal deaths



NBCS II Similar Findings with Previous Studies

The National Birth Center Study 1

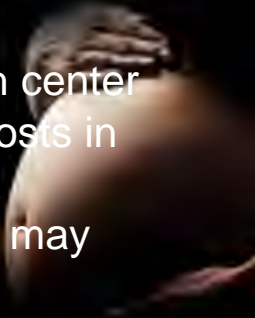
- About 12K women , Retrospective (1989)
- Admitted to 84 birth centers
- From 1985 to 1987

“Few innovations in health service promise lower cost, greater availability and a high degree of satisfaction with comparable degree of safety.” birth Centers offer a safe and acceptable alternative to hospital for selected pregnant (low-risk) women, particularly those who have had children, and that such are leads to relatively few cesarean sections”

San Diego Birth Center Study - A Prospective Study (1998)

- 2000 Birth Center model patients
- 1350 Traditional care model patients

Conclusion: Current results suggest similar morbidity and mortality between the birth center model and traditional care model, with less resource utilization translating to lower costs in the collaborative practice model. Results suggest that collaborative practice using a freestanding birth center as an adjunct to an integrated perinatal health care system may provide a quality, lower cost alternative for the provision of perinatal services.



Levels of Maternal Care



Birth Centers are designated as the first level of care.

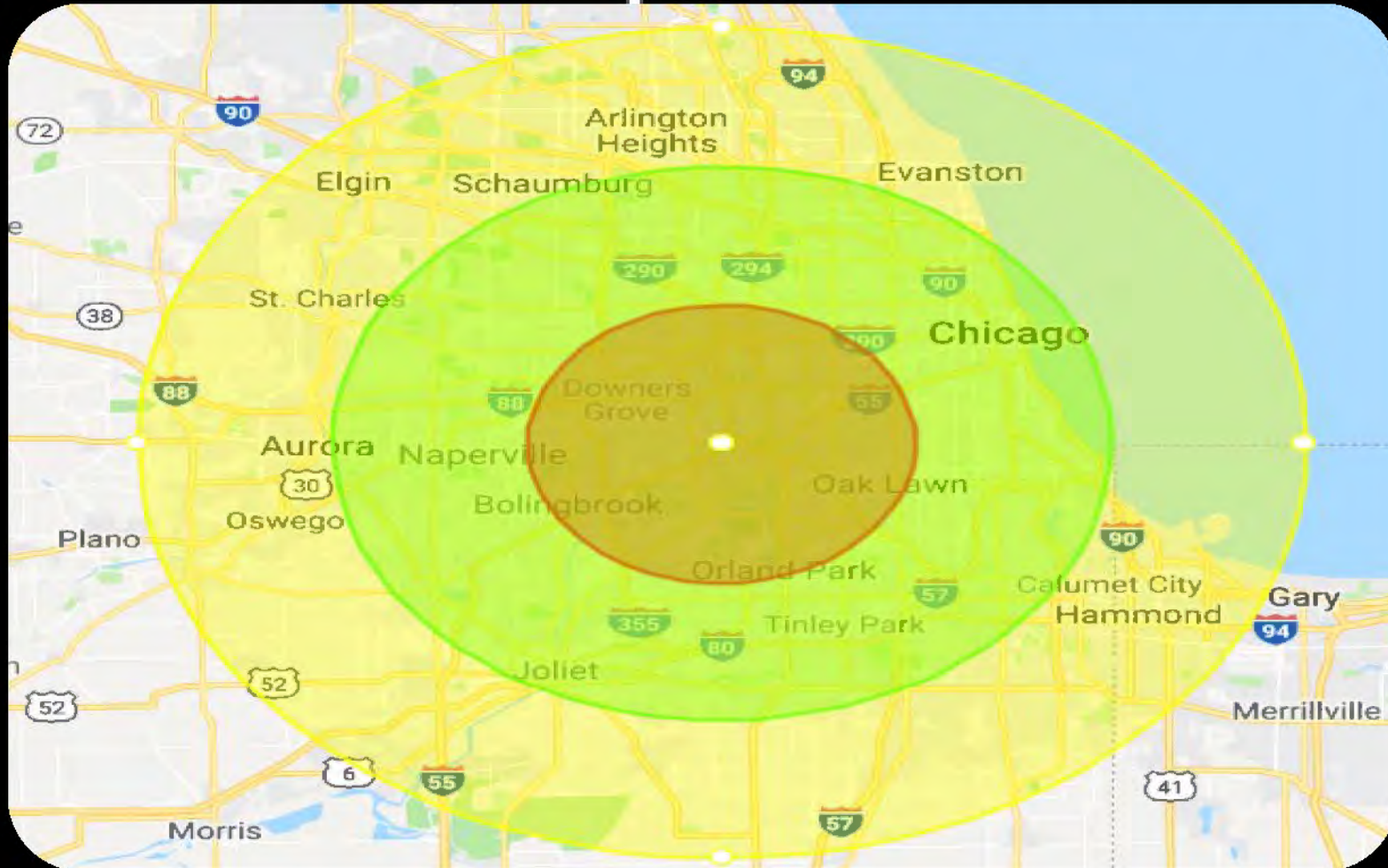
Obstetric Care and Consensus document developed by American College of Obstetricians and Gynecologists and the Society for Maternal-Fetal Medicine and endorsed by the following organizations:

- *American Association of Birth Centers*
- *American College of Nurse-Midwives*
- *Association of Women’s Health, Obstetric and Neonatal Nurses*
- *Commission for the Accreditation of Birth Centers*
- *The American Academy of Pediatrics*
- *The American Society of Anesthesiologists*

Birth Center	
Definition	Peripartum care of low-risk women with uncomplicated singleton term pregnancies with a vertex presentation who are expected to have an uncomplicated birth
Capabilities	<ul style="list-style-type: none"> • Capability and equipment to provide low-risk maternal care and a readiness at all times to initiate emergency procedures to meet unexpected needs of the woman and newborn within the center, and to facilitate transport to an acute care setting when necessary. • An established agreement with a receiving hospital with policies and procedures for timely transport. • Data collection, storage, and retrieval. • Ability to initiate quality improvement programs that include efforts to maximize patient safety. • Medical consultation available at all times.
Types of health care providers	<p>Every birth attended by at least two professionals:</p> <ul style="list-style-type: none"> • Primary maternal care providers. This includes CNMs, CMs, CPMs, and licensed midwives who are legally recognized to practice within the jurisdiction of the birth center; family physicians; and ob-gyns. • Availability of adequate numbers of qualified professionals with competence in level I care criteria and ability to stabilize and transfer high-risk women and newborns.
Examples of appropriate patients (not requirements)	<ul style="list-style-type: none"> • Term, singleton, vertex presentation



Increased Hospital's Market Radius

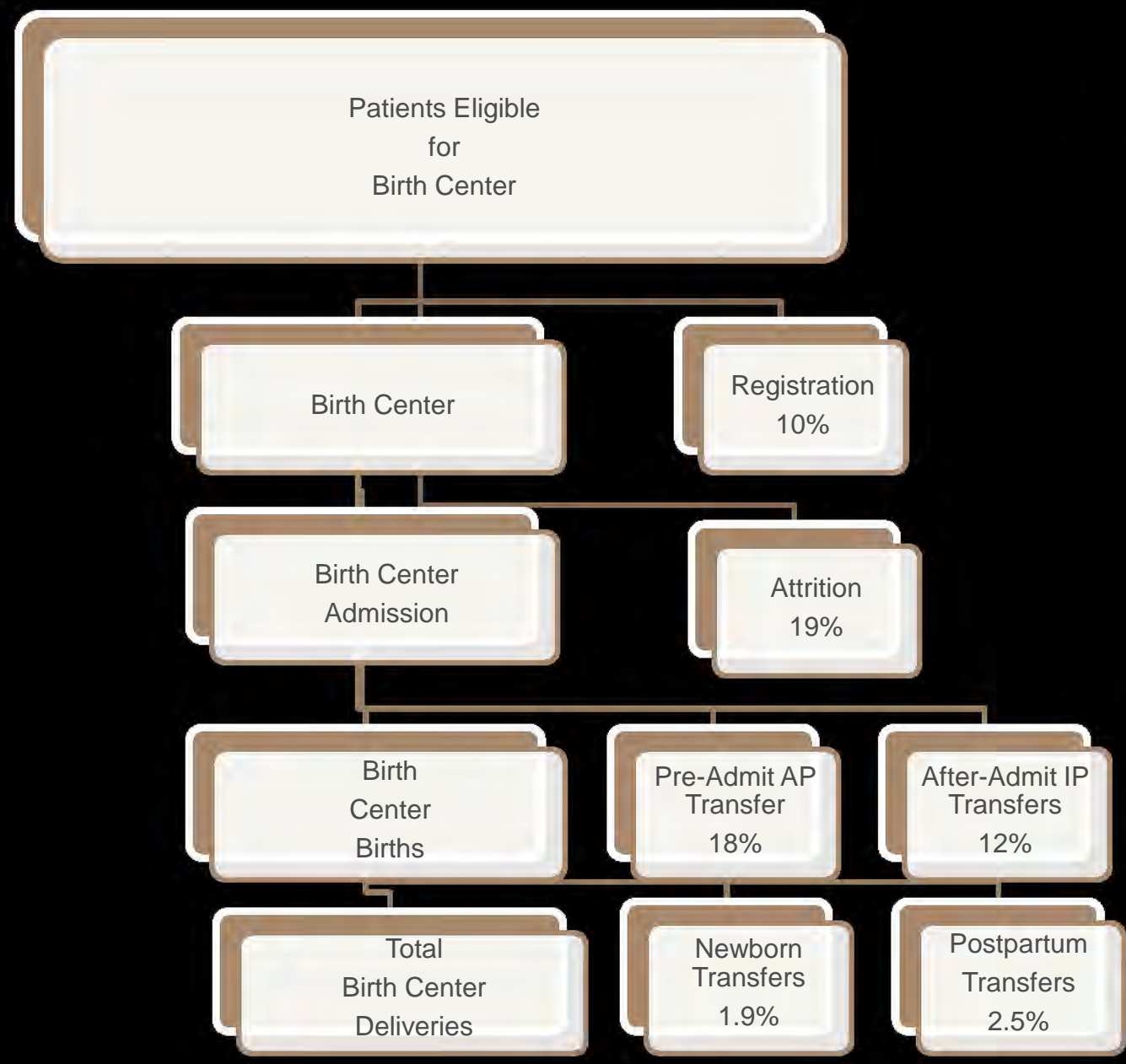


Orange - Current patient marketing radius (15 miles)

Green - Birth Center radius according to AABC (increased by 10 miles)

Yellow - Anticipated radius for the Birth Center (86% projected increase)





In Closing



Collaboration with the Birth Center is a tremendous opportunity for both
the hospital and the community

- Low Investment and High ROI
- Appeal to Desirable Demographics
- Increased Revenue from Maternity
- Increased Market Share
- Better Utilization Updated Maternity Facility
- Improved Fee for Value
- Lower cost marketing to more women
- Additional Non-maternity Revenue Streams
 - Ancillary Services
 - Hospital / Acute Care
 - Other Physician Services
- Expanding Marketing Radius
- Lower C-section Rate
- Improved Patient Perception
- Increased Bargaining Influence with Insurance Carriers



Birth Center

Business Plan

Birth Partners, INC

Dr Dele Ogunleye
Laura Wiegand

Address to be determined

Telephone:

309-533-2634 Dele

309-361-9199 Laura

E-Mail:

drdele@awhcare.com

lauraw@obgyncare.com

I. Executive Summary

The Birth Center provides a safe, home-like environment to women of all ages for their women health needs – from preconception, through pregnancy, and through menopause. The birth center is a new and unique business to this area. Within three years the birth center projects:

- to have 273 women give birth at the birth center
- to have 412 women receive pregnancy care at the birth center
- to be profitable

The birth center is part of the health care industry. We will focus on women who are interested in an alternative to giving birth at home or in a hospital. The women attracted to the birth center will be in good health, be low risk, want a natural birth with little or no interventions, and want to be a partner in their health and the birthing process.

The birth center offers a home-like environment for women to give birth. Women can give birth in a birthing tub, on a birthing stool, or in bed – wherever they desire. The birth center is licensed by the State. The midwifery model of care is practiced in the facility. The price of a birth center birth is estimated at \$7000. This compares to an estimated price of \$5000 for a home birth or an estimated \$16,000-\$25,000 for a non-complicated vaginal birth in a hospital.

The number of births at birth centers increased 22% in the last five years (10,781 births in 2006 to 13,166 in 2010 according to the Center for Disease Control) as women have become more knowledgeable about birth centers and the services they provide and as people search for lower cost options for their child's birth. This increase in birth center births happened at the same time that the annual number of U.S. births decreased by 7.3% (American Association of Birth Centers, 2011).

The long term outlook is for continued growth of birth centers not only because of their lower cost structure but because more women want to give birth to their child in a natural way outside the hospital, but not in their home. The Birth Center is positioned to be there for these women who want a lower cost, totally natural birth in an environment that caters to their individual needs while meeting or exceeding the highest standards of midwifery care.

II. Mission, Philosophy, Goals and Objectives

Mission Statement

To provide a safe, home-like environment to women of all ages for their women's health needs – from preconception, through pregnancy, and through menopause.

General Description of the business

The Birth Center is a limited liability company (LLC). This business structure was selected for the following reasons:

- Protects personal assets
- Owners are entitled to all the profits (or losses)
- Owners make all the business / management decisions
- Ease of selling the business
- Simplicity of business structure

Birth Partners, Inc is the primary owner with 40% ownership and second principal owners are investors ranging with ownership from 5% to 10% ownership.

Philosophy

At the Birth Center, we believe:

1. Women have the right to seek care that is medically safe, fits their lifestyle, and recognizes and respects their individual physical, social, spiritual, psychological and economic needs.
2. Women and families have the right and responsibility to assume an active role in their own health care. Our care is provided by a team with the client as an equal team member.
3. Childbirth is most often a normal, healthy process. The role of the care giver is to support and promote this normal process, while recognizing and dealing with any deviations from normal. Confidence in this normal process is promoted in all aspects of care.
4. Because the family is the cornerstone of our social structure, maternity care must support and promote family unity and development. Family members, including siblings, should be involved in the childbearing experience to whatever extent the family desires. **“Family” is defined by the client.**
5. Education is an essential part of quality health care. With knowledge freely exchanged between our staff and clients, women and their families are able to assume shared responsibility for and make informed choices about their health care.

Goals and Objectives

Goal #1: Increase birth center exposure

Objectives	What	When	Who
Announce birth center anticipated opening	Facebook, twitter, Instagram, mom's groups	TBD	BPI
Public speaking engagements talking about the birth center and the care provided	The Birth Chapter, mom's groups with MOPS, birth and wellness fairs	TBD	BPI

Goal #2: Get accredited by Commission for the Accreditation of Birth Centers

Objectives	What	When	Who
Birth center accredited	Join AABC	TBD	BPI & Midwife Director
Meet deadline for submission of documents	Submit documents and fee	TBD	BPI & Midwife Director
Birth center prepared for accreditation team and review	Review all manual and have documents ready	TBD	BPI & Midwife Director

Goal #3: Eight new client appointments per week

Objectives	What	When	Who
Have bi-monthly orientation sessions	Marketing activities to reflect availability of orientation classes – website and social media	As needed to build clientele base	BPI & Midwife Director & Outreach Coordinator

Goal #4: Average twelve births per month at the birth center by the end of year one

Objectives	What	When	Who
Have staff and equipment / supplies to facilitate 12 births	Review staffing and supply needs throughout the year	As needed to meet clients' needs and expectations	BPI & Midwife Director

LONG TERM GOALS and OBJECTIVES (Two to Five Years)

Goal #5: Expand pre-conception care to providing limited infertility services

Objectives	What	When	Who
Increase revenues and attract potential clients	Advertise to reflect expansion of services (three different advertising media)	TBD	BPI
Contact local support and womans' groups	Inform mom groups about expansion of services. (Meet with three different groups)	TBD	BPI

Goal #6: Provide menopause care

Objectives	What	When	Who
In-service and training for staff on medical and complementary therapies for menopausal care	Attend a conference	TBD	BPI & Midwife Director
Increase revenues and attract potential clients as moms refer daughters / friends to birth center	Advertise to reflect expansion of services (three different advertising media)	TBD	BPI & Midwife Director
Contact senior groups	Inform senior groups about expansion of services. (Meet with three different groups)	TBD	BPI & Midwife Director

Goal #6: Provide retail goods and in-house services that complement clientele services being provided

Objectives	What	When	Who
Identify products to be sold	Purchase products to increase sales and service	TBD	BPI & Midwife Director
Identify services to be offered within the birth center	Identify outside services that clients could receive either in the birth center or be referred to	TBD	BPI & Midwife Director

Birth Center business plan

The purpose of the Birth Center business plan is to:

- Chart a course for the owners as they open this new business
- Have information readily available to attract employees
- Have information readily available to explain Birth Centers to the public, whether they be prospective clients or individuals interested in a new business in the community.

The Birth Center key services

Birth Center is marketed toward women of all ages for their health needs – from preconception, through pregnancy, to and through menopause. Focus initially is directed to women seeking prenatal care, birth, and post-natal care. Longer term, services will be directed to women needing pre-conception and menopausal services.

III. Background Information

Birth Center industry description

Birth centers are part of the healthcare industry. They came into existence in 1975 – over 35 years ago when women were looking for an alternative to a hospital based birth or home birth. The growth of free standing birth centers has been steady but slow until the last decade. This slow growth has been due to slow acceptance of the concept by the public, lack of knowledge about the existence of birthing centers, and restrictive regulations. The rate of growth has recently accelerated. The American Association of Birth Centers (AABC) reports from 1994 to 2004 the number of birth centers grew by 26% from 135 to 170. Since 2004, this number grew by 46% from 170 to 248 with a growth of 27% since early 2010 when there were 195 birth centers.

From 1995 to 2005, 9,000 to 10,000 births per year were attended in birth centers. The number of births at birth centers increased 22% in the last five years (10,781 births in 2006 to 13,166 in 2010 according to the Center for Disease Control). This rise in birth center births is thought to be due to women becoming more knowledgeable about birth centers and the services they provide and because women and families are seeking lower cost options for their child's birth.

The long term outlook is favorable for continued growth of birth centers not only because of their lower cost structure, but also because more women are recognizing birth as a normal physiologic process. More women want to give birth to

their child in a natural way outside the hospital but not at home. The Birth Center is positioned to be a viable option for these women who want a lower cost, totally natural birth in an environment that caters to their individual needs while meeting or exceeding the highest standards of care for an accredited birth center.

The Birth Center is positioned to provide a service to women where this option is currently lacking. Only hospital or home births are available in this area. Hospitals are known to rely heavily on interventional methods of birth (use of fetal monitors, medications, caesarean sections) which work well in large settings. Home births do not appeal to some women. A birth center is a safe alternative which relies on individualized midwifery care as its core. By becoming accredited by the Commission for the Accreditation of Birth Centers (CABC), the Birth Center will demonstrate to its clients and to the community it is meeting the highest standards of birth care.

Birth Center Care follows the philosophy of Midwifery Care. This care model recognizes the woman as a partner in her care, provides her with knowledge to make choices that will affect her and her pregnancy, and respects the human dignity, individuality and diversity. The Birth Center will also develop consultative, collaborative and referral agreements with medical and alternative wellness services within the community. Some of these relationships pre-exist due to respected midwife already established in the community.

Women are introduced to the birth center concept through attending orientation sessions where the concept of a birth center pregnancy and birth are discussed. They are invited to make an appointment at the birth center to determine their eligibility to participate in a birth center pregnancy and birth. All pregnancies and births in birth centers are required to be low risk (good health, no diabetes, no hypertension, etc.) as determined by birth center standards. Women are followed throughout their pregnancy and delivery, and through six weeks post-partum per general protocol and individual needs. Infants are followed for two weeks postpartum if they are also determined to be low risk.

Birth Partners, INC (BPI):

Dele Ogunleye, MD, FACOG, is a board-certified obstetrician, gynecologist, and urogynecologist who also practices pelvic medicine and reconstructive surgery at Advanced Women's Healthcare in Bloomington, Illinois. He sympathetically treats fertility issues, pelvic floor prolapses, urinary incontinence, and other complications of menopause, pregnancy, and general womanhood. Dr. Ogunleye earned his medical degree from Obafemi, Awolowo University, in Ife, Nigeria. He completed a residency at Warrington General Hospital in Cheshire, United Kingdom, before moving stateside for another residency at Good Samaritan Hospital in Baltimore. Today, Dr. Ogunleye holds memberships with multiple professional organizations to keep up on the latest advancements in obstetrics and gynecology. He is a fellow of the American Congress of Obstetrics and Gynecology and a member of the American Medical Association, the Greater Medical Council in the UK, and the Ohio State Medical Association. Throughout his career, Dr. Ogunleye has contributed much of his own research to his field. He was given the Organon Research Award in 2003 for his research paper exploring the role of trophoblastic hyperplasia in ectopic pregnancies. At Advanced Women's Healthcare, Dr. Ogunleye frequently performs routine gynecological exams to keep women of all ages up on their health. He's trained in da Vinci® robotic surgery to delicately repair damage to the ovaries, fallopian tubes, and uterus. He treated women in the

Bloomington area since 2004 before opening Advanced Women’s Healthcare in 2012. He is the President / Co-founder of Birth Partners, INC. Dr Ogunleye has involvement in several other businesses and investment endeavors (including 2 successful Birth Centers and in the process of opening 3 other locations).

Laura Wiegand currently serves as the COO/Co-Founder of Birth Partners, Inc. She successfully managed the openings of the Birth Center of Bloomington Normal in Illinois and Beginnings Birth Center in Colorado. At the national level for birth centers, she serves on the AABC Industry Relations Committee. She works at the state and local level to educate the public, medical communities and health insurance providers about the benefits of the midwifery and birth center model of care including better patient outcomes, reduced costs for families and payors. Laura is also the Administrator at Obstetrics and Gynecology Care Associates 2008. Co-owner/Founder of MPR-Medical Practice Resources (medical coding, billing and consulting) 2010, founder of The Baby Expo 2014, Owner/Event Planner of Extravaganza Events 2000. With over 20 years practice management experience, Laura has made a career of directing multiple site operations, while securing financial results and building a team that focuses on maximizing patient care and the entire the patient experience. Laura serves as a resource for all aspects of practice management and birth center operations.

IV.Organization

Business Structure, Management and Personnel

Business on a day-to-day basis is shared between the Administrator and the Midwife Director. Midwife Director is responsible for the operational/ patient care side of the business and Administrator is primarily responsible for the business side of the business.

The plan for continuation of the business if either person is lost or incapacitated is to outsource that part of the business affected to the extent the other partner feels they do not have the time to manage or feels not capable of handling.

Professional Support

- Board of Directors
- Attorney – to be determined
- Certified Public Accountant
- Insurance agent
- Mentors and key advisors

Operating Controls

Overview

Women are introduced to the birth center concept by attending orientations where the concept of a birth center pregnancy and birth are discussed. Women are invited to make an appointment at the birth center at the conclusion of the orientation to determine their eligibility to participate in a birth center pregnancy and birth.

Once it is determined that the woman meets the criteria to be a birth center client, she will come to the birth center on a routine schedule for check-ups.

The first appointment at the birth center is one hour long. Because the birth center will initially have fewer clients as business builds. This first appointment is an opportunity for the midwife and client to get to know one another. A complete medical history is taken and midwifery care discussed. It is at this point where it is determined if the woman is a candidate for a birth center birth. Her level of risk is evaluated at each encounter throughout her pregnancy. If appropriate, a complete physical exam is done and blood work drawn.

The client will call ahead to the midwife when she begins to labor. She will be greeted at the birth center by midwife once active labor is well underway. The midwife assistant, an RN and NRP certified, will be called once it is determined that birth is approaching. After giving birth to her child the mother will remain at the birth center a minimum of four hours to bond with her child and to observe both she and the baby for signs of complications. Mothers usually go home within twelve to twenty-four hours. If necessary, per protocol, a transfer will occur to a hospital setting if care beyond twenty-four hours is required.

During the initial appointment the birth center fees will be reviewed with the client. The client will be informed what fees will be covered by her health insurance plan, if she has one, and what fees will need to be paid out of pocket. If the client accepts to pay the fees as outlined to her she will begin paying a portion of the fees at designated appointments. Full payment of client's portion of the fees will be expected by the thirty-six weeks of pregnancy.

Revenue and expenses will be analyzed on a regular basis to make sure client payments and reimbursement from health insurers cover the birth center's expenses as well as provide margin to pay off the long term debt and provide profit to the owners.

Quality control

Quality control is maintained by:

- Accreditation by the Commission for the Accreditation of Birth Centers (CABC).
- The birth center's policies and procedures which will model the policies and procedures issued by the American Association for Birth Centers (AABC).
- Peer review with other birth center practice nurse-midwives in the State held on at least a bi-annual basis
- Review of the clients' medical records with staff during staff meetings.
- Licensure by the State

Customer service

Client questions regarding their care are answered by midwives / registered nurses (RNs), and can be facilitated by the receptionist and/or Administrator. Clients will receive and be encouraged to fill out questionnaires rating their service with the birth center.

Inventory control

Inventory control is managed by Midwife Director on an as needed basis. As client volume increases supply inventory review will be assigned to one of the staff. Staff will be responsible for placing orders to replenish supplies.

Service development

As client volume increases Administrator will survey clients and the community to determine what products and or services clients would like to see offered or sold. This could include but not be limited to lactation consultation and gynecological services.

Location

The desired location for the future birth center will have at approximately 6,000 square feet. Space for 4-clinic rooms, classroom, 3-birth rooms, offices and storage. The parking lot needs to be easily accessible from major thoroughfares and to handicap parking and a sidewalk ramp.

The building will be located approximately 10 minutes or less from the Hospital and less than 5 minutes from the EMS. This location should also be in great proximity to major thoroughfares and highways, easily accessible to all of the city and surrounding areas. But also close to residential area to create a home like atmosphere. The outside of the building should be visually appealing as well as the landscaping. The location is based in an area of that is expected to see growth in population over the next 10 years.

Cost

TBD - attachement

Business hours

The birth center's business hours will vary depending on the volume of clients. Hours will be anticipated to be Monday – Thursday from 8AM – 5PM with 24-hour coverage handled by on-call staff. The Midwife Director and staff are available 24/7 to answer any client's care concerns, and if necessary, go to the birth center to meet the client. A midwife will always available for births 24/7 including weekends and all holidays.

Licensing

Birth centers are licensed by the State. Accreditation will be obtained from the Commission for the Accreditation of Birth Centers (CABC). This accreditation is sought to assure clients that Birth Center meets the highest quality standards available for birth centers in the United States.

BPI will verify that the licenses and credentials of the employees (midwives and registered nurses) or contracted labor are current.

Insurance coverage

The facility has business property, general and workman's compensation insurance. All Midwives will be provided with malpractice liability insurance. The nurses, other assistants, and other CNMs that join the practice will be added to the practice's malpractice liability insurance policy.

Number of employees

Minimal staffing when first opened. We will have two to three on-call contract RNs available for birth assisting. State law requires two people (two midwives or a midwife and a birth assistant) to be present at a delivery. When client volume increases to more than 12 births per month, it is anticipated that more staff will need to be hired.

Employees will be recruited by word of mouth and, when needed, by advertising open positions on job search sites both specific and not specific to birth centers and midwifery.

Training methods and requirements

The midwife Director is responsible for training employees using the birth center's policies and procedures which are based on the standards outlined in the Commission of the Accreditation of Birth Standards manual. Contract labor will be responsible for reading and understanding the birth center's policies and procedures.

Depending on the volume of clients, contract RNs and other contract workers will be responsible for doing those tasks that need to be done at the time, whether it be answering phones, examining clients, doing housekeeping activities, etc.

Contract RNs will be used for assisting in births when the birth center initially opens and until volume indicates the need to hire a part-time or full-time RN. Contract labor will be used for legal advice, billing service, bookkeeping, yearly tax preparation, web-site maintenance and improvement, etc.

Inventory

An inventory of normal disposable medical supplies used during exams and deliveries is kept on site. This includes paper products, medications, herbal tinctures, and nourishment for the mother.

Average value in stock (non-fixed assets and inventory supplies)

Investment in non-fixed assets and inventory supplies is estimated at \$25,000.

Rate of turnover

Supplies will be consumed on an as needed basis per patient which is normal for birth centers and other medical facilities doing patient exams and natural vaginal births.

Lead-time for ordering

For supplies used in exams and deliveries (gloves, lubricant, paper products) the average lead-time is a up to one week.

Credit Policies

Clients pay for that portion of the birth center fees not covered by their insurance if they have a health insurance plan. Payments are on a regular basis with payment in full by thirty-six weeks of pregnancy. Payments are made at the time the client comes in for their appointment.

CM Billing will handle all insurance billing as well as credentialing with insurance companies.

Accounts Receivable

Accounts receivable follow-up is part of the services provided Billing but the Administrator will run monthly reports.

Accounts Payable

The administrator is responsible for bill payment and will use purchasing experience to negotiate the best value (item cost, quality, delivery, return policy, and payment terms) with suppliers. Unless there are reasons to do otherwise the plan is to pay bills in a timely manner to avoid interest charges, but not so early as to cause a cash flow problem.

V. The Marketing Plan

Services

Birth Center provides women the option to birth at a birth center in addition to the two choices they have today: home birth or hospital birth. Hospitals often rely on interventional methods such as induction or augmentation of birth or use of electronic fetal monitoring which work well to maximize the efficiency of the staff, physicians and facilities. Their focus is on efficiency that can put the mother's wants / desires second. Giving birth at home does not appeal to some women because of the constraints of the home, desire not to deliver at home, and / or they want the security of a hospital or birthing center which meets accreditation standards for safe and quality of care.

The Birth Center focus' on women who are identified in the low-risk category as determined by birth center standards. Care is provided throughout their pregnancy and delivery and through six (6) weeks post-partum per general protocol and individual needs. Infants are followed for two (2) weeks post-partum if they are also determined to be low risk. Longer term, services will be directed to women needing pre-conception and menopausal care / information.

Competitive advantage

Many women want personalized birthing service. Personalized birthing service is a service which recognizes a woman as a partner in her care, provides her with knowledge to make choices that will affect her and her pregnancy, and respects her dignity and individuality. Research indicates that ten percent (10%) of all births in the state are done by midwives – this includes both hospital-based midwives as well as home-based midwives. This indicates an overall acceptance of midwife care.

Advantages of a birthing center over what is currently available in a hospital are:

- Focus on the female and her wants / needs (midwife philosophy of care)
- Development of a trusting relationship that recognizes and encourages the need for partnership in care
- Holistic approach to care
- Natural birth
- Home-like environment
- Low cost structure

Advantages of a birthing center over what is currently available in a home birth are:

- Home-like environment without the constraints of a home
- Security of a birthing center which meets accreditation standards and State licensure for safe and quality of care
- Formalized procedure for transfer to a hospital should an emergency arise

Marketing Strategy

Promotion

Promotion of the Birth Center is mainly being done through the Internet: the birth center's website and Facebook pages and website and Facebook pages of other childbirth and mom groups. Networking through chamber of commerce groups, and childbirth education classes are also be used. Other birth center owners have not found print advertising to be productive in attracting clients. Radio and television and billboard advertising are too expensive for the birth center's budget and is probably not very effective in attracting the clientele it is looking for. Local health related events will be attended if it is thought clients who we want to attract will be in attendance.

VI.The Financial Plan

Financial Statements

See projections attached



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

September 10, 2019

NOTICE OF PUBLIC HEARING

Dear Property Owner:

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

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Laura Weigand for an amendment to Section VIII.B.2 of the Zoning Ordinance to add "Birthing Center" as a special use in the B-1 Business District, a special use for a Birthing Center in the B-1 Business District as per the amended Zoning Ordinance, a special use for a business whose hours of operation exceed 7:00am to 10:00pm in the B-1 Business District, and a text amendment to establish parking regulations for a Birthing Center. The petition number and property address is **Z-07-2019: 7000 County Line Road** and the Permanent Real Estate Index Number is **09-24-404-004**. A public hearing to consider this petition is scheduled for:

Date: Monday, October 7, 2019

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

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

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

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

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

R M Werr & M E Slaga
2 Carriage Place
Burr Ridge, IL 605275702
PIN 18193050070000

Goyal, Rajesh
6883 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244010270000

Ronald Miller
114 Surrey Lane
Burr Ridge, IL 605275717
PIN 18193060160000

John J Hardy
129 Carriage Way Dr
Burr Ridge, IL 605275703
PIN 18193060090000

Dc Commercial Llc
7045 Veterans Blvd
Burr Ridge, IL 605270000
PIN 09244070050000

, 0
PIN 18193000220000

Case Corp
2211 York Rd
Oak Brook, IL 605270000
PIN 09244000110000

Megan E Mcnamee
6840 County Line Ln
Burr Ridge, IL 605275723
PIN 18193050030000

Vincent Headington
6760 County Line Rdge
Burr Ridge, IL 605275746
PIN 18193020020000

Mark F Duffy
116 Stirrup Pl
Burr Ridge, IL 605275775
PIN 18193040180000

Gilberto Garza Jr
6835 County Line Lane
Burr Ridge, IL 605275724
PIN 18193040230000

Bassali, Sami & Hillary
6882 Fieldstone Dr
Burr Ridge, IL 605270000
PIN 09244050200000

150 Burlington Llc
7045 Veterans Blvd
Burr Ridge, IL 605270000
PIN 09244070020000

Bruce Sirus
124 Tower Dr
Burr Ridge, IL 605275720
PIN 18193000240000

Tsantilis, George
6898 Fieldstone Dr
Burr Ridge, IL 605270000
PIN 09244050240000

Syr Management Group Llc
6824 Bantry Ct
Darien, IL 605270000
PIN 09244080030000

,
PIN 18193070071400

Rfh Investments
7055 Veterans Blvd
Burr Ridge, IL 605270000
PIN 09244080010000

Zanayed, Akram
6927 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244020100000

Leslie Henninger
1 Carriage Pl
Burr Ridge, IL 605275701
PIN 18193020010000

S & Susan Contarino
126 Surrey Lane
Burr Ridge, IL 605275717
PIN 18193060190000

St Peter & Paul
6980 S County Line Rd
Chicago, IL 605270000
PIN 09244050010000

Betz, Wm & Migena
6919 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244020120000

Mary Rose Santiago
6765 County Line Ln
Burr Ridge, IL 605275726
PIN 18193040120000

Avgeris And Associates
2500 S Highland Av 103
Lombard, IL 601485381
PIN 18301000050000

,
PIN 18193070071100

Gerald W Shea
547 S Lagrange Road
Lagrange, IL 605256722
PIN 18193040100000

Parella, Nicole L
8 Bridget Ct
Burr Ridge, IL 605270000
PIN 09244010330000

Mb Financial Bank Na
6111 N River Rd
Rosemont, IL 605210000
PIN 09244040040000

, 0
PIN 18193000210000

Pinto, Juan
3 Bridget Ct
Burr Ridge, IL 605270000
PIN 09244010380000

Thomas Danielson
110 Surrey Ln
Burr Ridge, IL 605275717
PIN 18193060150000

Gbbr Llc
346 S Catherine Ave
La Grange, IL 605270000
PIN 09244070030000

Fair Oaks Pond Llc
1801 N Mill St
Naperville, IL 605270000
PIN 09244060030000

David L Printz 57185-1
122 Surrey Ln
Burr Ridge, IL 605275717
PIN 18193060180000

,
PIN 09252000180000

Burr Ridge Bank & Trust
7020 County Ln Rd
Burr Ridge, IL 605216993
PIN 09244040050000

St Peter & Paul Orthodox
6980 County Line Rd
Burr Ridge, IL 605210000
PIN 09244050020000

Jazayerli, R & L Salahi
6911 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244020130000

,
PIN 18193070071300

Stafseth, Pirjo A & Gary
5 Bridget Ct
Burr Ridge, IL 605210000
PIN 09244010370000

Duke Realty Lp
P O Box 40509
Indianapolis, IN 462400509
PIN 18301000090000

Perconti, Antoinette M
6995 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244020050000

Moy, Macy & Montgomery
6426 Bentwood Ln
Willowbrook, IL 605210000
PIN 09244010350000

101 Tower Dr
101 Tower Drive
Burr Ridge, IL 605275779
PIN 18193000150000

Raymond Dagnino
117 Surrey Lane
Burr Ridge, IL 605275716
PIN 18193040050000

Thomas E Moran
125 Carriageway
Burr Ridge, IL 605275703
PIN 18193060100000

Patel, Chandulal M
6998 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244020060000

Dahleh, Suraya
6923 Fieldstone Dr
Burr Ridge, IL 605270000
PIN 09244020110000

Lue Hing & Winiggham
6815 County Line Ln
Burr Ridge, IL 605275724
PIN 18193040090000

Warton, James D & Pauline
6902 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244050250000

Kudaravelli, Murali & J
6885 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244010280000

Kenneth Glomb
101 Carriage Way Drive
Burr Ridge, IL 605275753
PIN 18193050010000

Anderson, Robert & J R
2 Bridget Ct
Burr Ridge, IL 605210000
PIN 09244010300000

Hinsdale Mgmt Corp
21 Spinning Wheel Rd
Hinsdale, IL 605212930
PIN 18193000230000

Pal, Aroon
7 Bridget Ct
Burr Ridge, IL 605210000
PIN 09244010360000

Jaewon Ryu
5607 Harrods Glen Dr
Prospect, KY 400597642
PIN 18193040110000

Chukkapalli, Bharata
6906 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244050260000

Starmark Properties Inc
7035 Veterans Blvd
Burr Ridge, IL 605270000
PIN 09244060040000

Re Bogolin
6825 County Line Ln
Burr Ridge, IL 605275724
PIN 18193040220000

Padhi, Asutosh & Rita
6887 Fieldstone Dr
Burr Ridge, IL 605270000
PIN 09244010290000

Cornelius Bussema
113 Surrey Ln
Burr Ridge, IL 605275716
PIN 18193040060000

Raymond A Martinek
6810 County Line Lane
Burr Ridge, IL 605275723
PIN 18193050060000

Robert Recchia
6820 County Line Lane
Burr Ridge, IL 605275723
PIN 18193050050000

Savani, Sam Z & Hansa
6890 Fieldstone Dr
Burr Ridge, IL 605270000
PIN 09244050220000

Sun, Ning
6878 Fieldstone Dr
Burr Ridge, IL 605270000
PIN 09244050190000

Markham Petroleum Co
201 Burr Ridge Club
Burr Ridge, IL 605270000
PIN 09244040020000

,
PIN 0

Mcfarlane Douglass
135 Tower Drive
Burr Ridge, IL 605275779
PIN 18193000070000

Victor S Fang
6307 Minuteman Lane
Somerset, NJ 88736104
PIN 18193060170000

Gregory & Lynn Jones
130 Surrey Lane
Burr Ridge, IL 605275717
PIN 18193060200000

Petrusevski, Aleksandar
6700 S Brainard Ave
Countryside, IL 605276967
PIN 09244050230000

Prewitt, Bernice
1 Bridget Ct
Burr Ridge, IL 605210000
PIN 09244010390000

Schulte Hospitality Group
2120 High Wickham Pl
Louisville, KY 605270000
PIN 09244050310000

Ctltc Mbob 3202
10 S Lasalle St
Chicago, IL 605210000
PIN 09244050180000

Salano, Scott M & Lisa M
6916 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244050280000

,
PIN 18193070071200

Veterans Parkway Llc
7055 Veterans Blvd
Burr Ridge, IL 605270000
PIN 09244080020000

Michael Spencer
6830 County Line Ln
Hinsdale, IL 605275723
PIN 18193050040000

Carmela S Peckat
109 Carriage Way Dr
Burr Ridge, IL 605275703
PIN 18193060270000

Brummell Jr, Charles
6 Bridget Ct
Burr Ridge, IL 605210000
PIN 09244010320000

Chunlan Xu & Ye Tain
117 Carriage Way
Burr Ridge, IL 605275703
PIN 18193060120000

Walsh Higgins & Co
101 E Erie St
Chicago, IL 605210000
PIN 09244030010000

T & E Layden
121 Carriage Way Dr
Burr Ridge, IL 605275703
PIN 18193060110000

Kumskis, Scott
7055 Veterans Blvd
Burr Ridge, IL 605270000
PIN 09244080040000

Dhingra, Sudesh K
6935 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244020010000

John F Moran
106 S Stirrup Pl
Burr Ridge, IL 605275775
PIN 18193040170000

North American Spine
7075 Veterans Blvd
Burr Ridge, IL 605270000
PIN 09244060060000

Trevink Capital Llc
7045 Veterans Blvd
Burr Ridge, IL 605270000
PIN 09244070040000

Anton Tan
6850 County Line Ln
Burr Ridge, IL 605275723
PIN 18193050020000

Bank Financial Fsb
15W060 N Frontage Rd
Burr Ridge, IL 605270000
PIN 09244050300000

Georges, Maria
11 Bridget Ct
Burr Ridge, IL 605210000
PIN 09244010340000

,
PIN 18193070071000

Elias Manolanos
120 Stirrup Pl
Hinsdale, IL 605275775
PIN 18193040190000

Thompson, Michael L
4 Bridget Ct
Burr Ridge, IL 605210000
PIN 09244010310000

Kape6 Llc
15W030 N Frontage Rd
Burr Ridge, IL 605270000
PIN 09244060010000

Walsh Higgins & Co
101 E Erie St
Chicago, IL 605210000
PIN 09244030020000

Harry A Bradley
121 Surrey Ln
Burr Ridge, IL 605275716
PIN 18193040040000

Chassin, Eric P & Petra C
6886 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244050210000

Jean Archambault
113 Carriage Way Dr
Burr Ridge, IL 605275703
PIN 18193060260000

Yang, Ximing & Jian Cheng
6912 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244050270000



**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:

7000 County Line Road

Property Owner or Petitioner:

Laura Wiegand
(Print Name)

Laura Wiegand
(Signature)



Village of Burr Ridge

NOTICE

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

For further information, please call or visit:

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

Ask for Information Re Z-07-2019

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan Commission Agenda)



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): Laura Wiegand
 STATUS OF PETITIONER: Birth Partners, Inc. - Chief Operating Officer
 PETITIONER'S ADDRESS: 2107 Crimson Lane, Bloomington, IL 61704
 ADDRESS OF SUBJECT PROPERTY: 7000 County Line Road
 PHONE: 309-361-9199
 EMAIL: lauraw@obgyncare.com
 PROPERTY OWNER: Midland Equities, LLC
 PROPERTY OWNER'S ADDRESS: Transam Plaza Dr. ^{Village Park, IL 60181} PHONE: 630-620-1500
 PUBLIC HEARING REQUESTED: Special Use Rezoning Text Amendment Variation(s)

DESCRIPTION OF REQUEST:

To operate a free-standing birth center, which will offer women and newborn healthcare to women from pre-conception, through pregnancy, to and through menopause.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 1.59 Acres EXISTING ZONING: B-1 PUP
 EXISTING USE/IMPROVEMENTS: Commercial buildings
 SUBDIVISION: Oak Grove
 PIN(S) # 09-24-404-004

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.

Laura Wiegand
 Petitioner's Signature

9-6-19
 Date of Filing

Dynamic
HEATING & PIPING COMPANY

A MINORITY-OWNED BUSINESS
4739 W. 136TH STREET • CRESTWOOD, IL 60418-1968
(708) 388-8120 • FAX (708) 388-8140
Founded 1968
www.dynamicpiping.net

October 9, 2019

Village of Burr Ridge
7660 County Line Road
Burr Ridge, IL 60527

Attn: David Preissig

RE: Preventive Maintenance Contract Renewal

Dear Mr. David Preissig

Thank you for allowing us to provide you with our mechanical service for your HVAC system at your facility. Your contract is up for renewal on December 1, 2019. There will be a slight standard union increase to your contract of 1.6% or \$218.08 for the 2020 Preventative Maintenance contract year based on the new prevailing wages from the original 2015 contract. The new annual price is \$13,848.08 which will be billed quarterly at \$3,462.02. The new T&M contract rate based on the Prevailing Wage increase in now \$113.60.

Power Washing of Contracted Condenser Coils will need to be approved before moving forward with work, Coils will be brushed and cleaned during the Contract period but again Power Washing with time included, will be deemed Extra Work and approval will be needed.

If you agree with this please sign and return to us at your earliest convenience.
Thank you again for allowing Dynamic Heating & Piping Company the opportunity to continue to take care of all your HVAC needs.

Sincerely,
DYNAMIC HEATING & PIPING CO.

Michael Schuler

Michael Schuler
Service Coordinator/Manager

Village of Burr Ridge
Accepted by:

Signature: _____
Name: _____
Title: _____
Date: _____

“OVER 40 YEARS OF QUALITY SERVICE”



October 1, 2019

Dear Joint Purchasing Participant:

Subject: 2019 - 2020 Rock Salt, Bulk Contract Information

In completing the 2019 – 2020 Rock Salt season contract re-procurement the State of Illinois did encounter supply-related issues experienced in previous seasons, which resulted in significantly higher pricing. We have made every effort to secure Road Salt at the best available price for participants in our contract solicitation and gladly report the State was able to obtain an offer for your location requirements through the State's procurement efforts.

We again recommend that participating agencies examine their application rates and roadway priorities in order to minimize next season's maintenance program cost while also ensuring the safety of the public.

Enclosed is a copy of the requisition you submitted to us for the purchase of rock salt. The information from the requisition, including purchase commitment, can be used to submit your requirements to this year's contract vendor:

BidBuy PO# 20-416CMS-BOSS4-P-12695

Compass Minerals America Inc.

9900 West 109-th. Street

Overland Park, KS 66210

Phone (800) 323-1641 or (913) 344-9330

Term: 09/27/2019 – 09/26/2020

FEIN Number: 48-1047632

Contact Name: Sean Lierz

Your unit is **Contract Line No: _ 126 _ / Price per ton F.O.B. destination, is \$ 77.86**

Emergency pickup of salt from vendor's warehouse is not made available in this contract.

The additional price per ton to have rock salt delivered in trucks equipped with coal/grain chute openings in the tailgate to permit controlled off-loading of rock salt onto conveyors was not provided for by this vendor in this season's procurement process.

You are responsible for issuing your own purchase order document to the vendor. Orders may be placed with the vendor via telephone, with a written or fax confirmation to follow immediately. ***You are strongly encouraged to order and store as much salt as possible in order to help prevent potential salt shortages this winter.*** Also, you must place orders in full truckload (typically 22-25 tons) delivery quantities or multiples of such.

Your governmental unit is responsible for ensuring that the 80 or 100 percent minimum guaranteed purchase commitment (as noted on your Requisition) is met before the end of the winter season, June 30, 2020. The vendor is required to furnish not less than 120-percent (if needed) of the contract quantity by March 1, 2020. Your governmental unit is responsible for processing vendor invoices in a timely manner.

Delivery shall be made as soon as possible after vendor receipt of order by phone or mail. The maximum time from receipt of order to the actual delivery for orders placed between December 1, 2019 through April 1, 2020 shall not exceed seven working days, unless as modified in the Order Guidelines herein.

For orders placed between December 1, 2019 and April 1, 2020, if a vendor is unable to make delivery within the order timeline, local governmental units shall have the right to retain as liquidated damages, not as a penalty, 5.% per working-day on the undelivered portion of the order, but not to exceed 50.%. For orders placed prior to 9:00 a.m. on a given day, that day to be considered as the first calendar day of the seven-day delivery period. For an order placed after 9:00 a.m. on a given day, the following day shall be considered as the first calendar day of the seven-day delivery period.

CMS reserves the right to mitigate application of liquidated damages imposed against a vendor, in the event of orders exceeding the maximum percentages outlined below:

An agency may order up to 20.% of their awarded contract tonnage in any given week and vendor shall deliver within 7 working-days after receipt of order. Quantity ordered above the 20.% threshold shall have an extended deliver time of one-working-day for each one-percentage-point above the 20.% guideline. For example, if an agency orders 25.% of their awarded total 100 ton, delivery of the first 20 ton (20.%) shall be within 7 working-days after receipt of order, the remaining 5 ton should be delivered within 12 working-days after receipt of order.

If after seven working-days of liquidated damages assessment, the vendor has still failed to deliver, local governmental unit shall have the right to terminate an order and purchase road salt or abrasives from another source, or take action consistent with public safety as needed to continue daily business. Any and all additional costs incurred may be collected from the original vendor, in addition to liquidated damages, by participant's legal action.

All deliveries shall be covered with approved weatherproof materials. The vendor shall ensure that delivery person inspects the inside of the trailer and that all salt is removed from the trailer before leaving a delivery point. The vendor will ensure all weights and measures shown on delivery tickets are correct. Local governmental units reserve the right to require that delivery trucks occasionally be directed to a scale in the vicinity of the delivery point as a check on delivered truckloads.

Deliveries of rock salt containing any foreign material such as mud, rocks, grader teeth, wood, tarpaulins, etc., may be rejected at the delivery site. In the event that any foreign material is discovered in dumped deliveries, the salt and foreign matter may be reloaded onto the cartage hauler's truck by the local governmental unit and returned for credit, or the vendor shall immediately ship a specification compliant load of replacement salt, or issue a refund to the governmental unit consistent with the contract price.

In December 2019, the contract vendor shall have in place stockpile(s) located in or near Illinois covering the tonnage awarded for the northern regions of the State, and in January of 2020 the contract vendor shall have in place stockpile(s) in or near to Illinois covering the total tonnage awarded for all regions of the State. At our discretion, we will inspect the stockpiles to ensure that these stockpiles are in sufficient quantities, and that vendor commitments to the stockpiles are with the users of this contract.

Enhanced rock salt 2019 - 2020 season availability:

The Department of Central Management Services surveyed vendors for availability of an enhanced rock salt option in the invitation for bid, and received an offering from Cargill Salt Division. Locations interested in this enhanced salt option must call the vendor for product availability information and to facilitate potential ordering arrangements.

Their product is made available to any joint purchasing participant awarded in the Cargill Salt Division Contract as an up-charge per ton option and would be added to your order as a separate line item. Contact Sean Lierz at 913-344-9330 for the details.

The enhanced salt product features additional pre-treatment of approved road salt with a product providing enhanced melting performance, with reduced corrosion and clumping.

It is hoped that this information will be beneficial to you in the utilization of this contract. If you have any further questions concerning the rock salt contract, please feel free to contact me at (217) 782-8091.

Sincerely,

Wayne Ilsley, CPPB, Buyer
Bureau of Strategic Sourcing

VILLAGE OF BURR RIDGE

8G

ACCOUNTS PAYABLE APPROVAL REPORT

BOARD DATE: 10/14/19

PAYMENT DATE: 10/15/19

FISCAL 19-20

FUND	FUND NAME	Pre-Paids	PAYABLE	TOTAL AMOUNT
10	General Fund	150.00	223,446.14	223,596.14
23	Hotel/Motel Tax Fund		53,817.72	53,817.72
31	Capital Improvements		8,681.66	8,681.66
51	Water Fund		407,207.39	407,207.39
52	Sewer Fund		1,054.26	1,054.26
61	Information Technology		11,725.00	11,725.00
71	Police Pension Fund		3,982.00	3,982.00
TOTAL ALL FUNDS			\$ 709,914.17	\$ 710,064.17

PAYROLL

PAY PERIOD ENDING September 27, 2019

	TOTAL
	PAYROLL
Board	\$ 2,400.00
Administration	18,290.20
Finance	7,764.88
Police	107,441.42
Public Works	19,940.31
Water	29,358.35
Sewer	7,749.51
TOTAL	\$ 192,944.67
GRAND TOTAL	\$ 903,008.84

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE
 INVOICE DUE DATES 10/14/2019 - 10/14/2019
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 10 General Fund					
Dept 0000 Assets, Liabilities, Fund Bal					
10-0000-22-2203	Brick Order Veteran's Memorial S	Impressions in Stone	09/13/19	10820	144.30
Total For Dept 0000 Assets, Liabilities, Fund Ba.					144.30
Dept 1010 Boards & Commissions					
10-1010-40-4040	Chicago Tribune 4 weeks	Chicago Tribune	09/04/19	09/04/19	15.96
10-1010-40-4040	Municipal Clerk Dues Cook County	Municipal Clerks of S/W St	09/30/19	09/30/19	20.00
10-1010-40-4042	APA State Conference Broline, J	American Planning Associat	08/28/19	555	75.00
10-1010-40-4042	Dinner & Awards 2 Tickets Mayor	The Hundred Club of DuPage	09/11/19	4105103075894467	150.00
10-1010-40-4042	Grasso/Snyder/Staff meeting refr	Village of Burr Ridge	10/09/19	10/09/19	36.24
10-1010-50-5010	General Legal Services Aug19	Storino, Ramello, & Durkir	09/22/19	78728 Aug19	16,020.83
10-1010-50-5030	B & C Phone	Call One	09/15/19	1213106-1136126 Aug	91.66
10-1010-50-5030	B & C Phone	Call One	08/15/19	1213106-1136126 Jul	91.55
10-1010-50-5030	Cell Phone Reimbursement Mayor J	Gary Grasso	10/07/19	10/07/19	250.00
10-1010-50-5040	Village Newsletter Sept19	Grasso Graphics	09/10/19	30413	3,240.26
10-1010-50-5040	B & C Business Cards Sept19	Grasso Graphics	09/19/19	30425	227.59
10-1010-50-5040	B & C Office Envelopes - Water	Grasso Graphics	09/04/19	30407	193.24
10-1010-50-5040	B & C Office Envelopes Sept19	Grasso Graphics	09/04/19	30408	1,049.30
10-1010-80-8010	WFJ0609 Commission Plaques	Metal Decor	09/27/19	584685	532.25
10-1010-80-8010	Burr Ridge Briefs Sept19	Postmaster	09/16/19	09/16/19	1,051.00
10-1010-80-8010	CRV-2300 Capri Crystal Vase	Scribes, Inc	10/01/19	55670	355.70
10-1010-80-8010	Videographer for Recognition Din	Austin Garza	10/03/19	10/03/19	150.00
10-1010-80-8025	Dinner for Commissioners/Intervi	Falco's Pizza & Pasta	08/22/19	08/22/19	38.60
10-1010-80-8025	Dinner for Commissioners/Intervi	Jimmy Johns	08/21/19	356083520	35.78
10-1010-80-8025	Credit Check Services Sept19	Metro-Western Cook	09/30/19	76775	180.00
10-1010-80-8025	(5) Polygraph Exams Sept19	Theodore Polygraph Service	09/24/19	6780	875.00
10-1010-80-8025	(3) Polygraph Tests Oct19	Theodore Polygraph Service	10/03/19	6794	525.00
10-1010-80-8030	Video Tape Board Meeting Sept19	Garron, Fernando	09/30/19	09/30/19	575.00
Total For Dept 1010 Boards & Commissions					25,779.96
Dept 2010 Administration					
10-2010-40-4042	DCVB Annual Meeting Breakfast Wa	DuPage Convention & Visito	08/22/19	08/22/19	38.77
10-2010-40-4042	ILCMA Prof Development/Oct Lunch	Illinois City/County Mgmt	09/03/19	83114	75.00
10-2010-40-4042	Book Home Rule vs Non Home Rule	Illinois Municipal League	09/12/19	3099953242	20.00
10-2010-40-4042	Mileage Reimbursement VH to Oak	Village of Burr Ridge	10/09/19	10/09/19	181.60
10-2010-50-5020	2nd Qtr Cook County Health Inspe	Cook County Dept of Public	08/15/19	08/15/19	1,800.00
10-2010-50-5020	Elevator Inspection Services Sep	Elevator Inspection Servic	09/13/19	87265	100.00
10-2010-50-5020	Elevator Inspection Services Aug	Elevator Inspection Servic	08/28/19	86901	100.00
10-2010-50-5020	Elevator Inspection Services Aug	Elevator Inspection Servic	08/26/19	86885	100.00
10-2010-50-5020	Plat of Annexation Sept19	Novotny Engineering	09/09/19	1	510.25
10-2010-50-5030	Admin Phone	Call One	09/15/19	1213106-1136126 Aug	1,512.36
10-2010-50-5030	Admin Phone	Call One	08/15/19	1213106-1136126 Jul	1,510.51
10-2010-50-5030	Admin Cell Phone Aug	Verizon Wireless	08/21/19	9836569932	226.85
10-2010-50-5075	Plan Reviews & Inspections Aug19	B & F Construction Code Se	09/09/19	11749	1,579.94
10-2010-50-5075	Plan Review Permit 19-232	B & F Construction Code Se	09/12/19	52115	895.50
10-2010-50-5075	Plan Review Permit 19-228	B & F Construction Code Se	09/12/19	52126	808.56
10-2010-50-5075	Plan Review Permit 19-225	B & F Construction Code Se	09/12/19	52112	2,116.80
10-2010-50-5075	Plan Review Permit 19-224	B & F Construction Code Se	09/09/19	52090	895.50
10-2010-50-5075	Plan Review Permit 18-239	B & F Construction Code Se	09/16/19	52158	1,545.21
10-2010-50-5075	Plan Review Permit 19-241	B & F Construction Code Se	09/20/19	52213	1,564.87
10-2010-50-5075	Plan Review Permit 19-228	B & F Construction Code Se	09/19/19	52191	184.32
10-2010-50-5075	Building Examinations Sept19	Don Morris Architects P.C.	09/30/19	09/30/19	5,575.00
Total For Dept 2010 Administration					21,341.04

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE
 INVOICE DUE DATES 10/14/2019 - 10/14/2019
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 10 General Fund					
Dept 4010 Finance					
10-4010-40-4042	Mileage IGFOA Conference Sept 8-	Amy Nelson	09/27/19	09/27/19	120.64
10-4010-40-4042	IGFOA Conference Lodging Nelson	Courtyard by Marriott	09/08/19	63132	333.76
10-4010-40-4042	IGFOA Annual Conference Nelson	IGFOA	09/08/19	08/28/19	400.00
10-4010-40-4042	Mileage Reimbursement VH to PW	Village of Burr Ridge	10/09/19	10/09/19	15.36
10-4010-50-5030	Finance Phone	Call One	09/15/19	1213106-1136126 Aug	458.29
10-4010-50-5030	Finance Phone	Call One	08/15/19	1213106-1136126 Jul	457.73
10-4010-50-5030	Fin Cell Phone Aug	Verizon Wireless	08/21/19	9836569932	44.21
10-4010-50-5060	Auditing Services FY18-19	BKD, LLP	09/23/19	BK01098036	23,075.00
10-4010-50-5060	Tax Levy - Police Pension	Lauterbach & Amen, LLP	09/13/19	39710	2,700.00
10-4010-60-6000	Office Supplies Finance	Amazon.com Credit	08/28/19	111-74978611954625	182.62
10-4010-60-6010	Misc. Supplies Sept19	OfficeMax	09/14/19	09/14/19	115.20
Total For Dept 4010 Finance					27,902.81
Dept 4020 Central Services					
10-4020-60-6010	Kitchen Coffee Supplies PD Sept1	Commercial Coffee Service,	09/27/19	155284	142.60
10-4020-60-6010	Kitchen Coffee Supplies VH Sept1	Commercial Coffee Service,	09/25/19	155259	53.50
10-4020-60-6010	Kitchen Coffee Supplies VH Sept1	Commercial Coffee Service,	09/19/19	155187	89.95
Total For Dept 4020 Central Services					286.05
Dept 5010 Police					
10-5010-40-4032	Trooper Cap/Cargo Scheidel	JG Uniforms, Inc.	09/24/19	61379	195.00
10-5010-40-4032	FY 19-20 Uniform Allowance Lesni	JG Uniforms, Inc.	09/30/19	62551	62.15
10-5010-40-4032	Jacket Replacement Lesniak	JG Uniforms, Inc.	09/26/19	61454	266.90
10-5010-40-4032	FY 19-20 Uniform Allowance Lesni	JG Uniforms, Inc.	09/26/19	61454 Sept	417.20
10-5010-40-4032	FY 19-20 Uniform Allowance Gutie	JG Uniforms, Inc.	09/26/19	61462	325.00
10-5010-40-4032	FY 19-20 Uniform Allowance Garci	JG Uniforms, Inc.	09/26/19	61457 Sept	583.45
10-5010-40-4032	Jacket Replacement Garcia, K	JG Uniforms, Inc.	09/26/19	61457	266.90
10-5010-40-4040	Membership Renewal Through 12/20	Illinois Assn of Chiefs of	10/01/19	4872	220.00
10-5010-40-4040	Membership Renewal Through 12/20	Illinois Assn of Chiefs of	10/01/19	4472	95.00
10-5010-40-4041	Employment Recruitment PD Civili	The Blue Line	09/27/19	39272	199.00
10-5010-40-4042	ILHIA Annual Training Conference	Illinois Homicide Investic	09/24/19	09/24/19	550.00
10-5010-50-5020	DuPage County Notary Fee Overton	DuPage County Clerk	09/19/19	09/19/19	10.00
10-5010-50-5020	Other Professional Services PD	Illinois Notary Discount F	09/12/19	09/12/19	30.00
10-5010-50-5020	Other Professional Services PD	Illinois Notary Discount F	08/20/19	08/20/19	30.00
10-5010-50-5020	Phlebotomy Services Cervenka	Illinois Phlebotomy Servic	10/07/19	1009	425.00
10-5010-50-5020	Phlebotomy Services Garcia	Illinois Phlebotomy Servic	10/07/19	1008	425.00
10-5010-50-5020	Searches Sept19	LexisNexis Risk Solutions	09/30/19	1267894-20190930	150.00
10-5010-50-5025	Postage PD	FedEx	09/25/19	6-747-98514	39.27
10-5010-50-5030	Outside Emergency	Call One	09/15/19	1213106-1136126 Aug	2,566.77
10-5010-50-5030	Police Phone	Call One	08/15/19	1213106-1136126 Jul	2,563.69
10-5010-50-5030	PD Cell Phone Aug	Verizon Wireless	08/21/19	9836569932	1,668.79
10-5010-50-5045	Dispatching Nov-Jan 31, 2019	DU-COMM	10/01/19	16908	77,228.00
10-5010-50-5045	Facility Lease/Operating Cost No	DU-COMM	10/01/19	16952	3,867.43
10-5010-50-5051	Unit R996810 Vehicle Service	B & E Auto Repair Service	09/23/19	135466	328.54
10-5010-50-5051	Car Washes PD Spet19	Fuller's Car Wash	09/30/19	09/30/19	89.99
10-5010-50-5051	Oil Change & Filter Unmarked Oct	Willowbrook Ford	10/03/19	6309757/2	68.95
10-5010-60-6000	DVD's PD	Amazon.com Credit	08/27/19	114-24932521291467	51.97
10-5010-60-6010	Batteries PD	Amazon.com Credit	09/17/19	114-0109876-3982616	30.89
10-5010-60-6010	Batteries PD	Amazon.com Credit	09/17/19	114-4068553-7538656	169.83
10-5010-60-6010	Notary Renewal Overton, M	Illinois Notary Discount F	09/12/19	09/12/19	23.95
10-5010-60-6010	Notary Renewal Moravecek, L	Illinois Notary Discount F	08/20/19	08/20/19	23.95
10-5010-60-6010	GLOC33325	Kiesler's Police Supply,	10/06/19	IN117877	46.00
10-5010-60-6020	Gasoline & Oil PD Sept19	Wex Bank	09/23/19	61411604	62.55

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE
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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 10 General Fund					
Dept 5010 Police					
Total For Dept 5010 Police					93,081.17
Dept 6010 Public Works					
10-6010-40-4032	Uniform rentals/cleaning Sept19	Breens Inc.	09/17/19	385401	69.68
10-6010-40-4032	Uniform rentals/cleaning Oct19	Breens Inc.	10/01/19	385709	69.68
10-6010-40-4032	Uniform rentals/cleaning Sept19	Breens Inc.	09/24/19	385561	69.68
10-6010-40-4032	Safety Glasses/Deputy Glasses	Russo's Power Equipment	09/09/19	6403238	32.98
10-6010-40-4040	STC Dues FY 2020	West Central Municipal Cor	09/17/19	0006836	575.00
10-6010-40-4041	Employee Recruitment Expense PW	First Advantage Occupatio	08/31/19	2514571908	28.63
10-6010-40-4042	Meal Allowance Preissig	Cafe L'Appetit	09/07/19	6909126	17.81
10-6010-40-4042	Parking Preissig	Econo Plaza Booth 2	09/11/19	41010	75.00
10-6010-40-4042	Meal Allowance Preissig	Flying Apron, LLC	09/11/19	41010	10.03
10-6010-40-4042	2019 NFIP Workshop Preissig/Mied	IAFSM	09/03/19	2932	30.00
10-6010-40-4042	Meal Allowance Preissig	Ivar's Seafood Bar	09/11/19	039181	12.93
10-6010-40-4042	Mileage PW to VH Sept19	Preeti Goel	09/30/19	09/30/19	41.76
10-6010-40-4042	Hotel Expenses Preissig	Sheraton Seattle Hotel	09/07/19	47113535	1,066.88
10-6010-40-4042	Mileage PW to VH Sept19	Shirley Benedict	09/30/19	09/30/19	20.88
10-6010-40-4042	Taxi Service Preissig	Sound Transit	09/07/19	275695-474	3.00
10-6010-40-4042	Taxi Service Preissig	Sound Transit	09/11/19	869191-351	3.00
10-6010-40-4042	Meal Allowance Preissig	Specialty's	09/10/19	1174086-1	9.23
10-6010-40-4042	Meal Allowance Preissig	Starbuck's Reserve Roaster	09/10/19	733860	18.72
10-6010-40-4042	Meal Allowance Preissig	Vergreens Salad	09/11/19	592	18.60
10-6010-50-5030	PW Phone	Call One	09/15/19	1213106-1136126 Aug	1,016.94
10-6010-50-5030	PW Fax	Call One	08/15/19	1213106-1136126 Jul	1,016.05
10-6010-50-5030	PW Cell Phone Aug	Verizon Wireless	08/21/19	9836569932	417.48
10-6010-50-5051	Unit 32 Towed to BR Repair	Bristol Transport & Towing	09/26/19	215168	450.00
10-6010-50-5051	Unit 17 Tire Repair Service	Burr Ridge Car Care, Inc.	09/16/19	Work Order 52,488	19.80
10-6010-50-5051	Parts (Tires, Valve Stems)	Wilrae, Inc.	09/10/19	198773	1,381.43
10-6010-50-5054	Replace Lamp and Fixture	Rag's Electric	08/29/19	22194	2,070.50
10-6010-50-5054	Reset New Pole & Replace Lamp	Rag's Electric	08/30/19	22274	3,803.27
10-6010-50-5054	Repair Street Lights Out	Rag's Electric	09/10/19	22288	1,786.71
10-6010-50-5054	Repair Street Lights Out	Rag's Electric	08/20/19	22265	1,078.72
10-6010-50-5054	Repair Street Lights Out	Rag's Electric	09/10/19	22255	1,099.27
10-6010-50-5055	Traffic Signal Maintenance Jul19	Meade Electric Company, Ir	07/31/19	689111	175.00
10-6010-50-5055	Traffic Signal Maintenance Sept1	Meade Electric Company, Ir	09/30/19	689811	175.00
10-6010-50-5065	Village Street Lights Aug19	Constellation NewEnergy, I	10/16/19	7296461-1 Aug	1,404.33
10-6010-50-5065	Comed Street Lighting Sept19	Constellation NewEnergy, I	10/27/19	7296461-2 Sept19	1,387.96
10-6010-50-5085	Shop Towel rentals Sept19	Breens Inc.	09/17/19	385401	4.50
10-6010-50-5085	Shop Towel rentals Oct19	Breens Inc.	10/01/19	385709	4.50
10-6010-50-5085	Shop Towel rentals Sept19	Breens Inc.	09/24/19	385561	4.50
10-6010-50-5095	Reimburse for 2 Culvert Pipes	Anna Tabor	10/09/19	10/09/19	1,400.00
10-6010-60-6010	Operating Supplies PW Sept19	Grainger	09/16/19	9294262648	196.24
10-6010-60-6010	Power Drill Sept19	Menards - Hodgkins	09/25/19	34262	19.98
10-6010-60-6010	Mortar Mix/Purell	Menards - Hodgkins	09/18/19	33773	24.77
10-6010-60-6010	Operating Supplies Sept19	Menards - Hodgkins	09/09/19	33201	66.86
10-6010-60-6010	Operating Supplies Sept19	Menards - Hodgkins	09/13/19	33454/33192	67.80
10-6010-60-6010	Operating Supplies Jul19	Menards - Hodgkins	07/01/19	28704	5.72
10-6010-60-6010	PW Welding Supplies	Praxair Distribution, Inc.	09/17/19	91826411	89.14
10-6010-60-6010	PW Welding Supplies	Praxair Distribution, Inc.	09/17/19	91826410	329.53
10-6010-60-6020	Gasoline & Oil PW Sept19	SuperFleet MasterCard	09/26/19	FB346 Sept19	140.44
10-6010-60-6040	Supplies-Equipment Sept19	Alexander Equipment Co.	09/12/19	158542	99.80
10-6010-60-6040	Chain 24" 3/8 .5	Alexander Equipment Co.	09/25/19	158961	333.85

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Fund 10 General Fund					
Dept 6010 Public Works					
10-6010-60-6040	Parts for PW Generator Repairs I	Nationwide Power Solutions	09/20/19	413031	1,943.33
10-6010-60-6040	HYD Pump Sept19	Traffic Control & Protecti	09/18/19	102026	64.15
10-6010-60-6040	Supplies-Equipment Sept19	Westtown Auto Supply Co. Ir	09/23/19	83726	1.63
10-6010-60-6041	Air Element PW Sept19	FleetPride, Inc.	09/18/19	35893440	148.16
10-6010-60-6041	Brake Rotor Sept19	Westtown Auto Supply Co. Ir	09/19/19	83695	107.37
10-6010-60-6041	Disc Brake Rotor (Crown Vic)	Westtown Auto Supply Co. Ir	09/11/19	83608	414.82
10-6010-60-6042	12" Shear Gate Valve	Core & Main LP	09/23/19	L241207	719.07
10-6010-60-6042	Supplies-Streets Sept19	Industrial Electric Supply	09/23/19	3420	39.00
10-6010-60-6042	Cold Patch	K-Five Hodgkins, LLC	09/17/19	18880	560.00
10-6010-60-6042	Manholes & Grates; Madison at Pr	Kieft Brothers, Inc	09/10/19	235296	1,845.33
10-6010-60-6042	CA-6 Grade 8	Ozinga Materials, Inc.	09/27/19	98472	699.15
10-6010-60-6042	7 Bridle Ct. Street Light & Pole	Rag's Electric	08/30/19	22123	5,850.83
10-6010-60-6042	Topsoil Sept19	Tameling Industries	09/19/19	0135619-IN	32.00
10-6010-60-6042	Topsoil/Drain tile Tape Aug19	Tameling Industries	08/29/19	0134848-IN	118.00
10-6010-60-6042	Street Signs No Parking/Valet On	Traffic Control & Protecti	09/13/19	102025	182.20
10-6010-60-6042	15" PVC Pipe for Madison St at P	Welch Brothers Inc.	09/16/19	3061531	4,678.52
10-6010-60-6043	Supplies-Trees Sept19	Alexander Equipment Co.	09/12/19	158542	61.25
10-6010-60-6043	Supplies-Trees Sept19	Russo's Power Equipment	09/09/19	6403238	31.98
10-6010-60-6050	Small Tools Sept19	Menards - Hodgkins	09/09/19	33201	25.98
Total For Dept 6010 Public Works					39,766.35
Dept 6020 Buildings & Grounds					
10-6020-50-5052	HVAC; VH Finance Main Blower Mot	Dynamic Heating & Piping C	09/05/19	203294	1,885.00
10-6020-50-5052	PD HVAC; RTU-1 & RTU-2 Serviced	Dynamic Heating & Piping C	08/15/19	203276	1,023.00
10-6020-50-5052	PD RTU-2 Call out inspection of	Dynamic Heating & Piping C	09/13/19	203296	550.00
10-6020-50-5052	VH Finance Control Adjustments	Dynamic Heating & Piping C	06/03/19	203191	660.00
10-6020-50-5052	PD RTU-2 condenser fan mtr. /sen	Dynamic Heating & Piping C	09/23/19	20313	1,282.00
10-6020-50-5052	PW Generator Overheating; Servic	Nationwide Power Solutions	09/13/19	412949	1,134.62
10-6020-50-5052	PD BAS Set Up to Repl. PC	Trane U.S. Inc.	09/09/19	310224584	289.50
10-6020-50-5057	Added Areas	Desiderio Landscaping LLC	10/01/19	9892	399.51
10-6020-50-5058	Mat rentals/PD Sept19	Breens Inc.	09/17/19	385396	26.50
10-6020-50-5058	Mat rentals/PD Sept19	Breens Inc.	09/24/19	385556	26.50
10-6020-50-5058	Mat rentals/PD Oct19	Breens Inc.	10/01/19	385704	26.50
10-6020-50-5058	Janitorial Services - PD Sept19	Eco-Clean Maintenance, Inc	10/02/19	8186	1,896.26
10-6020-50-5080	Sewer Public Works Sept19	Flagg Creek Water Reclamat	09/26/19	008917-000 Sept19	43.50
10-6020-50-5080	Village Hall Garage Aug19	NICOR Gas	09/17/19	57-96-14-0000 9 Aug	35.25
10-6020-50-5080	Police Station Aug19	NICOR Gas	09/17/19	66-46-89-1469 3 Aug	160.91
10-6020-50-5080	Village Hall Aug19	NICOR Gas	09/16/19	47-02-57-0000 7 Aug	109.26
10-6020-50-5080	Rustic Acres Aug19	NICOR Gas	09/16/19	81-11-07-3241 9 Aug	35.24
10-6020-60-6010	2 Ropes for PD Flag Poles	All American Flag Company	10/03/19	4980	34.35
10-6020-60-6010	First Aid Supplies PD Sept19	AUCA Western First Aid & §	09/25/19	ORD5-002109	58.58
10-6020-60-6010	First Aid Supplies PW Sept19	AUCA Western First Aid & §	09/26/19	ORD5-002128	94.84
10-6020-60-6010	Paper /Cleaning Consumable Items	Eco-Clean Maintenance, Inc	10/02/19	8187	630.00
10-6020-60-6010	Paper /Cleaning Consumable Items	Eco-Clean Maintenance, Inc	09/17/19	8145	1,251.14
10-6020-70-7010	VH Security Door at West-Rear Si	Goldy Locks, Inc.	09/30/19	674985	2,560.00
10-6020-70-7010	Secure doors at Village Hall	Suburban Door Check & Lock	09/17/19	IN518513	1,082.00
Total For Dept 6020 Buildings & Grounds					15,294.46
Total For Fund 10 General Fund					223,596.14
Fund 23 Hotel/Motel Tax Fund					
Dept 7030 Special Revenue Hotel/Motel					
23-7030-50-5069	Roadside Mowing	Desiderio Landscaping LLC	10/01/19	9892	14,172.42

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 23 Hotel/Motel Tax Fund					
Dept 7030 Special Revenue Hotel/Motel					
23-7030-50-5069	Vet Memorial Special Maintenance	Premier Landscape Contract	10/01/19	87645	352.00
23-7030-50-5075	Holiday Decor Deposit 2019	McFarlane Douglas & Compar	07/15/19	11/08/19	2,687.50
23-7030-50-5075	Herbicide Application-4 Corners	McGinty Bros. Inc.	09/16/19	203928	650.00
23-7030-50-5075	Hardy Mum Blazing Orange	Ron Clesen's Ornamental Pl	09/30/19	58702	2,988.20
23-7030-80-8012	Concert on the Greens Aug19	United Audio Productions	08/26/19	899	2,000.00
23-7030-80-8050	Contribution towards 2019 Harves	Burr Ridge Park District	09/24/19	09/24/19	1,000.00
23-7030-80-8055	Consulting Services Jul19	Kivvit	07/31/19	12127	20,634.27
23-7030-80-8055	Consulting Services Aug19	Kivvit	08/31/19	12173	9,333.33
Total For Dept 7030 Special Revenue Hotel/Motel					53,817.72
Total For Fund 23 Hotel/Motel Tax Fund					53,817.72
Fund 31 Capital Improvements Fund					
Dept 8010 Capital Improvement					
31-8010-70-7010	Burr Ridge Parkway Phase III	Patrick Engineering Inc.	09/12/19	21977.039-2	8,681.66
Total For Dept 8010 Capital Improvement					8,681.66
Total For Fund 31 Capital Improvements Fund					8,681.66
Fund 51 Water Fund					
Dept 0000 Assets, Liabilities, Fund Bal					
51-0000-22-2200	Hydrant Meter Refund	Mas Plumbing	10/01/19	10/01/19	779.98
51-0000-22-2200	Hydrant Meter Refund	Noe's Lawn & Landscaping C	09/16/19	09/16/19	762.10
Total For Dept 0000 Assets, Liabilities, Fund Ba.					1,542.08
Dept 6030 Water Operations					
51-6030-40-4032	Uniform rentals/cleaning Sept19	Breens Inc.	09/17/19	385401	76.47
51-6030-40-4032	Uniform rentals/cleaning Oct19	Breens Inc.	10/01/19	385709	76.47
51-6030-40-4032	Uniform rentals/cleaning Sept19	Breens Inc.	09/24/19	385561	76.47
51-6030-50-5020	Leak Detection - First Hour Rate	M.E. Simpson Co. Inc.	08/31/19	33938	895.00
51-6030-50-5020	D/DBP Water Samples - THM & HAA5	PDC Laboratories, Inc.	09/12/19	I9387417	400.00
51-6030-50-5020	Water Sampling (AM3-UCMR4)	PDC Laboratories, Inc.	09/05/19	I9384296	450.00
51-6030-50-5030	Well Pumping Line Aug-Sept19	AT&T	08/22/19	630325420908 Aug19	746.40
51-6030-50-5030	Water Phone	Call One	09/15/19	1213106-1136126 Aug	687.44
51-6030-50-5030	Water Phone	Call One	08/15/19	1213106-1136126 Jul	686.60
51-6030-50-5030	Water Cell Phone Aug	Verizon Wireless	08/21/19	9836569932	638.79
51-6030-50-5051	Tires Replaced/Alignment (Water	Burr Ridge Car Care, Inc.	09/26/19	Work Order 52.572	1,023.81
51-6030-50-5051	Unit 36; Repair 4x4; Wheel Lock	Burr Ridge Car Care, Inc.	09/09/19	Work Order 52,419	571.97
51-6030-50-5052	Utility and Park Sites	Desiderio Landscaping LLC	10/01/19	9892	426.59
51-6030-50-5067	Water Main Break Repair, 148 Pos	Vian Construction Co., Inc	08/31/19	008031A0019-A	5,590.75
51-6030-50-5070	Tollway Relocation Project Sept1	Mackie Consultants, LLC	09/16/19	66615	1,260.00
51-6030-50-5070	2019 Water Main Replacement Proj	Thomas Engineering Group I	10/03/19	19-245	43,306.09
51-6030-50-5080	Well #4 Sept19	COMED	09/16/19	0029127044 Sept19	402.12
51-6030-50-5095	Utility Billing Postage Sept19	Third Millennium Assoc. Ir	09/17/19	23902	1,236.36
51-6030-60-6010	CA7, 3/4" Crushed Stone	Ozinga Materials, Inc.	08/31/19	97161	478.06
51-6030-60-6010	CA7, 3/4" Crushed Stone	Ozinga Materials, Inc.	08/30/19	96737	1,568.93
51-6030-60-6010	CA-6, Grade 8 Crushed Stone	Ozinga Materials, Inc.	09/20/19	98016	731.44
51-6030-60-6040	Mueller Hydrant Repair Kit A301	Core & Main LP	08/30/19	L131185	1,284.00
51-6030-60-6040	10" x 7.5" All SS Repair Clamp,	Core & Main LP	08/28/19	L104377	124.00
51-6030-60-6040	6" x 12.5" w/1" CC, All SS Repai	Core & Main LP	09/13/19	L192582	259.30
51-6030-60-6040	4" x 12.5" All SS Repair Clamp,S	Core & Main LP	09/19/19	L217633	271.17
51-6030-60-6040	12" x 30" All SS Repair Clamp, J	EJ USA, Inc	09/13/19	110190076497	557.79
51-6030-60-6040	12" x 30" All SS Repair Clamp, J	EJ USA, Inc	10/02/19	110190084028	557.79

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Fund 51 Water Fund					
Dept 6030 Water Operations					
51-6030-60-6040	6-inch, 2-Bolt Macro Coupling, Ro	Underground Pipe & Valve C	09/10/19	038178	678.00
51-6030-60-6070	Water Purchases Sept19	Village of Bedford Park	10/04/19	0020060000 Sept	340,603.50
Total For Dept 6030 Water Operations					405,665.31
Total For Fund 51 Water Fund					407,207.39
Fund 52 Sewer Fund					
Dept 6040 Sewer Operations					
52-6040-40-4032	Uniform rentals/cleaning Sept19	Breens Inc.	09/17/19	385401	23.80
52-6040-40-4032	Uniform rentals/cleaning Oct19	Breens Inc.	10/01/19	385709	23.80
52-6040-40-4032	Uniform rentals/cleaning Sept19	Breens Inc.	09/24/19	385561	23.80
52-6040-50-5030	Sewer Phone	Call One	09/15/19	1213106-1136126 Aug	76.38
52-6040-50-5030	Sewer Phone	Call One	08/15/19	1213106-1136126 Jul	76.29
52-6040-50-5030	Sewer Modems Aug	Verizon Wireless	08/21/19	9836569932	30.19
52-6040-50-5068	Maintenance - Three lift station	Metropolitan Industries, I	10/30/19	INV010125	800.00
Total For Dept 6040 Sewer Operations					1,054.26
Total For Fund 52 Sewer Fund					1,054.26
Fund 61 Information Technology Fund					
Dept 4040 Information Technology					
61-4040-40-4040	Domain Registration Annual Fee	GSA	09/30/19	10/02/19	400.00
61-4040-40-4040	Streaming Services for Facilitie	Hulu, LLC	08/26/19	08/26/19	54.98
61-4040-50-5020	IT Support Remote & Onsite Sept1	Orbis Solutions	09/24/19	5569371	2,275.00
61-4040-50-5020	IT Support Remote Sept19	Orbis Solutions	10/01/19	5569408	1,025.00
61-4040-50-5030	Mobile Hot Spots Aug	Verizon Wireless	08/21/19	9836569932	35.62
61-4040-50-5061	Replace Digital Camera Aug19	Amazon.com Credit	08/20/19	113-0629827-5350630	520.63
61-4040-50-5061	Replace Microphone for Video Cam	Amazon.com Credit	08/21/19	113-7432088-6615430	201.88
61-4040-50-5061	GIS Support Sept19	Cloudpoint Geographics, Ir	09/30/19	002469	1,950.00
61-4040-50-5061	Survey Monkey Annual Subscriptio	SurveyMonkey	09/11/19	09/11/19	384.00
61-4040-60-6010	New Training Lab Tables	Amazon.com Credit	08/21/19	114-4803058-1800209	500.52
61-4040-60-6010	Batteries & Memory Cards	Amazon.com Credit	08/22/19	114-0739876-1537059	57.65
61-4040-60-6010	Batteries & Memory Cards	Amazon.com Credit	08/22/19	112-7351160-9320255	59.00
61-4040-60-6010	Cases & Memory Cards	Amazon.com Credit	08/28/19	112-9470905-2916232	40.72
61-4040-60-6010	Audio Cables & Supplies	Amazon.com Credit	09/01/19	113-3584869-7151462	45.03
61-4040-60-6010	Training Room Table	Amazon.com Credit	09/02/19	113-1366412-2424253	89.00
61-4040-60-6010	PW Water Dept Tablet Pens	Amazon.com Credit	09/14/19	112-0696979-9419428	203.94
61-4040-60-6010	CF411X Cyan	Warehouse Direct, Inc.	10/01/19	4436318-1	539.98
61-4040-60-6010	CE400YC Black	Warehouse Direct, Inc.	09/30/19	4436318-0	1,612.45
61-4040-70-7000	PW Water Dept Tablet Supplies	Amazon.com Credit	09/15/19	111-4364295-6572216	6.99
61-4040-70-7000	PW Water Dept Tablet Supplies	Amazon.com Credit	09/15/19	114-1699531-4061017	28.96
61-4040-70-7000	PW Water Dept Tablet Chargers	Amazon.com Credit	09/26/19	113-8902632-1265802	99.95
61-4040-70-7000	PW Water Dept Tablets	Newegg	09/12/19	172155225	1,593.70
Total For Dept 4040 Information Technology					11,725.00
Total For Fund 61 Information Technology Fund					11,725.00
Fund 71 Police Pension Fund					
Dept 4050 Police Pension					
71-4050-40-4042	2019 Pension Conference Patyk, J	Illinois Public Pension Fu	08/29/19	2019MA-201908-1645-1	485.00
71-4050-50-5062	Actuarial Services Police Pensio	Foster & Foster Inc.	10/04/19	15455	3,497.00
Total For Dept 4050 Police Pension					3,982.00

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INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE
INVOICE DUE DATES 10/14/2019 - 10/14/2019
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 71 Police Pension Fund				Total For Fund 71 Police Pension Fund	3,982.00

10/09/2019 05:42 PM
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INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE
INVOICE DUE DATES 10/14/2019 - 10/14/2019
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
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Fund Totals:

Fund 10 General Fund	223,596.14
Fund 23 Hotel/Motel Tax Fund	53,817.72
Fund 31 Capital Improvements Fund	8,681.66
Fund 51 Water Fund	407,207.39
Fund 52 Sewer Fund	1,054.26
Fund 61 Information Technology Fund	11,725.00
Fund 71 Police Pension Fund	3,982.00
Total For All Funds:	<hr/> 710,064.17