

## MINUTES OF THE BOARD OF EDUCATION

Regular Meeting      Administration Building      6:00 – 8:44 p.m.      February 21, 2024

### Members Present:

Arlene Cabana, Presiding Officer  
Bill Brockob  
Charles Zona  
Mary Lenzen  
Becky Walters  
Jason Nash  
Tarryne Marchione

### ROLL CALL AND VISITORS

Present with Superintendent Dave Palzet were staff members Jennifer Ban, Griffin Sonntag, Maura Raleigh, Jeanine Arundel, James Mukite, Amy DuVall, Mark Dreher, Eric Busch, Sara Poplawski, Maggie McCarter, and Peg Riordan. Community members in attendance included Anne Cotter. Several students and their parents attended, including Luka Cvetkovski, Andrea Soria, Thomas Gerros, and Bianca Karu.

### PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by students from Pleasantdale Middle School, including Luka Cvetkovski, Andrea Soria, Thomas Gerros, and Bianca Karu.

### OPEN FORUM

No public comment was made.

### ACTION NO. 15

#### Consent Agenda

Motion by Lenzen, second by Brockob, that the Board of Education approve the consent agenda as presented consisting of meeting minutes of January 17, 2024 Regular Board meeting; minutes of January 17, 2024 Closed meeting; Declassify closed session minutes; payment of January payroll/February warrants; February 2024 Personnel Report; Parent/Student Handbook; Window replacement contract for PES; Adjust June Board meeting date from June 12 to June 18, 2024. Motion carried by a roll call of 7 ayes (Brockob, Cabana, Zona, Lenzen, Walters, Nash, and Marchione).

### REPORTS AND DISCUSSION ITEMS

#### Strategic Plan Presentation

Members of the District's Strategic Plan Steering Committee presented the draft of the new Strategic Roadmap. The committee, comprised of parents, teachers, administrators, community members, and students, has worked on developing the plan for the past several months. The plan includes four goal areas including: Student Success, Safety & Well-being, Responsible Resource Management, and Community

Connection. Additionally, the plan includes six belief statements, six strategies, objectives and measures of success. Finally, the plan includes an updated mission statement and motto.

#### *Audit Report*

To ensure that our business and financial systems meet the current best practices and standards of accounting, the district engages an independent auditor to review our financials and business practices. The audit revealed that our practices and procedures are aligned with best practices. Anna Wiszowaty, from the firm Baker Tilly, presented the annual audit to the Board and found no meaningful deficiencies in our business office. Likewise, Ms. Wiszowaty shared that the district continues to achieve the highest financial recognition provided by the Illinois State Board of Education.

#### ACTION NO. 16

##### Approve Audit Report

Motioned by Lenzen, seconded by Marchione, that the Board of Education approves acceptance of the FY23 audit report as presented by Anna Wiszowaty of Baker Tilly. Motion carried by a roll call of 7 ayes (Brockob, Walters, Cabana, Marchione, Zona, Lenzen, Nash).

#### *Facilities Development Update*

Dr. Palzet provided the Board with an update on the four priorities that came from the community survey and the community engagement committee. These priorities include expanding preschool, implementing a developmentally appropriate 5th-grade experience, enhancing safety and security, and purchasing land for future growth. The district will implement many of the safety and security measures this summer. The Board determined that they will not move forward with purchasing land. Given the space constraints at the elementary school, the administration will investigate creative solutions to an expansion of preschool and changes to 5th grade.

#### *Review Governance and Planning (sec. 1), General Administration (sec. 3) Board Policies, and Policy 4.60 (Purchases and Contracts)*

The Board reviewed three policies, including 1.120 (District Organization and Cooperative Agreements), 3.40 (Superintendent), and 4.60 (Purchases and Contracts). These policies will be on the March consent agenda for approval.

#### *Items for Next Agenda*

Facilities Development; Preliminary Staffing Update; Approve Pleasant Dale Park District Before and After School Program Intergovernmental Agreement; Re-employment of non-tenure personnel and non-renewal of non-tenured teachers, approve the Strategic Roadmap.

#### OPEN FORUM

No public comment was given at this time.

WRITTEN  
REPORTS

The Board fulfilled Freedom of Information Act (FOIA) request from Nathan Mihelich from the Illinois Retired Teachers Association.

ACTION NO. 17  
Closed Session

Motioned by Lenzen, seconded by Zona, that the Board of Education move into closed session at 6:47 PM to discuss the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired; The appointment, employment, compensation, discipline, performance, or dismissal of specific employees, specific individuals who serve as independent contractors in a park, recreational, or educational setting, or specific volunteers of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee, a specific individual who serves as an independent contractor in an educational setting, or a volunteer of the public body or against legal counsel for the public body to determine its validity; student disciplinary cases. Motion carried by a roll call of 7 ayes (Brockob, Walters, Cabana, Marchione, Zona, Lenzen, and Nash).

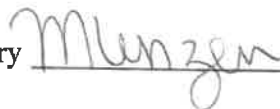
The Board came out of closed at 8:44 p.m.

ADJOURNMENT Motion by Brockob, second by Lenzen, that the regular meeting adjourns at 8:44 p.m. Voice vote. Motion carried.

App. \_\_ President



Secretary







## MINUTES OF THE BOARD OF EDUCATION

Regular Meeting      Administration Building      6:00 – 7:45 p.m.      October 16, 2024

### Members Present:

Tarryne Marchione (Presiding Officer)  
Bill Brockob  
Charles Zona  
Mary Lenzen  
Becky Walters  
Sean Mason  
Jason Nash

### ROLL CALL AND VISITORS

Present with Superintendent Dave Palzet were staff members Jennifer Ban, Griffin Sonntag, Sara Poplawski, James Mukite, Jeanine Arundel, Kathleen Tomei, Maura Religh, Melanie Leddy, Claudia Berman, Anna Cooley, Tia Hammon, Lindsay Reese, Kelly Sabatini, Katie McDermott, Jenifer Ruden, Nolan Belschner, and Board Recording Secretary Jenni Weiler.

### PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited by the District's new teachers: Melanie Leddy, Claudia Berman, Anna Cooley, Tia Hammon, Lindsay Reese, Kelly Sabatini, Katie McDermott, Jenifer Ruden, and Nolan Belschner.

### OPEN FORUM

No public comment was made at this time.

### ACTION NO. 11 Consent Agenda

Motion by Lenzen, second by Brockob, that the Board of Education approve the consent agenda as presented consisting of meeting minutes of the September 18, 2024 regular meeting; minutes of September 18, 2024 closed meeting; payment of September payroll/October warrants; October 2024 Personnel Report; Illinois School Maintenance Project Grant; Section 6 (Curriculum and Instruction) Board Policies; Superintendent Goals for the 2024-25 School Year; PA 097-0256, PA 097-0609, PA 096-0434. Motion carried by a roll call of 7 ayes (Brockob, Zona, Lenzen, Marchione, Walters, Mason, and Nash.).

### REPORTS AND DISCUSSION ITEMS

#### Facilities Development

Dr. Palzet discussed priorities identified by the District Community Engagement Committee last year. These priorities included enhancing early childhood education offerings, addressing enrollment, safety updates, and moving fifth grade to the elementary school. The Village of Burr Ridge has expressed a desire to relocate to a new village hall from its current facility. The Board directed Dr. Palzet to engage in conversations with village officials to gather information and explore the potential of D107 acquiring the current village hall for use as a third school site.

### Strategic Plan Update

Dr. Palzet updated the Board on the progress that the district has made on the Strategic Road Map. To date, the District is moving forward in all four goal areas outlined in the plan. Specifically, the district is making progress in improving academic support for students, offering wellness opportunities to staff, recruiting and retaining teachers, and offering parent education opportunities.

### Elementary and Middle School Improvement Plans 2024-25

Building administrators Kathleen Tomei and Jeanine Arundel presented their school improvement plans. These plans are created in collaboration with the schools' building leadership teams and reflect the unique needs of each school. This year's plans include improvements in student social/emotional wellness, positive behavior interventions, and school safety.

### Review Board Policy (Sec. 4) Finance

To ensure that the District's policies reflect the realities of running the District, the Board reviews a section of the policy manual each month. This month, the Board reviewed the policy manual's Finance Policies (section 4). These policies will be on the November consent agenda for approval.

### Superintendent Evaluation Tool

Each year, the Board reviews the superintendent's evaluation tool and determines if changes are necessary. The evaluation tool focuses on the duties and responsibilities laid out in the superintendent's job description and includes four areas: managing human resources, finance and facilities, communication, and the student experience. The Board asked some clarifying questions about the process but made no substantive changes to the evaluation tool.

### Items for Next Agenda

Facilities Development Update; Preliminary Tax Levy 2024; Approve Finance (sec. 4) Board Policies.

### OPEN FORUM

No public comment was made at this time.

### WRITTEN REPORTS

The District complied with one Freedom Of Information Act (FOIA) requests this month.

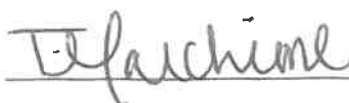
### ACTION NO. 12 Closed Session

Motioned by Lenzen, second by Brockob that the Board move into closed session at 7:06 PM. Motion carried by a roll call of 7 ayes (Brockob, Zona, Lenzen, Marchione, Walters, Mason, and Nash).

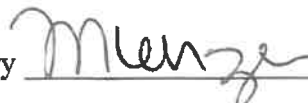
### ADJOURNMENT

Motion by Lenzen, second by Brockob, that the regular meeting adjourns at 7:45 p.m. Voice vote. Motion carried.

App. \_\_ President



Secretary



## MINUTES OF THE BOARD OF EDUCATION

Regular Meeting      Administration Building      6:00 – 7:09 p.m.      November 20, 2024

### Members Present:

Tarryne Marchione (Presiding Officer)

Bill Brockob (arrived 6:14pm)

Charles Zona

Mary Lenzen

Becky Walters

Sean Mason

Jason Nash

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### ROLL CALL AND VISITORS

Present with Superintendent Dave Palzet were staff members Jennifer Ban, Griffin Sonntag, James Mukite, Jeanine Arundel, Kathleen Tomei, Maura Religh, and Board Recording Secretary Jenni Weiler. Community member Greg Engel and students Kennedy Moore, Eddie Cuellar-Kotlarski, and Leah Timpe were present.

### PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited by students who participated in the West Suburban Consortium for Academic Excellence (WSCAE) leadership conference. The students' names are Kennedy Moore, Eddie Cuellar-Kotlarski, and Leah Timpe.

### OPEN FORUM

Greg Engel commented in support of the concept of purchasing the Burr Ridge Village Hall to convert into an early childhood center.

### BOARD RECOGNITION AND CELEBRATION

To recognize the efforts of nearly 6,000 school board members in the state, November 15, 2024, is designated School Board Members' Day in Illinois. Our Board of Education members serve on a volunteer basis and do so for the betterment of our community. On behalf of the children and families of Pleasantdale School District 107, we recognize and thank our seven Board of Education members.

### ACTION NO. 13 Consent Agenda

Motion by Lenzen, second by Walters, that the Board of Education approve the consent agenda as presented consisting of meeting minutes of the October 16, 2024 regular meeting; minutes of October 16, 2024 closed meeting; payment of October payroll/November warrants; November 2024 Personnel Report; Section 4 (Finance) Board Policies. Motion carried by a roll call of 6 ayes (Zona, Lenzen, Marchione, Walters, Mason, and Nash. Absent Brockob).

### REPORTS AND DISCUSSION ITEMS

*Illinois School Report Card Announcement*

Each year, the Illinois State Board of Education publishes the Illinois School Report Card for all public schools in Illinois. The school report card includes information about our schools, including relevant student demographics, teacher demographics, and district financial information. The Illinois School Report Card is currently live, and a link to our schools' report cards can be found on our district website. The district schools received the top two designations again this year. The elementary school received an exemplary designation, and the middle school was designated as commendable.

*Proposed Tax Levy*

The Board of Education unanimously approved its proposed tax levy for 2024, asking Cook County for a levy of \$16,121,643, with \$13,380,000 allocated to the Education Fund. The District uses historical information and input from the local assessors to produce this request. To ensure transparency with our community, the District will hold a Truth in Taxation Hearing at the December 18, 2024 Board of Education Meeting. The Certificate of Tax Levy will be filed with the Cook County Clerk no later than December 31, 2024.

**ACTION NO. 14**

*Adoption of the Proposed Levy and Publication of Public Notice*

Motioned by Lenzen second by Walters that the Board of Education adopted the proposed 2024 tax levy and authorize the district to publish the time/date/location of the public levy hearing. Motion carried by a roll call of 7 ayes (Brockob, Mason, Zona, Lenzen, Walters, Nash, and Marchione).

*Facilities Update*

The Board discussed recent meetings with officials from the Lyons Township High School Board of Education regarding 70 acres of land in Willow Springs. Additionally, members of the District met with Burr Ridge Village officials to learn more about ways the district could partner with the village on a conversion of the village hall to a school. No decisions have been made about either issue, but the Board will continue to investigate all options. Finally, the Board learned more about the potential of moving fourth grade to the middle school as a way to open more space at the elementary school and enhance early childhood programming. After further research and discussion, the Board agreed this would not be a recommendation at this time.

*Items for Next Agenda*

Facilities Development Update, Review Students (section 7) and Community Relations (section 8) Board Policies, Review Fees, Review 2025-2026 District Calendar, Preliminary Review of Service Provider Contracts (written).

**OPEN FORUM**

No public comment was made at this time.

**WRITTEN  
REPORTS**

The District complied with one Freedom Of Information Act (FOIA) request this month.

ACTION NO. 12

Closed Session

Motioned by Lenzen, second by Brockob that the Board move into closed session at 6:46 PM. Motion carried by a roll call of 7 ayes (Brockob, Zona, Lenzen, Marchione, Walters, Mason, and Nash).

ADJOURNMENT

Motion by Lenzen, second by Brockob, that the regular meeting adjourns at 7:09 p.m. Voice vote. Motion carried.

App. \_\_ President Marchione Secretary Menzer



**MINUTES OF THE BOARD OF EDUCATION**

Regular Meeting      Administration Building      6:00 – 8:14 p.m.      December 18, 2024

Members Present:

Tarryne Marchione (Presiding Officer)  
Bill Brockob  
Charles Zona  
Mary Lenzen  
Becky Walters  
Sean Mason  
Jason Nash

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ROLL CALL AND VISITORS

Present with Superintendent Dave Palzet were staff members Jennifer Ban, Griffin Sonntag, James Mukite, Jeanine Arundel, Kathleen Tomei, Sonja Uzelac, and Board Recording Secretary Jenni Weiler. Students, Andrija Novakovic, Lazar Novakovic, Maksim Novakovic, Milica Uzelac, Mila Dordevic, and Teodor Misic and their parents were present.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited by members of the Serbian club from Pleasantdale Elementary School. The students' were Andrija Novakovic, Lazar Novakovic, Maksim Novakovic, Milica Uzelac, Mila Dordevic, and Teodor Misic.

OPEN FORUM

No public comment was made at this time.

ACTION NO. 16

Levy Hearing  
Opening

Motion by Lenzen, seconded by Brockob, that the Board of Education open the levy hearing at 6:07 PM. Motion carried by a roll call of 7 ayes (Brockob, Walters, Mason, Marchione, Zona, Lenzen, and Nash).

ACTION NO. 17

Levy Hearing  
Closed

Motion by Lenzen, second by Walters, that the Board of Education close the levy hearing at 6:20 PM. Motion carried by a roll call of 7 ayes (Brockob, Walters, Mason, Marchione, Zona, Lenzen, and Nash).

ACTION NO. 18

Levy Hearing  
Adoption

Motion by Lenzen, second by Brockob, that the Board of Education adopt the 2024 Tax Levy and related resolutions as presented in the Public Hearing and authorize the President and Secretary of the Board to sign all appropriate documents. Motion carried by a roll call of 7 ayes (Brockob, Walters, Mason, Marchione, Zona, Lenzen, and Nash).

## ACTION NO. 19

### Consent Agenda

Motion by Brockob, second by Lenzen, that the Board of Education approve the consent agenda as presented consisting of meeting minutes of the November 20, 2024 regular meeting; minutes of November 20, 2024 closed meeting; payment of November payroll/December warrants; December 2024 Personnel Report. (Motion carried by a roll call of 7 ayes (Brockob, Walters, Mason, Marchione, Zona, Lenzen, and Nash).

## REPORTS AND

### DISCUSSION ITEMS

#### *Facilities Planning Update*

Dr. Palzet provided the Board with answers to questions posed at last month's meeting regarding the potential development of the Burr Ridge Village Hall as an early childhood center. The update included the possibility of annexing the location into our district, the loss or gain of grant funding, and a more detailed cost of renovation.

#### *Update on Strategic Road Map*

The Board approved the District's long-term strategic plan called *The Strategic Road Map* last March. The Strategic Road Map includes four goal areas: Student Success, Safety and Well-Being, Responsible Resource Management, and Community Connection. Dr. Palzet provided an update on some of the work in each of the four goal areas. These included improvements to our academic support systems, additional community outreach, and new safety updates at our schools.

#### *Review Fees*

Registration fees help offset the cost of the programs the District delivers to students. Dr. Palzet reviewed the proposed fees for the 2025-26 school year. The District registration fees will increase by \$5.00 per grade level (kindergarten through seventh grade) and remain the same for eighth grade. The tuition for the Bright Beginnings Preschool program will increase by 4%. The fee schedule will be voted on at the January Board of Education meeting.

#### *Preliminary Review of District Calendar*

Each year, the District convenes a committee made up of teachers, ESPs, administrators, and parents to review the following year's school calendar. On December 5, this committee met to review a draft of next year's calendar. The administration presented the draft calendar for the Board's consideration. We work to mirror the Lyons Township Calendar when developing our calendar. The official school calendar will be approved at the January Board of Education meeting. A copy of the draft calendar can be viewed on our district website.

#### *Students (sec. 7) and Community Relations (sec. 8) Board Policies*

Each month, the Board reviews its policies to ensure that the current policies reflect the current realities of running a school district. This month the Board reviewed Students (sec.7) and Community Relations (sec. 8). These policies will be on the January Consent Agenda for approval.



Items for Next Agenda

Facilities Development, School Safety Report, Audit Report, Five-Year Financial Update, Approve District Fees, Approve Students (Sec. 7) and Community Relations (Sec. 8) Board Policies, Approve 2025-26 District Calendar.

OPEN FORUM

No public comment was made at this time.

WRITTEN  
REPORTS

Review of Service Provider Contracts and Operational Funds Expenditure Report.

ACTION NO. 20

Closed Session

Motioned by Lenzen, second by Brockob that the Board move into closed session at 6:47 PM. Motion carried by a roll call of 7 ayes (Brockob, Zona, Lenzen, Marchione, Walters, Mason, and Nash).

ADJOURNMENT

Motion by Brockob, second by Lenzen, that the regular meeting adjourns at 8:14 p.m. Voice vote. Motion carried.

App. \_\_ President

Marchione

Secretary

Menzer



## MINUTES OF THE BOARD OF EDUCATION

Regular Meeting      Administration Building      6:01 p.m. – 7:31 p.m.      January 15, 2025

### Members Present:

Tarryne Marchione (Presiding Officer)  
Bill Brockob (arrived at 6:04 p.m.)  
Charles Zona  
Mary Lenzen  
Becky Walters  
Sean Mason  
Jason Nash

### ROLL CALL AND VISITORS

Present with Superintendent Dave Palzet were staff members Griffin Sonntag, James Mukite, Jeanine Arundel, Kathleen Tomei, Sara Poplawski, and Board Recording Secretary Jenni Weiler. Students Patrick Corry, Amelia Zavala, and Kyle Zavala and their parents were present. Additionally, Elizabeth Hennessey from the firm Raymond James and Anna Wiszowaty from the accounting firm Baker Tilly were present.

### PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited by members of the cast of the Middle School Musical, Annie. The students were Patrick Corry, Amelia Zavala, and Kyle Zavala.

### OPEN FORUM

No public comment was made at this time.

### ACTION NO. 21 Consent Agenda

Motion by Lenzen, second by Brockob, that the Board of Education approve the consent agenda as presented consisting of meeting minutes of the December 18, 2024 regular meeting; minutes of December 18, 2024 closed meeting; payment of December payroll/January warrants; Students (sec. 7) and Community Relations (sec.8) Board Policies; Registration Fees for the 2025-26 School Year; FY26 School Calendar; January 2025 Personnel Report, (Motion carried by a roll call of 7 ayes (Brockob, Walters, Mason, Marchione, Zona, Lenzen, and Nash).

### REPORTS AND DISCUSSION ITEMS

#### Facilities Development Update

For the past several months, the Board has been discussing and investigating the possibility of purchasing and renovating the Burr Ridge Village Hall as a way to expand early childhood services, move fifth grade to the elementary school, address current space issues, and provide for future enrollment growth. At this month's meeting, Elizabeth Hennessey from Raymond James presented funding options to cover the cost of the purchase and renovation of the Village Hall. The funding structure would not require a referendum and would include the spending down of reserves, issuance of general obligation bonds, and life safety bonds. The funding

plan allows the district to achieve its goals while keeping the costs low to the taxpayer.

School Safety Report

Dr. Palzet presented the annual safety plan update to the Board. The District safety plan was developed in consultation with a school safety expert, Paul Timm, who did a thorough review of the safety features of our buildings and grounds. A district safety committee then reviewed the report to develop the plan based on Mr. Timm's recommendations and their experiences within our district. The district continues to make good progress in implementing the components of the plan and will draft a new plan next year.

Parent/Student Handbook Review

Each year, the building principals convene a committee of parents and teachers to review the student/parent handbook and make recommendations for revisions based on new laws and best practices. Pleasantdale Elementary School Principal Kathleen Tomei presented the changes and updates in the Handbook to the Board. The Handbook will be on the February agenda for approval.

Audit Report

To ensure that our business and financial systems meet the current best practices and standards of accounting, the district engages an independent auditor to review our financials and business practices. The audit revealed that our practices and procedures are aligned with best practices. Anna Wiszowaty, from the firm Baker Tilly, presented the annual audit to the Board and found no meaningful deficiencies in our business office. Likewise, Ms. Wiszowaty shared that the district continues to achieve the highest financial recognition provided by the Illinois State Board of Education.

Items for Next Agenda

Facilities Development Update, Declassify Closed Session Minutes, Board Policy 4:85 Cost Analysis for Programs (written), Review Governance and Planning (sec. 1) Board Policies, and Preliminary Staffing Projections/Recommendations.

OPEN FORUM

No public comment was made at this time.

WRITTEN  
REPORTS

FOIA: Karen Garcia from SmartProcure requested all current employee/staff contact information.

FOIA: DOGE, IL Chapter requested administrative salary information.

ADJOURNMENT

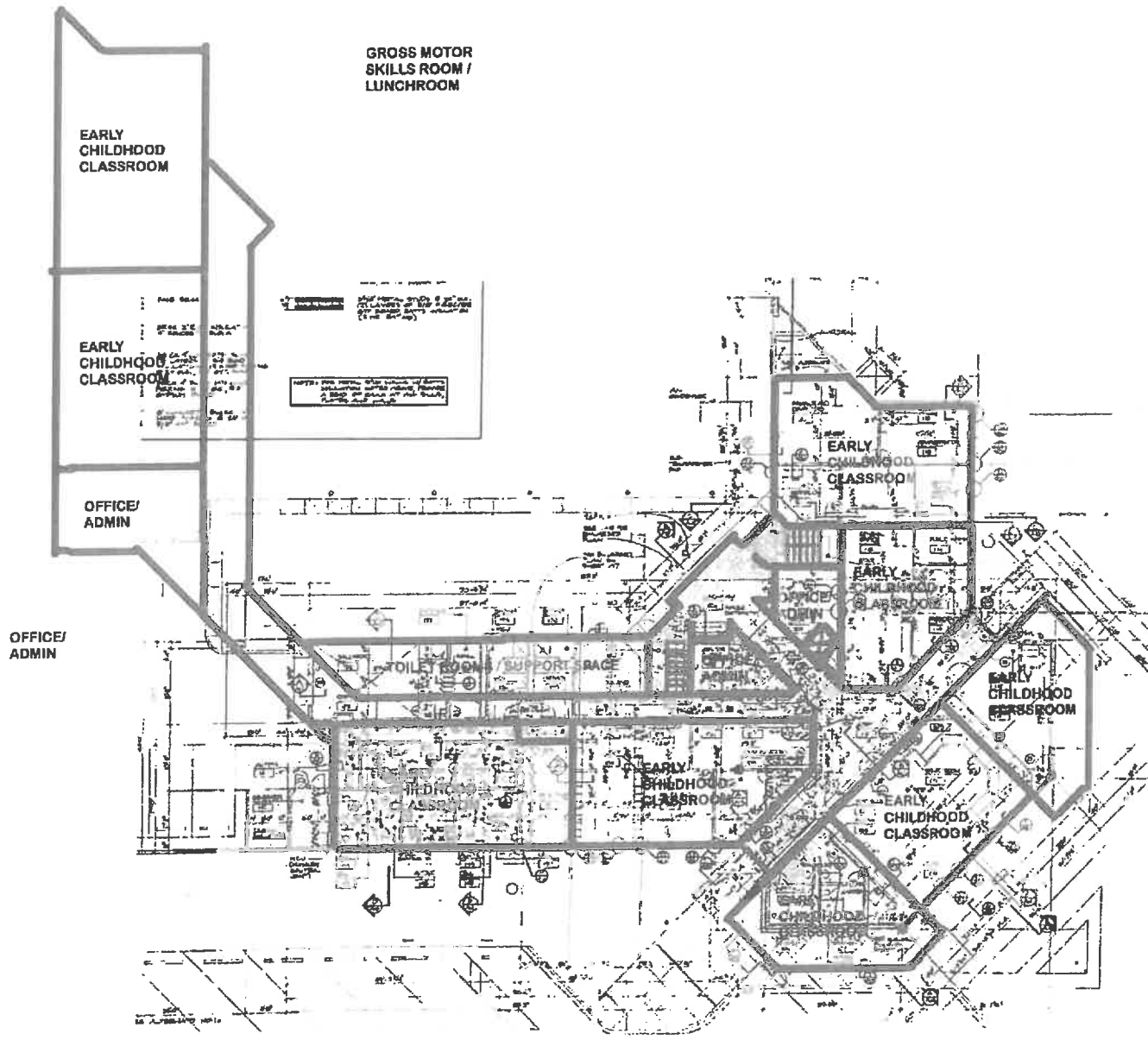
Motion by Lenzen, second by Walters, that the regular meeting adjourns at 7:31 p.m. Voice vote. Motion carried.

App. \_\_ President

DeLaichione

Secretary

Lenzen





**APPRAISAL REPORT**

Burr Ridge Village Hall  
7660 County Line Road  
Burr Ridge, IL

**POLACH APPRAISAL GROUP, INC.**

345 W. Washington Avenue  
Suite 301  
Madison • Wisconsin • 53703  
Phone: 608.509.4151

180 W. Park Avenue  
Suite 155  
Elmhurst • Illinois • 60126  
Phone: 630.682.4650

515 N. State Street  
Flr 13-144  
Chicago • Illinois • 60654  
Phone: 312.422.1200

September 28, 2023

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

[ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)

Re: Burr Ridge Village Hall  
7660 County Line Road  
Burr Ridge, IL 60527  
File #23-0702

Dear Mr. Walter:

As requested, following is our report which summarizes our conclusions with respect to providing an opinion of the market value of the captioned subject property. Our conclusions are being reported in a summary format.

*This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. It presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated. The appraiser is not responsible for unauthorized use of this report.*


Please contact us if you have any questions.

Respectfully submitted,

POLACH APPRAISAL GROUP, INC.



Kenneth F. Polach, MAI, SRA  
Illinois Certified General Appraiser  
IL Cert No. 553.000340 Exp. 9/30/2025



Mark K. Polach  
Illinois Certified General Appraiser  
IL Cert No. 553.001545 Exp. 9/30/2025



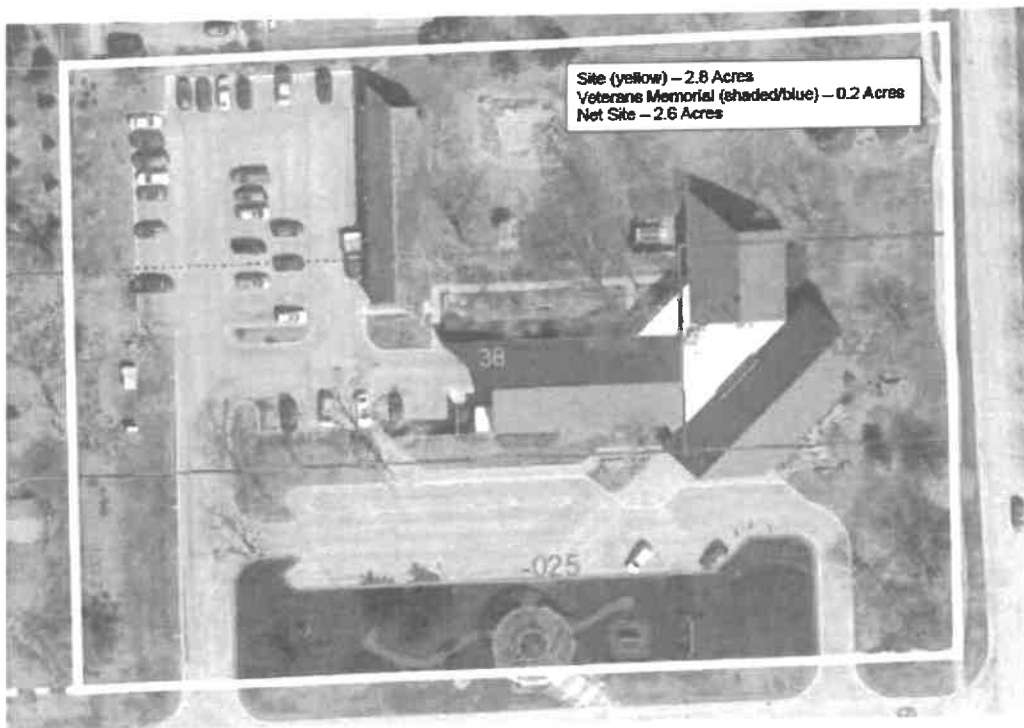
**SUMMARY**

**Location:** Burr Ridge Village Hall  
7660 County Line Road  
Burr Ridge, IL 60527

**Assumptions and  
Limiting Conditions:** Standard Contingent and Limiting Conditions apply. See  
attached.

We have not been provided with an environmental site assessment for the subject property and, therefore, have appraised the property as free and clear of any and all potential environmental problems. Should we become aware of an environmental issue, we reserve the right to revise our opinion.

It should be noted that the subject property being appraised consists of tax parcel 09-25-402-023, tax parcel 09-25-402-024 and only a portion of tax parcel 09-25-402-025. We have been provided with the following drawing that depicts the property area being appraised and the Veterans Memorial area of 0.2 acres that is not being included as part of this appraisal.



The Veterans Memorial located along the southern portion of the subject parcel property as shaded in blue on the above

drawing will be excluded from the appraisal. This area has been described as approximately 0.20 acre. The net site area is therefore approximately 2.6 acres.

**Purpose and Intended  
Use of Appraisal:**

According to *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), Purpose of an assignment appraisal is defined as, "The objective of an assignment—e.g., in an appraisal assignment, to develop an opinion of the defined value of a specified interest in real estate."

The purpose of this appraisal is to provide an opinion of market value for the subject property.

According to *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), Intended use is defined as:

1. The valuer's intent as to how the report will be used. (SVP - Standards of Valuation Practice)
2. The use(s) of an appraiser's reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment. (USPAP, 2020-2021 ed.)

According to our client this appraisal is being used for financial planning purposes.

**Client and Intended User:** According to *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), intended user is defined as follows:

1. The party or parties the valuer intends will use the report.(SVP - Standards of Valuation Practice)
2. The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser on the basis of communication with the client at the time of the assignment. (USPAP, 2020-2021 ed.)

This appraisal was prepared for the exclusive use of our client and use by others is not intended. This appraisal is

being used by Evan Walter, Village Administrator, Village of Burr Ridge, and its agents.

**Interest Appraised:**

Fee Simple Estate, according to *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), is defined as follows:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

An opinion of value for the subject property has been developed on the basis of fee simple estate.

**Definition of  
Market Value:**

Market Value definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994. This definition is as follows:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and

5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Date of Valuation: August 1, 2023

Date of Visual  
Observation: August 1, 2023

Scope of Appraisal: Scope of work is defined within the previously referenced *Dictionary of Real Estate Appraisal* as, "The type and extent of research and analyses in an assignment."

Scope of work is identified within the 2020-2021 Edition of Uniform Standards of Professional Appraisal Practice (USPAP) published by the Appraisal Standards Board of the Appraisal Foundation as follows:

**SCOPE OF WORK RULE**

*For each appraisal and appraisal review assignment, an appraiser must:*

1. *identify the problem to be solved;*
2. *determine and perform the scope of work necessary to develop credible assignment results; and*
3. *disclose the scope of work in the report.*

*An appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate that the scope of work is sufficient to produce credible assignment results.*

**Comment:**

*Scope of work includes, but is not limited to:*

- the extent to which the property is identified;*
- the extent to which tangible property is inspected;*
- the type and extent of data researched; and*
- the type and extent of analyses applied to arrive at opinions or conclusions.*

*Appraisers have broad flexibility and significant responsibility in determining the appropriate scope of work for an appraisal or appraisal review assignment.*

*Credible assignment results require support by relevant evidence and logic. The credibility of assignment results is always measured in the context of the intended use.*

We have performed the following steps with regard to the subject property:

- Information concerning the subject land, improvements and other physical features was gathered and analyzed.
- Visual observations of the subject property and the surrounding area have been made.
- Flood hazard information on the subject area was obtained and the relevant flood zone, if any, identified.
- Wetland information was obtained for the subject area and the relevant wetland areas affecting the subject property were identified, if any.
- Consideration was given to the current zoning of the property.
- Primary and secondary data, with respect to the subject property and surrounding area has been researched. The economic, geographic, and demographic information of the market has been researched.
- The history of the subject was researched, including any listings, sales, leases, and offers.
- Real estate tax information has been researched and analyzed.
- Provide an opinion of the Highest and Best Use as vacant and as improved
- Improved sales data was gathered and analyzed
- Market data has been researched, analyzed and confirmed with sources we believe to be reliable.
- Market participants, if possible, were contacted to research rental rates and other relevant information
- A visual observation of the market data has been completed.

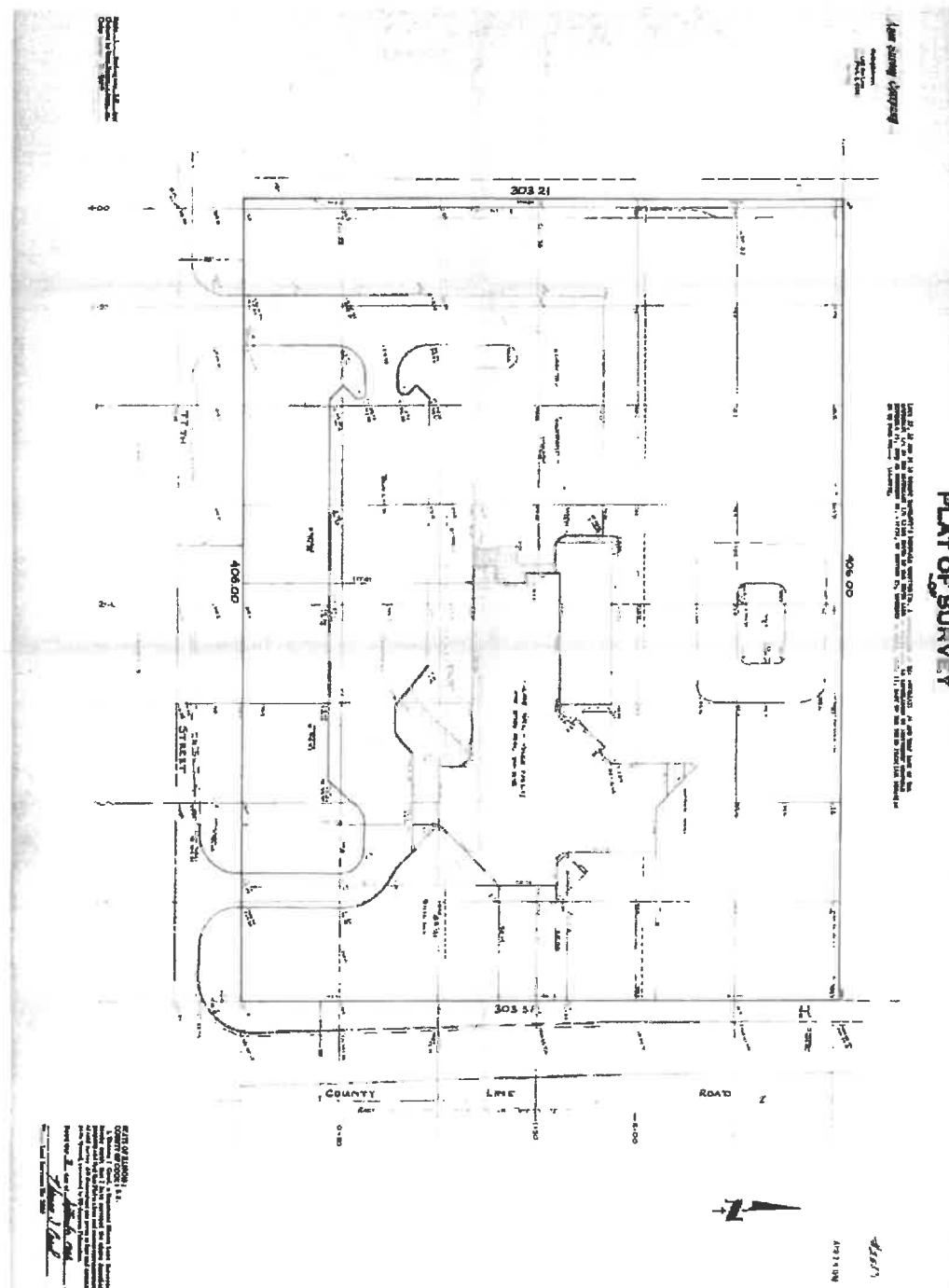
The cost approach was not applied to the subject property. The age of the improvements, and the resultant difficulty in estimating depreciation, would make this approach less reliable. Also, this approach is not typically used by buyers of this type of property in this market.

The income approach has not been applied to the subject property since the property is owner occupied and income and expense information was not available, making estimation of these items somewhat speculative and, therefore, less reliable.

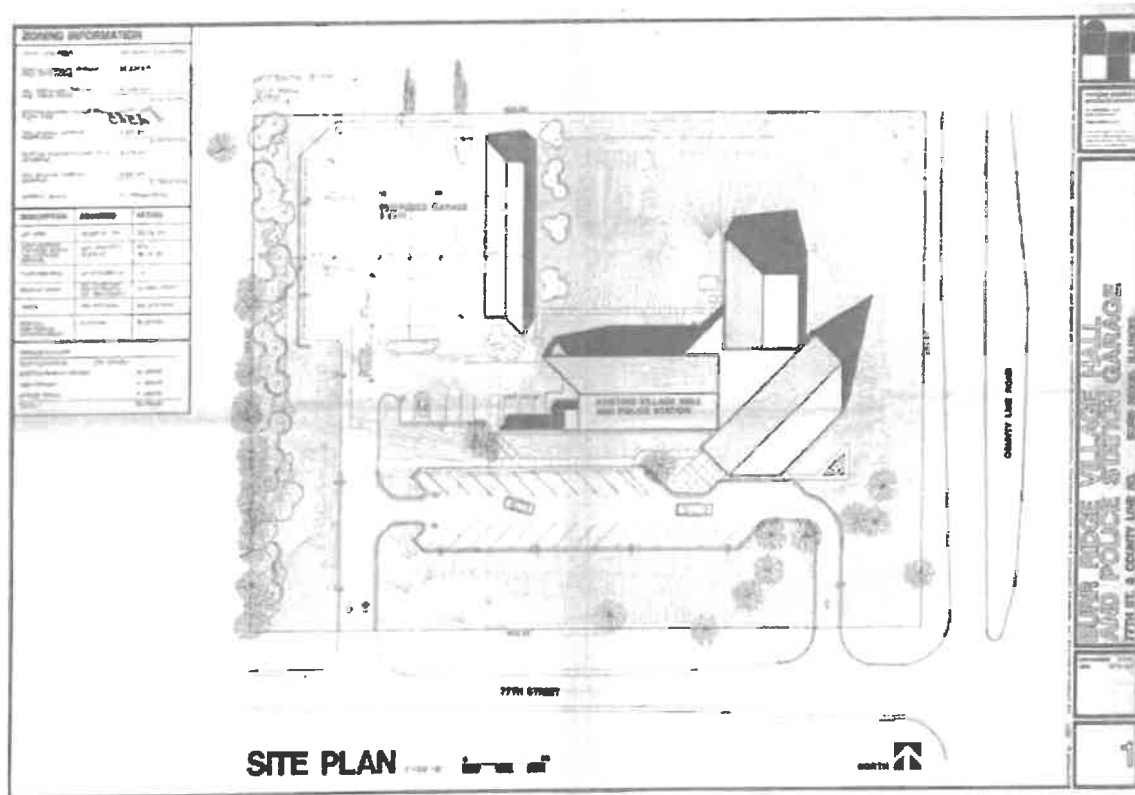
The appraisers believe the primary approach to value is the sales comparison approach.

**Plat of Survey:**

We have been provided with a plat of survey for the subject property prepared by Thomas J Cesal, Area Survey Company., dated September 3, 1986.



In addition, the following Site Plan has been provided by our client.



#### Legal Description:

We have not been provided with a current legal description for the subject property.

The following legal description is located on the previously mentioned Plat of Survey; however this area appears to be more than is being appraised.

LOTS 37, 38 AND 39 IN ROBERT BARTLETT'S HINSDALE COUNTRYSIDE, A SUBDIVISION OF THE SOUTHEAST 1/4 AND THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF THE SOUTH LINE OF JOLIET ROAD AS ESTABLISHED BY INSTRUMENT RECORDED NOVEMBER 19, 1960 AS DOCUMENT NO. 417333, OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN JOLIET COUNTY, ILLINOIS.

We recommend that the legal description be verified by legal counsel prior to use in any document or conveyance.

#### Easements:

We have not been provided with a current A.L.T.A. Commitment Form for the subject property. In the absence of an A.L.T.A. Commitment Form, we have assumed that only

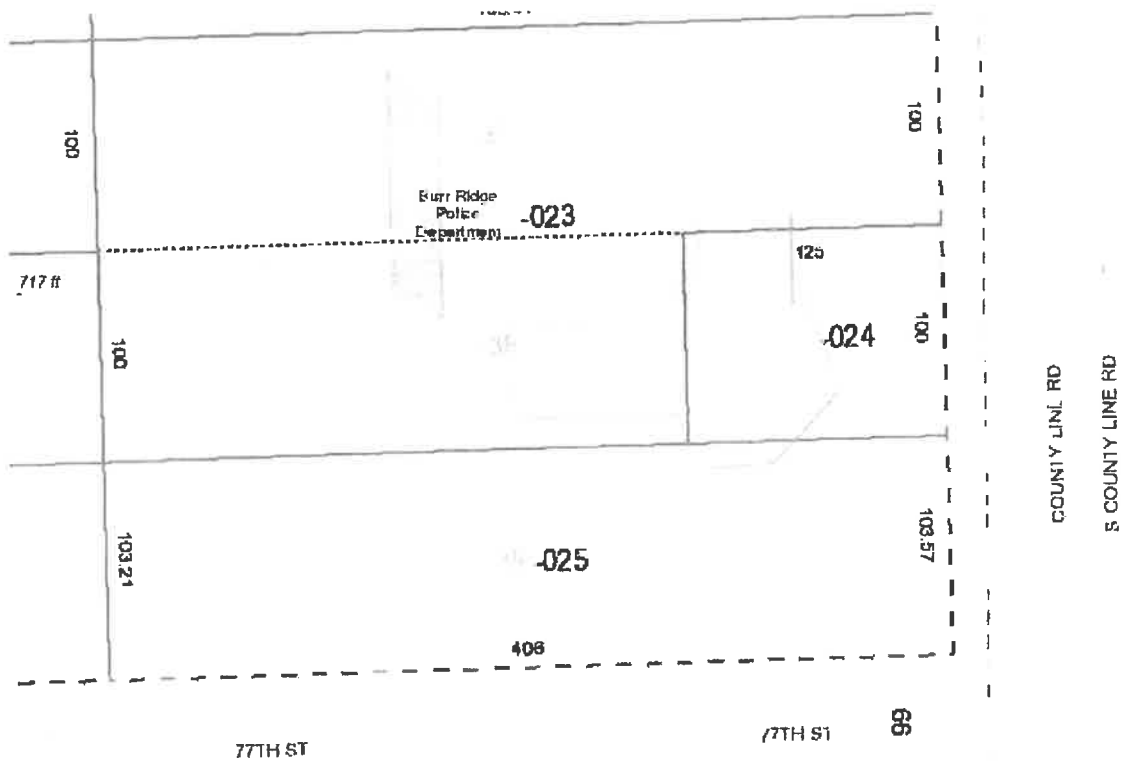
# **POLACH APPRAISAL GROUP, INC.**

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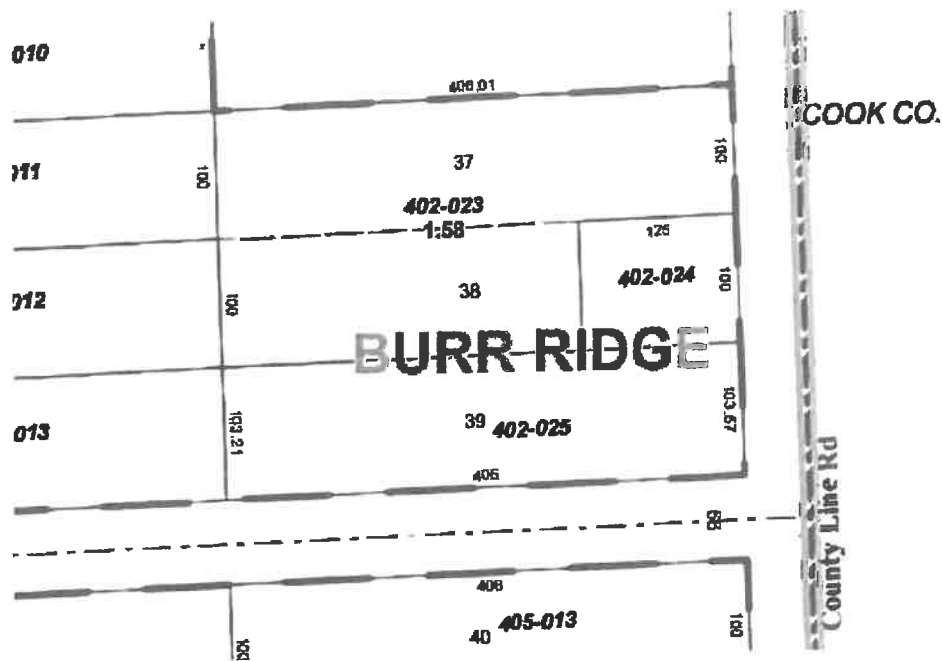
normal utility easements, if any, exist on the subject property and that these would not have a detrimental effect on the value on the property.

Permanent Index #(s): 09-25-402-023, 09-25-402-024 and a portion of tax parcel 09-25-402-025 (por).

## **DuPage County GIS Tax Map**







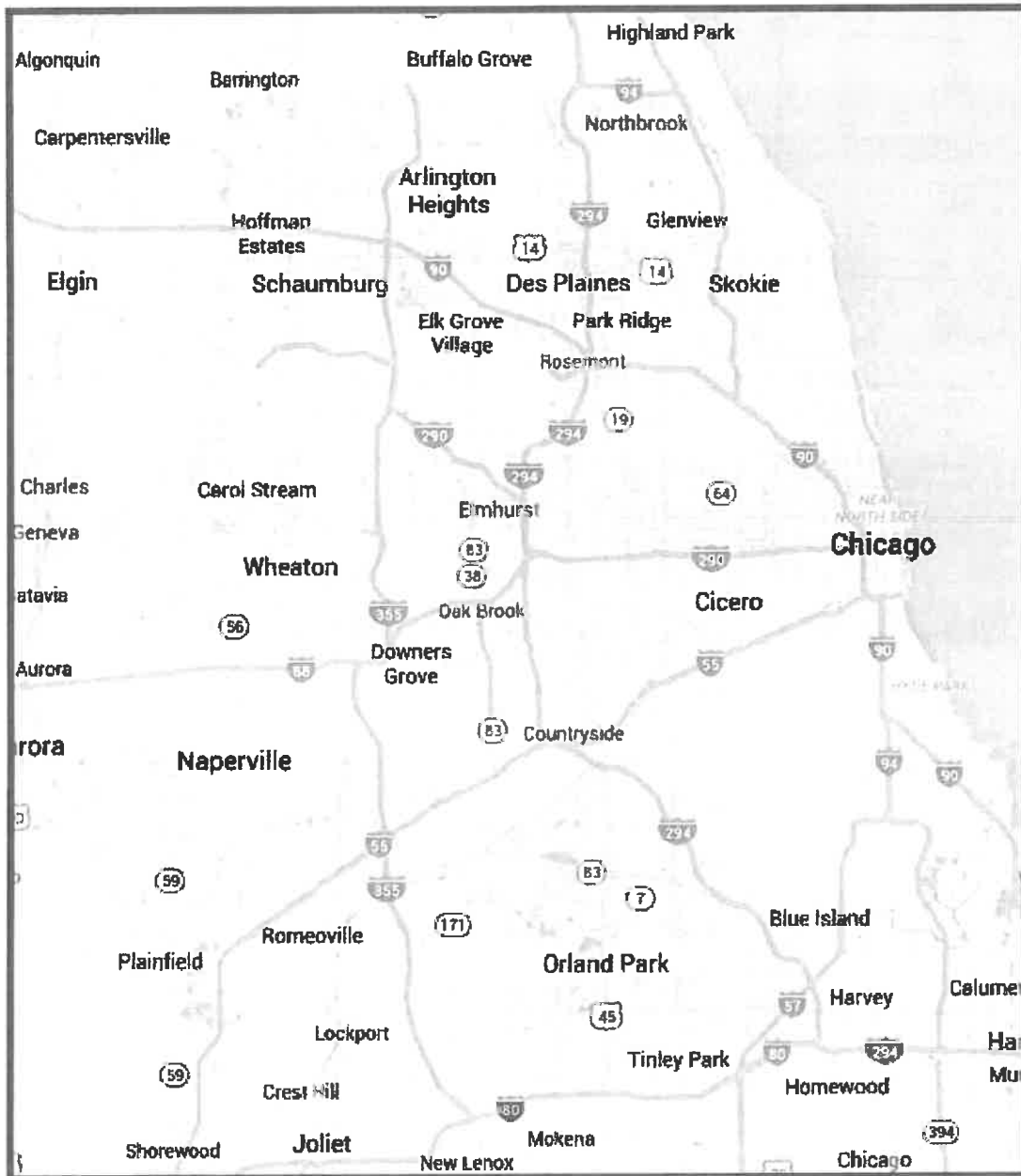
Taxpayer of Record: Village of Burr Ridge  
7660 County Line Road  
Burr Ridge, IL 60527

Assessed Value: The assessed values are multiplied by the State Equalization Factor. This factor is required by the Illinois Department of Revenue and produces an average assessment ratio of 33.33% for all of the properties within DuPage County. The assessed value is multiplied by the tax rate to arrive at the real estate taxes for the property.

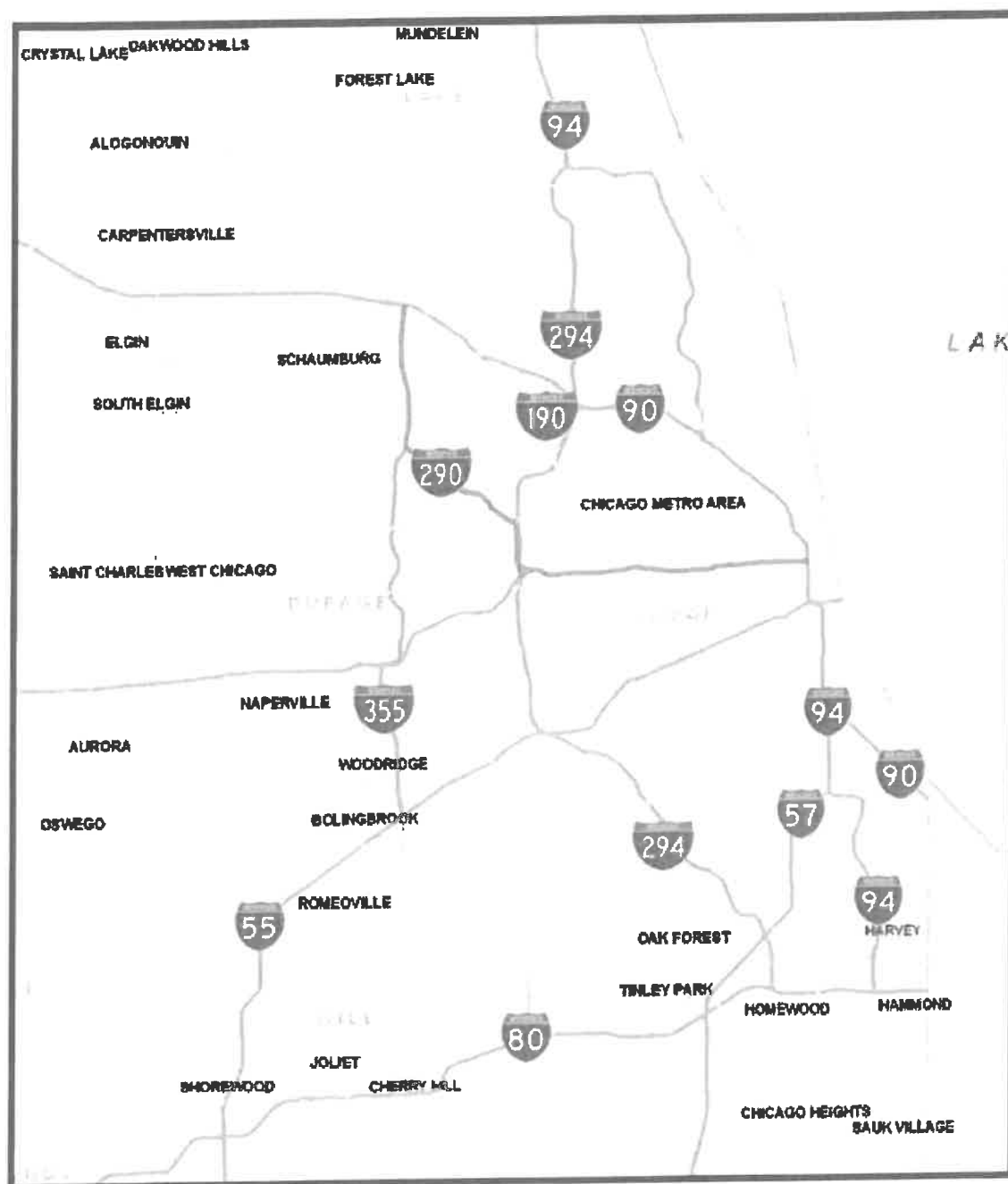
The property is exempt.

Taxes: The property is exempt.

REGIONAL MAP



CHICAGO METROPOLITAN EXPRESSWAY MAP



**Market Data:**

The subject property is located within the Chicago Suburban Market Area and therefore we have considered trends within the area with respect to office space which the subject is used for and a potential buyer would consider.

We have considered in our analysis a Hiffman report titled, Q2 2023 Office Market Report, Metropolitan Chicago. This report considered the Chicago economy and the labor market. The report states, "The U.S. labor market has remained resilient following an initial downturn during the beginning of the pandemic, averaging 458,000 new jobs added monthly since the beginning of 2021. Unemployment remains below pre-pandemic levels at 3.7% as of May 2023. Despite continued job growth, significant headwinds remain as elevated inflation and rising interest rates put downward pressure on consumer spending and the financial markets. Locally, Chicago's economy held steady during the second quarter, with the unemployment rate dropping to 3.5% as of May 2023. Total nonfarm employment has increased steadily during 2023, adding 160,100 jobs since the start of the year. Chicago has seen year-over-year growth in the majority of job sectors, led by the Leisure and Hospitality sector at 7.8%. Office-using employment has increased 1.5 year-over-year, with notable gains in the Education & Health (4.4%) and Other Services (2.0%) sectors."

This report further considers the Chicago Suburban Office Market, and states "Chicago's real estate market is expected to grapple with significant headwinds in the latter half of 2023, as softening demand coincides with lingering economic uncertainties. Despite certain positive trends in absorption and vacancy rates for three consecutive quarters, the market faces a notable slowdown in leasing velocity. For property owners, particularly those in the Class B and C sectors, rising interest rates and tightened lending standards present formidable challenges. Moreover, notable corporate layoffs heighten concerns of a potential economic downturn and the subsequent market consolidation. Amidst these challenges, there are glimpses of hope as inflation eases, and corporate leaders actively encourage their employees to return to the office. In the first half of the year, net absorption reached a total of 430,553 square feet, with 301,262 square feet absorbed during the second quarter. Notably, the suburban property market outperforms the central business district (CBD), as the latter registered negative absorption of 809,392 square feet thus far through the year. Since the start of 2023, suburban office leasing velocity has slowed considerably, experiencing a 38.6% decrease from the first

half of 2022, raising concerns about potential weakening occupancy trends. Given the highly competitive labor market, tenants continue to prioritize the flight-to-quality strategy to attract and retain top talent. Consequently, the Class B product faces significant challenges in backfilling spaces, particularly those constrained by capital limitations. Despite relatively stable asking rents, the market experiences downward pressure on effective rents due to rising taxes and increased concessions.

We have also considered in our analysis a Colliers report titled, 23Q2 Chicago Suburban Office. This report summarizes the suburban office market and states, "The Suburban office market saw an increase in leasing velocity in the second quarter. However, tightening of lending and strained financial conditions continue to soften overall market conditions." Vacancy levels are discussed within this report. It states, "During the peak of the pandemic, Class A vacancy reached 28.2 percent. However, it has been slowly declining over the past several quarters as tenants in the suburbs continue to seek high-quality, Class A properties with the best amenities, including cafes, fitness centers, tenant lounges, etc."

Within the Collier report, the subject location of Burr Ridge is considered closest to their defined Oak Brook market. This market is stated to have a vacancy rate of 22.5% and an asking rent of \$22.17 per square foot gross. The forecast for this area states that demand is there for smaller go-to spec spaces that have quick move-in times. These range from 2,000 to 5,000 square feet. It is also stated that there will be an increase in distressed office properties due to debt maturity and financial struggles of landlords.

We have also considered in our analysis a Newmark report titled, 2Q23 Chicago Suburban Office Market Report. This report discusses leasing fundamentals and states that leasing is down for the first half of 2023. This has been attributed to "...ongoing space reduction, a cloudy economic outlook, and higher cost of capital, has prompted many companies to pause, assess current conditions, and enact cost-cutting measures where applicable." This report states that vacancy rates are relatively stable. The outlook of this report is stated as, "Uncertainty reigns in the macroeconomic outlook. Occupiers and investors alike will approach deals with greater caution as a result, which will impact leasing and investment activity. Rent growth, aggressive through 2022, has halted and will continue to cool throughout the

year. This will vary on submarket, size-range, and asset-type bases. Chicago has always been able to ride the waves of the market, but with no surge in demand for office space expected to return, the market will have to scrape by with lower demand and be creative."

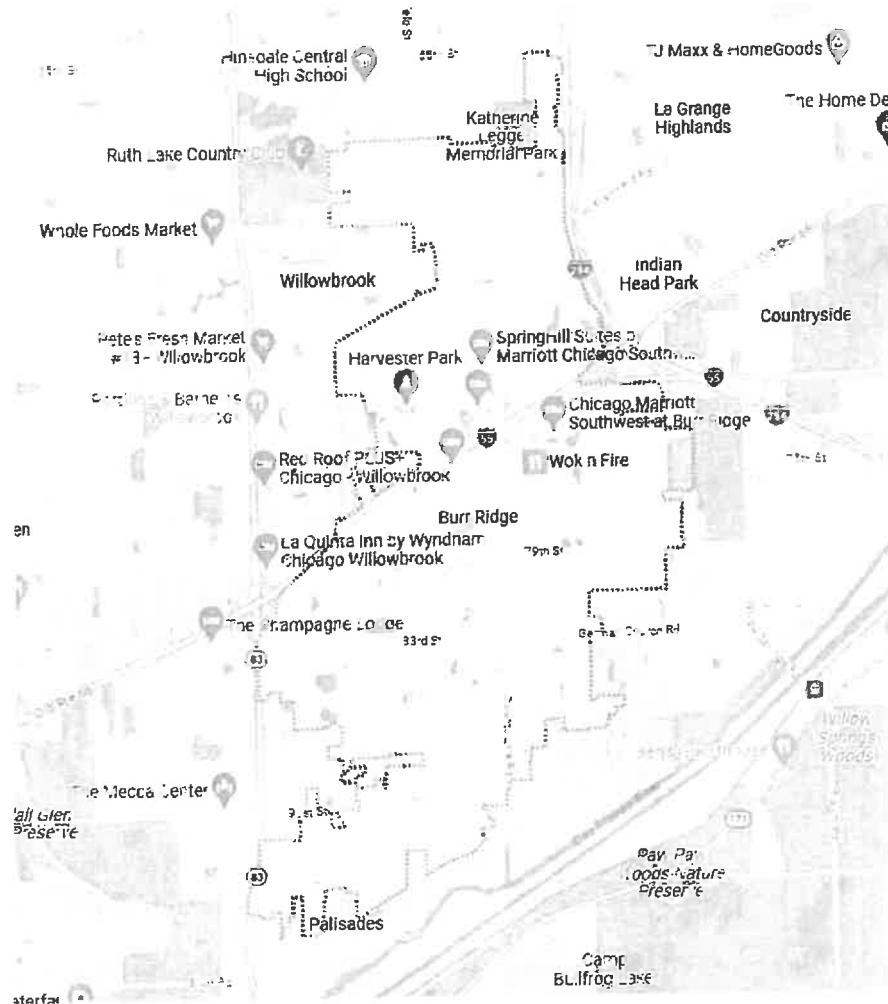
Overall, the market throughout the Chicago area has been stable; however, market participants are cautiously optimistic watching the market fundamentals including the rising interest rates which could potentially weaken investor demand.

**Subject Market:**

The subject property is located in the Village of Burr Ridge, a community situated within DuPage County, Illinois and approximately 21 miles southwest of downtown Chicago. Burr Ridge is considered part of the greater Chicago Metropolitan Statistical Area which consists of Cook, DuPage, Kane, Lake, McHenry, and Will Counties encompassing more than 4,600 square miles of land area making it the third largest metropolitan area in the United States behind New York and Los Angeles.

The greater Chicagoland area is economically diversified, and has maintained a healthy balance between its service industries, manufacturing, and wholesale/retail trade sectors. Its principal economic assets include a labor force of more than 4.8 million; a central location that attracts a wide range of corporate offices; an affordable housing stock priced below that of major east and west coast cities; and an extensive transportation network of interstate highways and railroads. Chicago is also a leading cultural center populated with some of the world's finest universities, museums, theaters and music institutions. The unique geographic and economic conditions have made the Chicagoland area a leading center for transport and trade.

MAP OF BURR RIDGE



We have considered the following information provided by the U.S. Bureau of Labor Statistics data.

The Village of Burr Ridge encompasses approximately 7.332 square miles and is located between Interstate 294 and IL-83 highway, with Interstate 55, crossing the Village almost in the middle, allowing access to the greater Chicagoland area. According to the U.S. Census Bureau's 2020 Decennial Census, Burr Ridge has a population of 11,192 and a total of 4,562 housing units.

Interstate 55 runs through the Village and provides connection to other state routes. The Village is not directly accessible by Metra trains; however, Burr Ridge is served by

PACE Bus lines that link up to the Metra transit trains at nearby train stations.

O'Hare International Airport is located approximately 23 miles north of the Village of Burr Ridge and the Chicago Midway International Airport is located approximately 12 miles east of the Village. DuPage County Airport is located approximately 33 miles north west.

**Property Description/  
Improvements:**

The subject property is located at the northwest corner of County Line Road and 77th street.

The property comprises three tax parcels, 09-25-402-023, 09-25-402-024 and a portion of 09-25-402-025.

The property land is a generally rectangular shaped corner lot; however a portion of tax parcel 09-25-402-025 is excluded from this appraisal.

According to the provided Site Plan, the subject property has an area of 2.83 acres or 123,176 square feet. The subject property area, net of the land within the Veterans Memorial area that has been previously identified as 0.2 acres or 8,712 square feet, is therefore 2.63 acres or 114,464 square feet.

The property has approximately 303.57 feet of frontage along County Line Road and a maximum depth of 406.01

The property is generally level and at the grade of the adjoining roadways and adjacent properties.

While the property has frontage on two roads, there are two driveways on 77th street that provide access to the property.

The subject property is improved with a one-story masonry building with a partially finished lower level area.

The improvements are utilized by the Village for office space and a portion of the property was previously used as the police station. A new police facility has recently been constructed and the Village utilizes the entire building for their offices and meetings.

According to the client, the property was constructed in 1985 and is in average condition.



## POLACH APPRAISAL GROUP, INC.

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The Site Plan provided by our client indicates an above ground area of 10,075 square feet and a total building area of 16,097 square feet. The lower level therefore contains an area of 6,022 square feet.

GROSS SITE AREA	:	123,176 S.F. (2.83 ACRES)
EXISTING SIDEWALKS, PARKING AND DRIVE AREAS	:	22,224 S.F.
NEW SIDEWALKS, PARKING AND DRIVE AREAS	:	13,652 S.F.
		<u>35,876 S.F. TOTAL</u>
EXISTING BUILDING (VILLAGE HALL) FLOOR AREA	:	16,097 S.F.
NEW BUILDING (GARAGE) FLOOR AREA	:	2,200 S.F.
		<u>18,297 S.F. TOTAL</u>
EXISTING BUILDING (VILLAGE HALL) COVERAGE	:	10,075 S.F.
NEW BUILDING (GARAGE) COVERAGE	:	2,200 S.F.
		<u>12,275 S.F. TOTAL</u>
CURRENT ZONING	:	T1 - TRANSITIONAL

The property also contains a detached garage with an area of 2,200 square feet.

We have been provided with a Village Hall Facility Assessment dated November 2021 which has been prepared by Legat Architects for the Village of Burr Ridge. According to this report, the subject property has a building area of 15,978 square feet. This is generally similar to the provided Site Plan and therefore we have considered the provided Site Plan of 16,097 square feet total area in our analysis. This area contains the first floor and the lower level.

The subject property is constructed on a reinforced concrete foundation and has steel columns and beams. The walls are precast concrete panels.

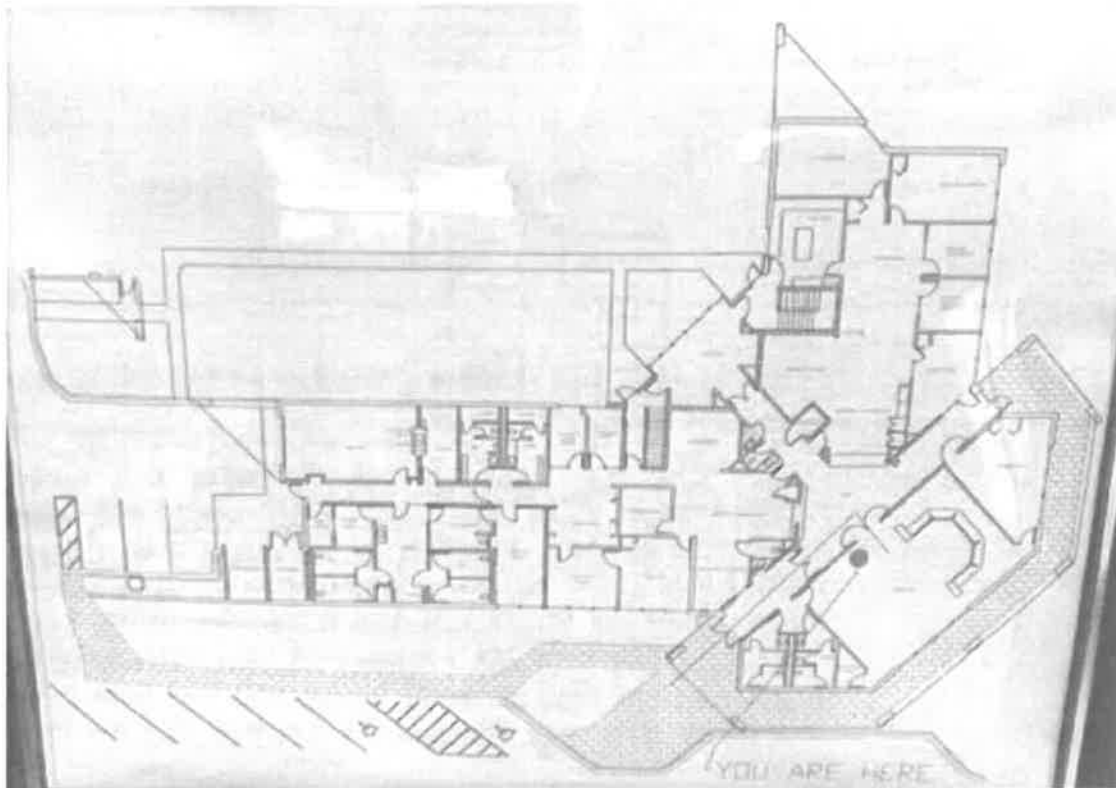
Windows throughout the property are fixed-pane with thermopane glass and aluminum framing.

The roof is steel bar joists with soft shingles. It is reported to be 15 years old and in good condition. There are skylights within the property that provide light to various areas.

The building is equipped with an elevator.

The first floor entry has an entry area that includes reception and access to the business offices as well as the village hall area. The first floor consists of a hall/reception area, front desk, meeting room, conference room, common office space, several private offices including a larger corner office, kitchen with built-in cabinets, men's and women's restrooms, storage areas, holding area and two rooms with four jail cells, also used as storage.

The area is indicated on the following floor plan:



The lower level consists of several offices and storage rooms, a building mechanical room, network center room, gym/recreation area, men's and women's restrooms/locker rooms.

The roof of the property was reported to have been replaced in 2012 or 2013. The roof of the main structures has been reported within the Legat Architects assessment report to be in good condition. According to the assessment report, the cedar shake on the garage roof is beyond its useful life and should be replaced within the next 2 years.

The exterior walls of the property are masonry walls with face brick. There is some wood siding that was painted on the main structure and was in good condition while there are some rotting boards on the garage.

Windows throughout the building consist of aluminum clad wood framed windows. The windows are reported to be older and in fair condition. There is an area within the atrium that has windows in need of repair with broken seals and rotting wood from water damage. There is a skylight on the steep slope of the roof that is reported to be in poor condition.

The doors consist of wood, aluminum and metal frame openings and doors. There was some rust reported in the condition assessment report that should be addressed.

According to the condition report, "The building HVAC system is comprised of a hot water distribution system, chilled water distribution, air handling systems and ancillary unit heaters and baseboard radiation."

The boiler was reported to have been installed in 2015 as well as the circulation pump and chiller and are stated as in very good condition.

The first floor units are reported to be approximately 20 years old and have been indicated as items that should be scheduled for replacement. The lower level is heated and cooled by a ceiling mounted air handling unit that is reported to be in good working condition.

The controls throughout the buildings are stated as old pneumatic controls. It is recommended that these should all be replaced with new direct digital controls.

The electric for the building has been reported as 600 amp, 120/280 volt service. The client has reported that the electric provided is sufficient. There is also a 67kW natural gas

emergency generator that supplies power to the entire building.

Lighting within the building is a mix of fluorescent lighting and some updated LED lighting.

There are several bathrooms within the property and additional plumbing fixtures consist of drinking fountains as well as sinks in the kitchen area. The lower level contains former locker rooms with changing areas, bathrooms and shower areas.

The building has a fire alarm system which is reported to be in average condition.

The property is also improved with a 2,200 square feet garage. There are nine garage parking spaces and storage.

Other improvements on the property include asphalt paved driveways, landscaping, parking area and signage. The provided site plan indicates 86 total parking spaces, 3 of which are handicapped spaces.

**Condition:**

The property is in average to good condition but is in need of some repairs.

We have been provided with a Village Hall Facility Assessment dated November 2021 which has been prepared by Legat Architects for the Village of Burr Ridge. According to this document, an executive summary has been prepared that discusses the facility and provides a site condition assessment.

According to this document:

***"FACILITY AND SITE CONDITION ASSESSMENT***

*For a facility that was originally constructed in the mid-1980's, the building is in good condition. Certain mechanical system components and the shed roof of the main building have been replaced over the years. With this said, other items have been identified and should be budgeted for.*

*Building Envelope*

*Building envelope repairs that need immediate attention are some minor masonry repairs, patching and painting of exterior hollow metal doors, and the removal and replacement of the aluminum storefront system in the Lunchroom for an estimated cost of \$117,925. Replacing the garage roof, repairing some metal copings at the flat roof areas, and repairing some of the siding on the garage should be addressed in 3 years for an estimate of \$137,403. Lastly, replacing the exterior windows for an estimated cost of \$133,661 should be planned for in 7 years.*

*Mechanical*

*In terms of mechanical systems, there are several rooftop and interior air handling units (that) are at the end of their service life. In addition, there are some leaking hot and chilled water lines in the attic that need to be addressed. Lastly, the temperature controls should be upgraded from pneumatic controls to digital controls. To obtain the best bids on the future mechanical work, it is recommended that all of mechanical work is performed in 3 years for a total estimated cost of \$780,304.*

*Plumbing*

*The water service entrance piping is leaking and should be replaced immediately for an estimated cost of \$10,648.*

*Electrical*

*Electrically, there are only a couple of minor items that were identified. Immediate needs include load testing the generator and performing a thermal scan of distribution panels and circuit panelboards for an estimated cost of \$13,604. The 600-amp distribution panel and the replacement of exterior site lighting should be planned for in 5 years for an estimated cost of \$74,103. In 10 years, replacing the building's fire alarm system and interior building lighting system should be performed for an estimated cost of \$886,462.*

**CONSENSUS SPACE NEEDS DESIGN OPTION**

*Simply stated, when the Police Department moved into their new building in 2010, approximately 50% of the existing building was left difficult to use by the Village Hall staff. Thus, a fairly substantial interior remodeling project stemmed from the collaborative space needs approach described in Section 01 of this report. After the Consensus Space Needs Design Option is implemented, however, the entire building will serve the needs of the Village Hall staff. The new design*

*focuses on collaboration and equity placing all of the staff together on one floor and ensuring that every office has an exterior window. In addition, A.D.A. deficiencies are addressed by remodeling and enlarging toilet rooms and providing a ramp to access the raised platform in the Board Room. Estimates for remodeling the building range from \$877,468 if performed immediately to \$1,247,848 if performed in 10 years.*

It should be noted that during our inspection, the building appears to be settling and has some cracking that is apparent. This can be seen in the following photos where the wall meets the tile.

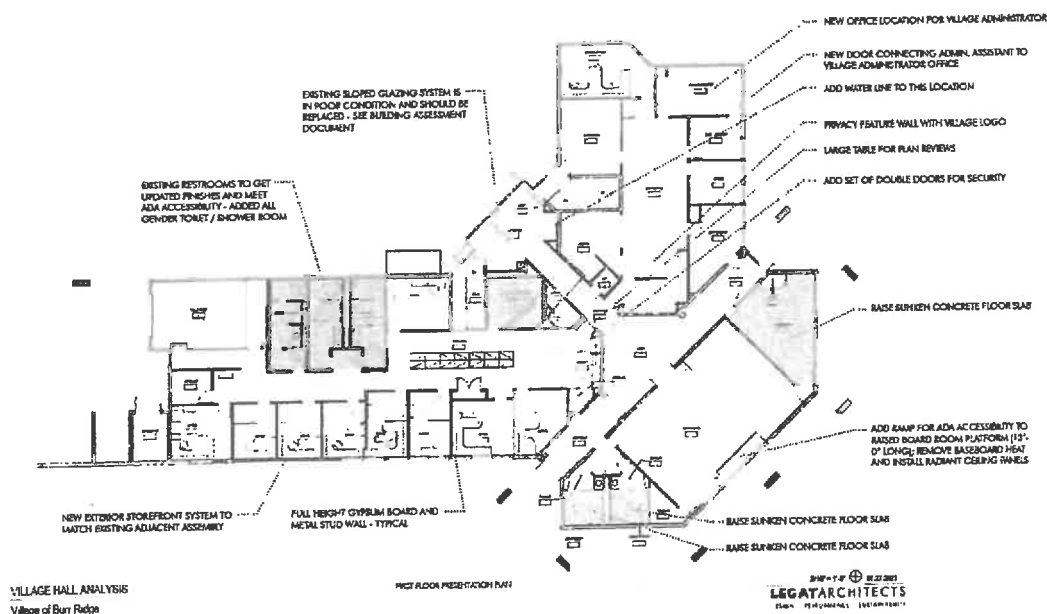




### ADA Compliance:

The Americans with Disabilities Act (ADA) became effective on January 26<sup>th</sup> of 1992. We have not made a specific compliance survey and analysis of the subject property to determine whether or not it is in conformity with the various detailed requirements of the ADA. A detailed inspection and analysis of the property for compliance with the ADA Act is recommended and could reveal all areas where the property is not in compliance with the requirements of the Act. If so, this fact could have a negative effect upon the value of the property.

While we have not been provided with a detailed ADA compliance assessment for the subject property, the facility condition assessment indicates that there are some deficiencies that exist as shown on the following drawing.

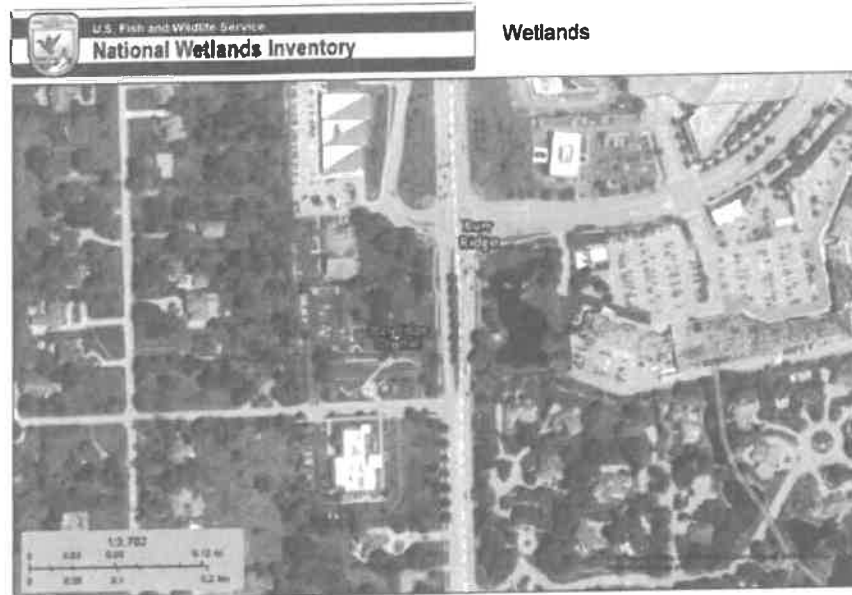


<b>Building Size:</b>	<p>The Site Plan provided by the owner indicates an above ground area of 10,075 square feet and a total building area of 16,097 square feet.</p> <p>The lower level contains an area of 6,022 square feet.</p> <p>The detached garage has an area of 2,200 square feet.</p>
<b>Land Area:</b>	<p>We are only considering the subject property excluding the area of the Veterans Memorial. The total land area included in this appraisal is 2.63 acres or 114,464 square feet.</p>
<b>L/B area Ratio:</b>	<p>Considering the land area of 114,464 square feet and the above ground building area of 10,075, the land to building area ratio is 11.36 to 1.</p>
<b>Access:</b>	<p>While the property has frontage on two roads, there are driveways on 77th street that provide access to the property.</p>
<b>Utilities:</b>	<p>All utilities are available. These utilities include public water and sanitary sewer, natural gas, electricity and telephone.</p>
<b>Floodplain:</b>	<p>The subject is located in a Zone X area of minimal flood hazard according to FEMA flood maps #17043C0281J, dated August 1, 2019.</p>



<b>Wetlands:</b>	<p>The subject does not appear to contain any mapped wetlands according to the National Wetlands Inventory Maps.</p>
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**Environmental Conditions:**

Unless otherwise stated in this report, the existence of hazardous substances, including, without limitation, mold, asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or the existence of other environmental conditions, were not called to the attention of the appraisers, nor did the appraisers become aware of such during a recent interior inspection. The appraisers have no knowledge of the existence of such materials on or in the property, unless otherwise stated. The appraisers, however, are not qualified to test for such substances or conditions. Even if the presence of substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions may affect the value of the property, the value estimated has been predicated on the assumption that there is no such condition on or in the property, or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

**Drainage:**

**Appears adequate.**

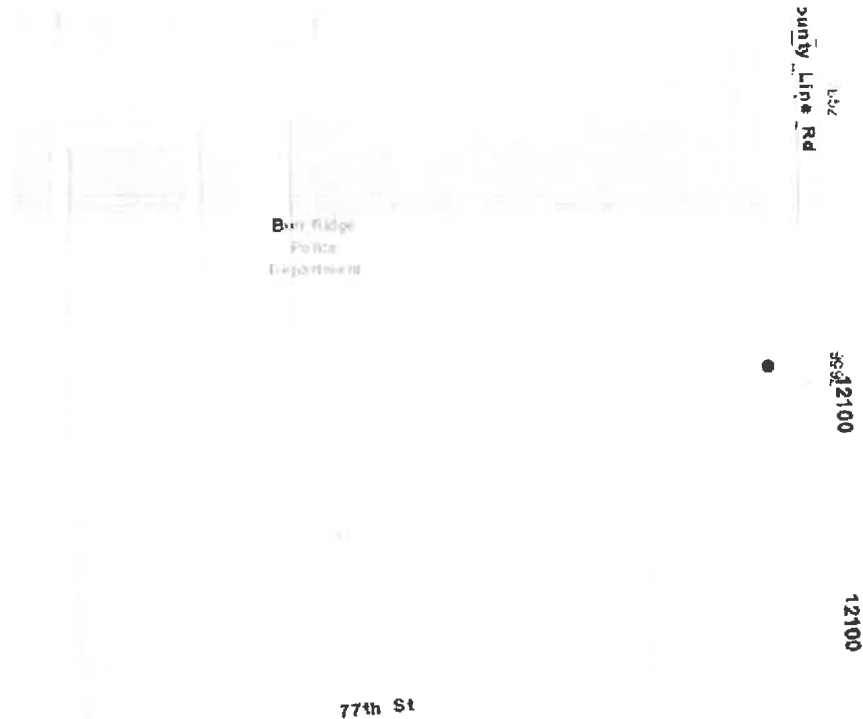
## Soil Conditions

Information regarding soil or subsoil conditions was not provided to the appraisers for analysis as part of this assignment. In its absence, it was assumed that no adverse soil conditions exist.

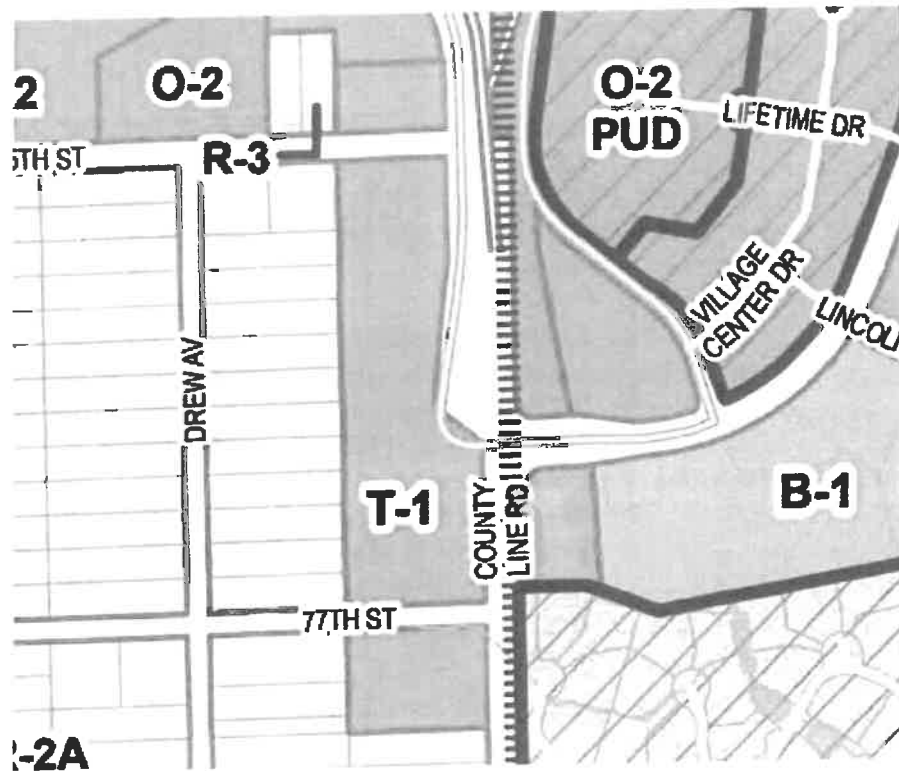
We have observed wall and floor cracking which appears to be from settling. We recommend obtaining a soil condition report.

**Nuisances & Hazards:** None noted on site.

**Traffic Count:** According to information from the IDOT website, the daily traffic count for the County Line Road at this location is 12,100 vehicles. A traffic count for 77th Street is not provided.



**Zoning:** The subject property is zoned T-1, Transitional District within the Village of Burr Ridge.



According to the Village of Burr Ridge Zoning Ordinance, the Transitional District is designed to promote orderly and sound planning between residential and non-residential districts by providing for graduated uses from the less intense residential areas to the more intense non-residential areas without encroaching upon or negatively affecting residential areas of the Village. The districts are designed to prevent incompatible uses from being located adjacent or in near vicinity to each other. The purpose of these districts shall be to provide for a reasonable and orderly transition from, and buffer between, residential and non-residential uses; to plan for future growth of non-residential uses in a manner which will protect and preserve the integrity and land values of residential areas; to provide a location for certain services needed now or in the future by Village residents; to provide for such non-residential uses in certain locations which are compatible to, but not identical to, both adjacent non-residential and residential uses through maintenance of the residential architectural character of the buildings; and to maintain the quality of life and environment currently enjoyed in the Village.

The permitted uses for the T-1, Transitional District are stated as:

- a. Municipal administrative facilities including a detached garage as an accessory use which garage shall be to the rear of the principal building, be of compatible architecture and have a maximum floor area of 2,400 square feet.
- b. Parks
- c. Churches, temples, or synagogues (including accessory day care and pre-school programs)
- d. Multi-family and single-family attached dwelling units not exceeding 3 residential dwelling units per acre.
- e. Schools
- f. Accessory uses customarily incidental to the above permitted uses shall be allowed, provided that such accessory uses are shown on the proposed site plan and have been subject to the site plan review process.

The special uses for the T-1, Transitional District are stated as:

- a. Cultural institutions and museums
- b. Funeral homes
- c. Nursing homes
- d. Retirement centers or homes
- e. Dance, music and art studios, but the sale of tangible personal property shall not be allowed if such is the principal use
- f. Libraries
- g. Communities centers
- h. Day care centers
- i. Offices, including medical and dental
- j. Accessory uses customarily incidental to the above special uses shall be allowed, provided that such accessory uses are shown on the proposed site plan and have been subject to the site plan review process.

### **Yard Requirements**

#### **Transitional Yards**

If a lot line within the T-1 District is adjacent to or faces a residential district(s), the required yard of the transitional use which is adjacent to or so faces the residential district(s) shall be equal to the adjacent required yard of said residential district or as follows, whichever is greater:

Front Yard	Interior Side Yard	Corner side Yard	Rear Yard
100 feet	20 feet	50 feet	60 feet

**Non-Transitional Yards**

If a lot line of a permitted or special use within the T-1 District is adjacent to or faces a non- residential district(s), the required yard of the transitional use which is adjacent to or faces the non-residential district(s) shall be established as follows:

Front Yard	Interior Side Yard	Corner side Yard	Rear Yard
50 feet	20 feet	50 feet	40 feet

**Floor Area Ratio**

Not to exceed 0.24.








**Comprehensive Plan:** According to the Burr Ridge Comprehensive Plan, the subject property is located within the transitional area.

**LAND USE PLAN**

Burr Ridge Park Subarea - Burr Ridge, Illinois



**LEGEND**

-  Mixed Use (Retail, Office and Residential)
-  Office, Hotel
-  Open Space - Detention
-  Complementary Area
-  Transitional Area
-  Pathways
-  Village Center



**Sale History:** According to our search of public records, the subject property has not transferred within the past five years.

The subject property was not listed for sale as of the date of valuation.

**Highest and Best Use:** Highest and Best Use is defined in *The Dictionary of Real Estate Appraisal* (7th edition, published by the Appraisal Institute, 2022) as follows:

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Unless there has been a significant shift in surrounding land use and/or zoning patterns or in the demographic characteristics of a particular location, the current use of the subject land will normally represent the highest and best use of the land. If a change in the characteristics of the area is significant, it may be ascertained that the present improvements do not constitute the highest and best use of the land. Further, the current use of a site may only be interim. The degree of contributory benefit of the improvements will then equate to the remaining economic life of the improvements.

*Legally Permissible*

As previously discussed within the zoning section of the report, the subject property is zoned T-1, Transitional District within the Village of Burr Ridge. The permitted and special uses identified within the zoning designation include a range of public, municipal, educational, open space, residential and some retail/office uses. Improvements in the immediate vicinity of the subject property consist of residential uses to the immediate west, south east and further to the south, commercial uses to the immediate north and north-east.

Based upon the current zoning of the subject property we have concluded that as vacant and available for development, the legally permissible use of the subject property would be development with a commercial use as permitted by the zoning ordinance.

*Physically Possible*

The physical aspects of the site including, but not limited to, size, shape, topography, availability of utilities, etc. must be considered in this section of the analysis.

The whole site consists of a portion of three adjacent rectangular tax parcels of land containing a total of 2.63 acres. The site is generally level and at the grade of the surrounding properties. The subject is not located within a mapped flood hazard area according to FEMA maps and does not appear to contain any mapped wetland areas.

Based upon the site's physical characteristics, which are void of any substantial adverse conditions other than any previously noted, development of the site with structures and ancillary improvements which meet the zoning requirements is possible.

Information regarding soil or subsoil conditions was not provided to the appraisers for analysis as part of this assignment. In its absence, it was assumed that no adverse soil conditions exist. During inspection of the subject structures some wall and floor cracks were noted. We have assumed that the land would be suitable to be developed.

*Financially Feasible*

The subject property is located in the Village of Burr Ridge within DuPage County. Financial feasibility depends on the relationship of supply and demand for the legally permitted land uses. Considering the development within the area there is demand for a commercial property.

A commercial development would be financially feasible as is evidenced by development within the area. This type of use would be compatible with the existing area uses and is financially supported.

*Maximally Productive*

The final test of highest and best use as if vacant is that the use be maximally productive, yielding the highest return to the land.

The market is stable and there is demand for property similar to the subject. It is our opinion that development with a use consistent with the zoning is the maximally productive use of the property.

**Highest and Best Use  
as Vacant:**

The highest and best use as vacant is for a commercial use allowed under the current zoning. Some potential commercial uses may require rezoning.

**Highest and Best Use  
as Improved:**

The subject property is currently improved with a Village Hall and former Police Station. The building is a special purpose building which would require modification if adopted for another use but serves its designed purpose. In addition, there are substantial repairs needed to the property improvements.

The current improvements are inadequate for the needs of the current owner. The building could be used by a special purpose user as described in the zoning or in the alternative the building can be converted to an office use upon rezoning of the property to allow such use.

Substantial repairs are needed to the property improvements. A cost estimate has been received for the work that is necessary to keep the buildings in compliance with building codes and able to be occupied. When the indicated value based on the sales of similar property is compared to the cost of the repairs the current improvements have some contributory value. Analysis of the land value as if vacant indicates a value approaching the value of the property as improved.

The improvements have interim value which would offset the costs of demolition upon redevelopment of the site. Demolition of the existing improvements and redevelopment of the subject site would result in a higher return to the land than is currently being achieved. The demolition of the existing improvements and redevelopment of the property is therefore concluded to be the highest and best use.

**Cost Approach:**

The Cost Approach is devoted to an estimate of the physical value of the property. The current market value of the land, assuming it to be vacant, is estimated by market comparison, to which is added the depreciated value of the improvements present on the site. The latter is derived based upon an estimate of the cost of reproducing or replacing the improvements, from which must be deducted accrued depreciation in terms of physical deterioration, functional obsolescence, and external obsolescence, if any. Physical deterioration measures the physical decline of the improvements as observed during the property inspection.



Functional obsolescence reflects deficiencies inherent in the structure by reason of layout, utility, style, or design. External obsolescence denotes any loss in value from causes extraneous to the property which generally affects the economic life of the improvements.

The cost approach was not applied to the subject property. The age of the improvements, and the resultant difficulty in estimating depreciation, would make this approach less reliable. Also, this approach is not typically used by buyers of this type of property in this market.

**Income Approach:**

The Income Capitalization Approach involves an analysis of the property in terms of its ability to provide a net annual income after operating and/or fixed expenses. The projected net annual income is capitalized (or discounted) at a rate commensurate with its relative duration and the risk involved in the ownership of the property. Capitalization and/or discount rates may be ascertained through market comparison, alternative investment analysis, or estimated through a built-up rate process.

The income approach has not been applied to the subject property since the property is owner occupied and income and expense information are not available, making estimation of these items somewhat speculative and, therefore, less reliable.

**Sales Comparison Approach:**

This Sales Comparison Approach is based upon the principle of substitution, i.e., that when a property is replaceable in the market, its value tends to be no more than the cost of acquiring an equally desirable substitute property, assuming no costly delay in making the substitution. Since two properties are rarely, if ever, identical, the necessary adjustments for differences in factors such as location, size, zoning, quality, market appeal, and market conditions, are performed as a function of appraisal experience and judgment.

The reliability of any conclusion, reached by the direct comparative method, is related solely to the degree of similarity between the property which is being appraised, and the property to which it is being compared. Therefore, before the actions of buyers and sellers can be correctly analyzed and transformed into an indication of value, it is required that the subject and the comparable property (or market data) be reduced to a recognizable or commonly

accepted unit or basis of comparison. In this appraisal, we have utilized a price per square foot of a building area. It should be noted that each of the market data is not offered as independent evidence of value, but rather as pertinent market transactions that have been considered in arriving at a value indication for the subject property by this comparative approach.

Because of the difficulty in locating sales of Village Hall/ Police Station buildings, we have selected sales of buildings with similar characteristics to the subject property.

The following table represents a summary of pertinent market transactions that we have analyzed in arriving at a value indication for the subject property.

IMPROVED SALES SUMMARY TABLE

	Location	Sale Date	Price	L/B Ratio	Building Size	Price/ SF
1.	6910 Madison Street Willowbrook	02/16/2023	\$790,000	10.29	4,500	\$175.56
2.	521 South La Grange Road LaGrange	07/26/2022	\$1,400,000	2.15	10,455	\$133.91
3.	16W070 West 83rd Street Burr Ridge	05/01/2019	\$1,050,000	4.13	10,975	\$95.67
4.	475 West 55th Street Countryside	08/29/2022	\$1,816,500	2.84	17,000	\$106.85
5.	1450 Plainfield Road Darien	05/26/2021	\$1,450,000	6.09	13,372	\$108.44
6.	9018 Heritage Parkway Woodridge	12/21/2021	\$3,541,160	4.67	25,294	\$140.00
	SUBJECT			L/B Ratio	Building Size	
	76620 County Line Road Burr Ridge	---	---	11.36	10,075	---

The sales outlined above represent comparable data with respect to the subject property. The sales took place between May 2019 and February 2023. The sales indicate a range in unadjusted unit price of \$95.67 to \$175.56 per square foot of building area.

Our comparative analysis involved direct comparisons of the market data to the subject property, considering the adjustments we believe are warranted for factors including, but not limited to, market conditions at the time of each sale,

land and building size, zoning, condition, location, shape, topography, floodplain and wetlands of the comparable properties.

All of the sales occurred prior to the date of valuation and were adjusted accordingly for market conditions at the time of each sale.

We have considered in our analysis the occupancy of each of the sales at the time of sale for the comparable properties referenced in this report. The occupancy for each property is reported from the real estate broker and/or CoStar as follows:

<u>Address</u>	<u>City</u>	<u>Occupancy</u>
6910 Madison Street	Willowbrook	100%
521 South La Grange Road	La Grange	100%
16W070 West 83rd Street	Burr Ridge	100%
475 West 55th Street	Countryside	100%
1450 Plainfield Road	Darien	100%
9018 Heritage Parkway	Woodridge	partially occupied

All of the sales are either partially or fully occupied which would be considered superior to the subject property if it were put on the market and therefore a downward adjustment was made to each sale.

All of the sales permit office use under the permitted zoning while the subject property would require a special use to be utilized for certain office uses and therefore all of the sales have been adjusted downward for this factor.

Sale 1 is a commercial office building located at 6910 Madison Street in Willowbrook. The location of the sale was considered to be inferior to the subject property and therefore an upward adjustment was required. The sale property has a smaller building area than the subject building. Smaller buildings tend to sell at higher unit prices, all other factors being equal, and therefore a downward adjustment was made. An upward adjustment was made for the sale's land to building ratio, which is inferior to the subject's. The sale was generally similar in age to that of the subject therefore no adjustment was required. The overall condition of the building was considered to be superior to the subject and therefore a downward adjustment was made. Both the subject and the sale contain partially finished basement areas, therefore no adjustment was made for this factor. The subject property is also improved with a 2,200

square foot detached garage, while the sale is not and therefore an upward adjustment was made for this factor as well. The sale has less parking spaces available than the subject, an upward adjustment was made for this factor. Overall the sale has been adjusted downward in comparison to the subject property.

**Sale 2** is an office building located at 521 S La Grange Road in La Grange. The location of the sale was considered to be inferior to the subject property and therefore an upward adjustment was made. The sale property building area is considered to be generally similar to the subject and therefore no adjustment was made. An upward adjustment was made for the sale's land to building ratio, which is inferior to the subject's. The sale was generally similar in age to that of the subject therefore no adjustment was required. The overall condition of the building was considered to be superior to the subject and therefore a downward adjustment was made. The subject contains a 6,022 square feet of partially finished basement, while the sale has no basement and therefore an upward adjustment was made for this factor. The subject property is also improved with a 2,200 square foot detached garage, while the sale is not and therefore an upward adjustment was made for this factor as well. The sale has less parking spaces available than the subject, an upward adjustment was made for this factor. Overall the sale has been adjusted downward in comparison to the subject property.

**Sale 3** is an office building located at 16W070 83rd Street in Burr Ridge. The location of the sale was considered to be inferior to the subject property and therefore an upward adjustment was made. The sale property building area is considered to be generally similar to the subject and therefore no adjustment was made. An upward adjustment was made for the sale's land to building ratio, which is inferior to the subject's. The sale age is newer as compared to the subject and therefore a downward adjustment was required. The overall condition of the sale was considered to be superior to the subject and therefore a downward adjustment was made. The subject contains a 6,022 square feet of partially finished basement, while the sale does not have a lower level and therefore an upward adjustment was made for this factor. The subject property is also improved with a 2,200 square foot detached garage, while the sale is not and therefore an upward adjustment was made for this factor as well. The sale has less parking spaces available than the subject, an upward adjustment was made for this

factor. Overall the sale has been adjusted upward in comparison to the subject property.

**Sale 4** is an office building located at 475 W 55th Street in Countryside. The location of the sale was considered to be inferior to the subject property and therefore an upward adjustment was made. The sale's property building area is larger than the subject. Larger buildings tend to sell at lower unit prices, all other factors being considered equal, and therefore an upward adjustment was made. An upward adjustment was also made for the sale's land to building ratio, which is inferior to the subject's. The sale age is older than the subject and therefore an upward adjustment was required. The overall condition of the sale property was considered to be superior to the subject and therefore a downward adjustment was made. The subject contains a 6,022 square feet of partially finished basement, while the sale does not have a lower level and therefore an upward adjustment was made for this factor. The subject property is also improved with a 2,200 square foot detached garage, while the sale is not and therefore an upward adjustment was made for this factor as well. The sale's parking is considered to be generally similar to the subject. Overall the sale has been adjusted downward in comparison to the subject property.

**Sale 5** is an office building located at 1450 Plainfield Road in Darien. The location of the sale was considered to be inferior to the subject property and therefore an upward adjustment was required. The sale's property building area is larger than the subject. Larger buildings tend to sell at lower unit prices, all other factors being considered equal, and therefore an upward adjustment was made for it. An upward adjustment was also made for the sale's land to building ratio, which is inferior to the subject's. The sale age is newer to the subject and therefore a downward adjustment was required. The overall condition of the sale was considered to be superior to the subject and therefore a downward adjustment was made. The subject contains a 6,022 square feet of partially finished basement, while the sale does not have a lower level and therefore an upward adjustment was made for this factor. The subject property is also improved with a 2,200 square foot detached garage, while the sale is not and therefore an upward adjustment was made for this factor as well. The sale's parking is considered to be superior to the subject and the sale was adjusted downward. Overall the sale has been adjusted downward in comparison to the subject property.

**Sale 6** is an office building located at 9018 Heritage Pky - North Waterfall Glen in Woodridge. The location of the sale was considered to be inferior to the subject property and therefore an upward adjustment was required. The sale's property building area is larger than the subject. Larger buildings tend to sell at lower unit prices, all other factors being considered equal, and therefore an upward adjustment was made for it. An upward adjustment was also made for the sale's land to building ratio, which is inferior to the subject's. The sale age is newer to the subject and therefore a downward adjustment was required. The overall condition of the sale was considered to be superior to the subject and therefore a downward adjustment was made. The subject contains a 6,022 square feet of partially finished basement, while the sale does not have a lower level and therefore an upward adjustment was made for this factor. The subject property is also improved with a 2,200 square foot detached garage, while the sale is not and therefore an upward adjustment was made for this factor as well. The sale's parking is considered to be superior to the subject and the sale was adjusted downward. Overall the sale has been adjusted downward in comparison to the subject property.

The subject property has repairs that are needed within the next couple years as detailed previously within this report. According to the report, "Estimates for remodeling the building range from \$877,468 if performed immediately to \$1,247,848 if performed in 10 years."

The repairs would require substantial investment by any potential purchaser who would also require a return for their time and expense in completing these repairs. This factor has been considered in our analysis.

In our analysis, we have also considered the following additional sales that are located farther from the subject area and are sales of special purpose properties with larger open areas, some offices and less finish than present within the subject.

**IMPROVED SALES SUMMARY TABLE**

Property Address	Property City	Type	Sale Date	Sale Price	Building Size	AC	Price Per SF
11000 S Ridgeland Ave	Worth	Banquet Hall	5/25/2023	\$950,000	9,440	0.61	\$100.64
5901 Belmont Rd	Downers Grove	Fire/Police	4/15/2021	\$975,000	10,771	1.60	\$90.52
8808 Ridgeland Ave	Oak Lawn	School	3/20/2023	\$2,500,000	45,000	4.61	\$55.56
<b>SUBJECT</b>					<b>Building Size</b>	<b>AC</b>	
76620 County Line Road	Burr Ridge	Village Hall	---	—	10,075	2.636	—

The sales took place in 2021 and 2023. The sales indicate a range in building area from 9,440 square feet to 45,000 square feet or unadjusted unit price of \$55.56 to \$100.64 per square foot of building area.

The location of the sales was considered to be inferior to the subject property and therefore an upward adjustment was made to each of the sales.

The subject property has a building area of 10,075 square feet which is considered generally similar to the sale on Ridgeland Avenue in Worth and the sale on Belmont Road in Downers Grove. The remaining sale has a larger building area and would require an upward adjustment in comparison to the subject.

All of these properties have inferior land to building area ratios and therefore upward adjustments were made as compared to the subject property.

The subject property has repairs that are needed within the next couple years as detailed previously within this report. These repairs would require a substantial investment by any potential purchaser who would also require a return for their time and expense associated in completing these repairs. This factor has been considered.

Because the subject property has office area as well as a garage area and some areas that are part of the former police station, we have also searched for and considered flex sales, such as office and warehouse buildings, in our analysis. The following sales have been considered.

**IMPROVED FLEX SALES SUMMARY TABLE**

	Property Address	Property City	Sale Date	Sale Price	Building Size	AC	Price Per SF
1	7033 High Grove Blvd	Burr Ridge	8/13/2021	\$1,443,125	11,545	1.33	\$125.00
2	7615-7623 Plaza Ct	Willowbrook	6/27/2023	\$2,250,000	18,312	1.35	\$122.87
3	7040 High Grove Blvd	Burr Ridge	1/11/2023	\$3,490,000	27,035	3.1	\$129.09
5	9650 Joliet Rd	Countryside	7/25/2022	\$2,625,000	30,000	1.88	\$87.50
6	910 Pasquinelli Dr	Westmont	7/12/2021	\$4,500,000	37,479	3.6	\$120.07
	SUBJECT	Property City			Building Size	AC	
	76620 County Line Road	Burr Ridge	—	—	10,075	2.63	—

The sales took place in 2021 through 2023. The sales indicate a range in building area of 11,545 square feet to 37,479 square feet or unadjusted unit price of \$87.50 to \$129.09 per square foot of building area.

These preceding sales are typically more industrial in nature, but have been considered in comparison to the subject property.

Considering the age and condition of the subject property improvements as well as the needed renovations/repairs, we have considered land sales in our analysis.

In addition to the previously mentioned improved market data the following land sales have been considered in comparison to the subject property.



## LAND SALES SUMMARY TABLE

Property Address	Property City	Sale Date	Sale Price	Land Area AC	Land Area SF	Price Per SF
10S517 Kingery Hwy	Burr Ridge	7/29/2019	\$185,000	0.60	26,180	\$7.07
15w230 N Frontage Rd	Burr Ridge	9/2/2021	\$375,000	0.71	31,084	\$12.06
Heathrow Ct	Burr Ridge	5/15/2019	\$662,000	1.52	66,211	\$10.00
120 Harvester Dr	Burr Ridge	7/1/2019	\$1,950,000	1.98	86,249	\$22.61
9115 S Kingery Hwy	Burr Ridge	8/16/2021	\$1,425,000	1.98	86,249	\$16.52
2401 S Frontage Rd	Darien	5/27/2022	\$1,090,000	2.81	122,404	\$8.90
6800 River Rd	Hodgkins	7/13/2021	\$1,487,500	3.10	135,036	\$11.02
79th & Route 83	Willowbrook	5/21/2019	\$1,450,000	3.42	148,975	\$9.73
Property Address	Property City			Land Area AC	Land Area SF	
76620 County Line Road	Burr Ridge	—	---	2.63	114,464	—

Our comparative analysis involved direct comparisons of the market data to the subject property site, considering the adjustments we believe are warranted for factors including, but not limited to, market conditions at the time of each sale, land size, zoning, location, shape, topography, floodplain, wetland and improvements, if any, of the comparable properties.

Before the site can be redeveloped to an alternate use the existing improvements would need to be demolished. The average demolition cost for commercial buildings ranges from \$5 to \$15 per square foot. Using a cost of \$10.00 per square foot of total building area of 18,297 square feet including the lower level and the garage of 2,200 square feet, the indicated demolition cost would be approximately \$182,970. These costs do not reflect other factors such as the owners time and efforts, or entrepreneurial profit in clearing the site for redevelopment.

The indicated market value of the subject property by a consideration of the land sales compared to an analysis of the improved sales indicated that the highest value for the subject property would be achieved by continuation of the existing use until the existing improvements are demolished and the site is redeveloped with a commercial use consistent

with the zoning or in the alternative rezoning to allow a wider variety of uses.

Based upon our comparative analysis of the sales data, we have concluded at an opinion of market value for the subject property, via the sales comparison approach, of \$1,030,000.

**Exposure Time:**

We have based our analysis of exposure time on comparable sale data and information provided by local brokerage services and/or published market studies.

Based on the foregoing, our opinion of exposure time for the subject property is twelve to sixteen months.

This opinion is based on the property being listed at a proper asking price and being aggressively marketed through methods considered normal and prudent by qualified and competent marketing agents.

**Valuation Conclusion**

The cost approach and income approach to value have not been considered in this analysis. We have considered the sales comparison approaches to value which provide a reliable indication of market value for the subject property.

Cost Approach	Not Applicable
Income Approach	Not Applicable
Sales Comparison Approach	\$1,030,000

The cost approach is considered to be less reliable. The subject improvements are older and the depreciation caused by current economic conditions significantly impacts the value of the subject property. The difficulties in analyzing the depreciation make this approach less reliable as an indication of value and therefore this approach has not been considered.

The income approach has not been applied to the subject property since the property is owner occupied and income and expense information was not available, making estimation of these items somewhat speculative and, therefore, less reliable.

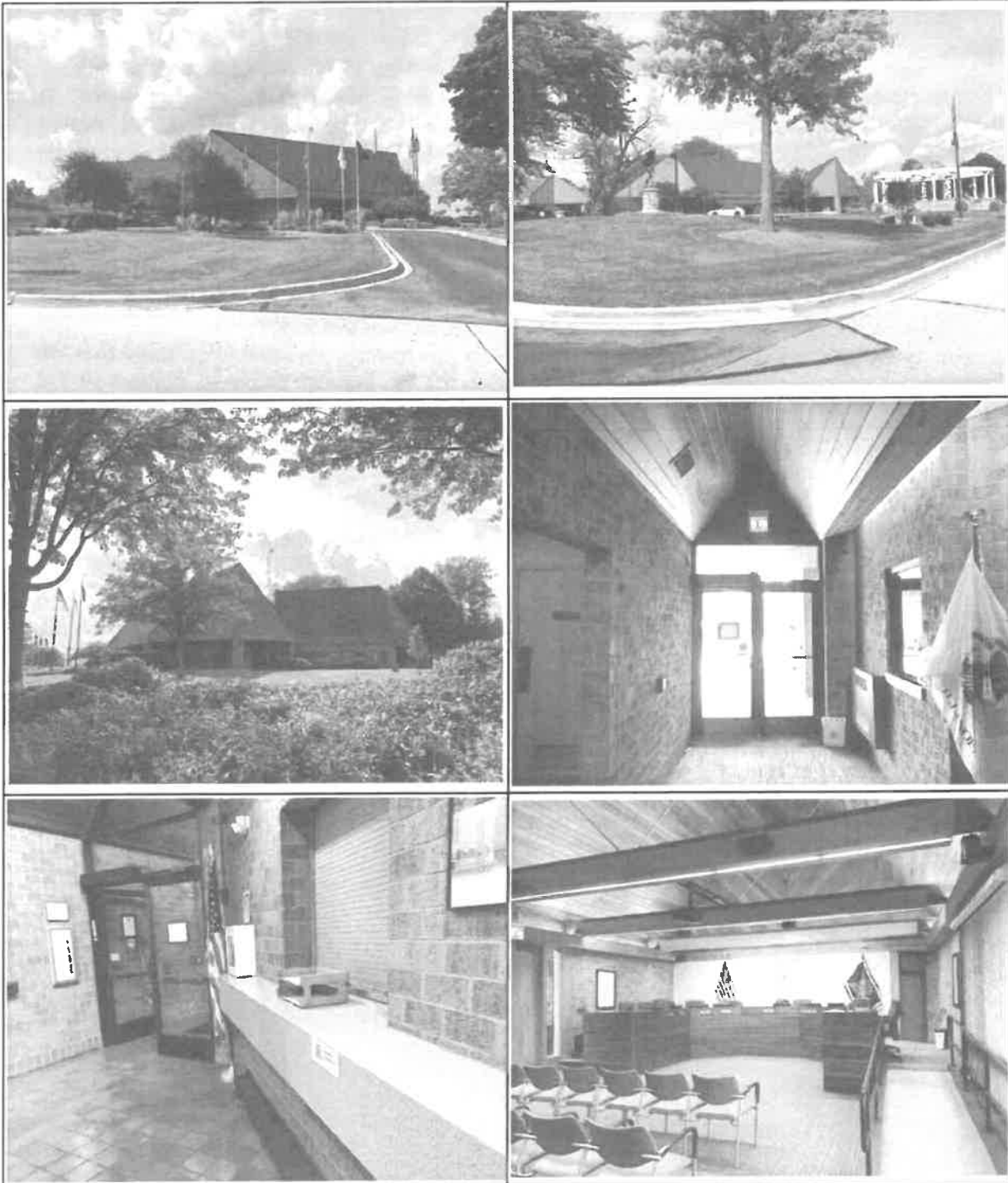
We have considered the sales comparison approach to value which provides a reliable indication of market value for the subject property. The sales comparison approach, which

is based on market participants, provides a reliable indication of our opinion of value.

In our analysis, we have considered market data of properties that have similar improvements to the subject property. These sales were adjusted for various factors in comparison to the property. Due to the substantial repairs needed on the subject property we have also considered the market data of sites similar to the subject site. Because of the extent of the repairs needed, a purchaser would likely redevelop the site rather than repair the existing improvements. This alternative would result in the highest value for the subject property.

Based upon the analysis shown, we have concluded at a fee simple market value for the subject property, subject to the contingent and limiting conditions of this report, as the date of value of \$1,030,000.

**SUBJECT PHOTOS**



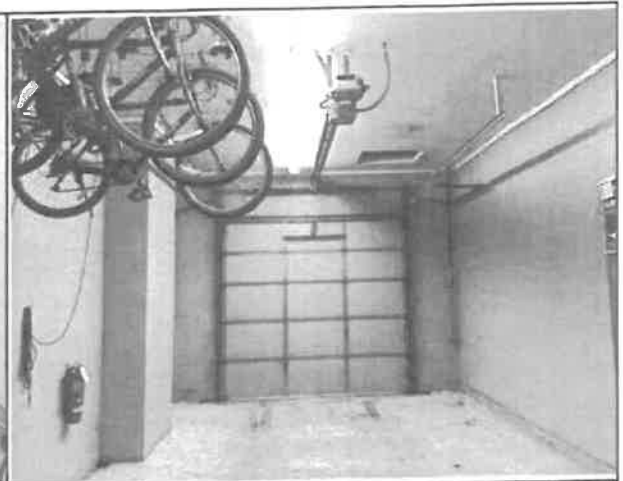














**Improved Sale No. 1**



<b>Address</b>	6910 Madison Street, Willowbrook, DuPage County, Illinois 60527
<b>Location</b>	West side of Madison Street, to the south of Plainfield Road
<b>Tax ID</b>	09-23-407-025
<b>Type of Deed</b>	Special Warranty Deed
<b>Orientation</b>	Interior
 <b><u>Sale Data</u></b>	
<b>Grantor</b>	Healthcare Information Services LLC
<b>Grantee</b>	GH Willowbrook LLC, an Illinois Limited Liability Company
<b>Sale Date</b>	February 16, 2023
<b>Deed Book/Page</b>	R2023-010183
<b>Property Rights</b>	Fee simple
<b>Conditions of Sale</b>	Appears arm's length
<b>Financing</b>	Appears normal
 <b>Sale Price</b>	 \$790,000
 <b><u>Land Data</u></b>	
<b>Land Size</b>	1.064 Acres or 46,326 square feet
<b>Front Footage</b>	170 ft Madison Street;
<b>Zoning</b>	LOR, The Village of Willowbrook, LOR, Limited Office Research District
<b>Topography</b>	Generally level
<b>Utilities</b>	All available
<b>Shape</b>	Rectangular
<b>Flood Info</b>	None mapped on FEMA Flood map, 17043C0189J, effective on 8/1/2019.

**Improved Sale No. 1 (Cont.)**

<b>Buildings</b>	The site is improved with 4,500 square feet office building, constructed in 1987 with a finished lower level
<b>Wetlands</b>	None mapped on NWI Wetland Mapper
<b>Depth</b>	272 feet

**Indicators**

<b>Sale Price/ SF</b>	\$175.56
<b>Floor Area Ratio</b>	0.10
<b>Land to Building Ratio</b>	10.29:1

**Remarks**

The site is improved with a 7,500 square feet class B masonry office building, reportedly constructed in 1987, containing 4,500 square feet of first floor office space and 3,500 square feet of finished basement office space. The site is also improved with a paved parking lot containing 48 parking spaces. Costar reports the population within one mile of the property is 6,353, median household income within one mile of the property is \$114,166. Traffic count is 8,800 according to the IDOT website. We attempted to verify the sale information with the listing broker but have not received a reply.



**Improved Sale No. 2**



<b>Address</b>	521 South La Grange Road La Grange, Cook County, Illinois 60525
<b>Location</b>	East side of South La Grange Road, to the north of East 48th Street
<b>Tax ID</b>	18-09-200-028
<b>Type of Deed</b>	Warranty Deed
<b>Orientation</b>	Interior

**Sale Data**

<b>Grantor</b>	521 Lagrange Road LLC
<b>Grantee</b>	521 LG Holdings LLC
<b>Sale Date</b>	July 26, 2022
<b>Deed Book/Page</b>	2223420094
<b>Property Rights</b>	Fee simple
<b>Conditions of Sale</b>	Appears arm's length
<b>Financing</b>	Appears normal

<b>Sale Price</b>	\$1,400,000
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**Land Data**

<b>Land Size</b>	0.517 Acres or 22,499 square feet
<b>Front Footage</b>	125 ft La Grange Road;
<b>Zoning</b>	C-3, The Village of La Grange, C-3, Commercial District
<b>Topography</b>	Generally level
<b>Utilities</b>	All available
<b>Shape</b>	Irregular
<b>Flood Info</b>	None mapped on FEMA Flood map

**Improved Sale No. 2 (Cont.)**

<b>Buildings</b>	The site is improved with a 10,455 square feet building, constructed in 1976
<b>Wetlands</b>	None mapped on NWI Wetland Mapper
<b>Depth</b>	159 feet
<b><u>Indicators</u></b>	
<b>Sale Price/ SF</b>	\$133.91
<b>Floor Area Ratio</b>	0.46
<b>Land to Building Ratio</b>	2.15:1

**Remarks**

The site is improved with a 10,455 square feet class B two story masonry office building, reportedly constructed in 1976. The site is also improved with a paved parking lot, containing 40 surface spots. In accordance with CoStar the population within one mile of the property is reported to be 16,608, median household income within one mile of the property is \$111,871. Traffic count is 23,600 according to the IDOT website. This sale information was verified with the listing broker Daniel Chopp (708) 387-2640.



**Improved Sale No. 3**



<b>Address</b>	16W070 West 83rd Street Burr Ridge, DuPage County, Illinois 60527
<b>Location</b>	West 83rd Street
<b>Tax ID</b>	09-35-205-011, 09-35-205-042
<b>Type of Deed</b>	Trustee Deed
<b>Orientation</b>	Interior

<b><u>Sale Data</u></b>	
<b>Grantor</b>	Chicago Title Land Trust CO - TRUST# L1280, see Remarks
<b>Grantee</b>	Westinghouse Electric Company LLC
<b>Sale Date</b>	May 01, 2019
<b>Deed Book/Page</b>	R2019-040529
<b>Property Rights</b>	Fee simple
<b>Conditions of Sale</b>	Appears arm's length
<b>Financing</b>	Appears normal

<b>Sale Price</b>	\$1,050,000
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<b><u>Land Data</u></b>	
<b>Land Size</b>	1.041 Acres or 45,346 square feet
<b>Front Footage</b>	175 ft 83rd Street;
<b>Zoning</b>	G-I, Village of Burr Ridge, G-I, General Industrial district
<b>Topography</b>	Generally level
<b>Utilities</b>	All available
<b>Shape</b>	Irregular
<b>Flood Info</b>	None mapped on FEMA Flood map, 17043C0281J, effective on 8/1/2019.

**Improved Sale No. 3 (Cont.)**

<b>Buildings</b>	The site is improved with 10,975 square feet building, constructed in 1994
<b>Wetlands</b>	None mapped on NWI Wetland Mapper
<b>Depth</b>	255 feet

**Indicators**

<b>Sale Price/ SF</b>	\$95.67
<b>Floor Area Ratio</b>	0.24
<b>Land to Building Ratio</b>	4.13:1

**Remarks**

The site is improved with a one story 10,975 square feet office building, reportedly constructed in 1994 and a paved parking lot, containing 45 surface parking spaces. According to CoStar the population within one mile of the property is reported to be 16,608, median household income within one mile of the property is \$113,061. Traffic count is 3200 according to the IDOT website. The sale was fully leased at the time of sale and the tenant bought the property.

Grantor: Chicago Title Land Trust Co, a corporation of Illinois, as Successor Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust Agreement dated the 19th day of June 1986 and known as Trust number L-1280

The sale was verified with the listing broker Terri Alexander, (708) 267-9021.





**Improved Sale No. 4**



<b>Address</b>	475 West 55th Street, Countryside, Cook County, Illinois 60525
<b>Location</b>	SEC of West 55th Street and Plainfield Road
<b>Tax ID</b>	18-16-106-024, 18-16-106-025
<b>Type of Deed</b>	Special Warranty Deed
<b>Orientation</b>	Corner

**Sale Data**

<b>Grantor</b>	A&A Property Management LLC
<b>Grantee</b>	Grujic Properties 03 LLC
<b>Sale Date</b>	August 29, 2022
<b>Deed Book/Page</b>	2224416008
<b>Property Rights</b>	Fee simple
<b>Conditions of Sale</b>	Appears arm's length
<b>Financing</b>	Appears normal

<b>Sale Price</b>	\$1,816,500
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**Land Data**

<b>Land Size</b>	1.107 Acres or 48,221 square feet
<b>Front Footage</b>	229 ft West 55th Street;
<b>Zoning</b>	B-1, The City of Countryside, B-1, Retail district
<b>Topography</b>	Generally level
<b>Utilities</b>	All available
<b>Shape</b>	Irregular
<b>Flood Info</b>	None mapped on FEMA Flood Map 17031C0486J, effective on 8/19/2008

<b>Buildings</b>	The site is improved with 17,000 square feet building, constructed in 1979
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<b>Wetlands</b>	None mapped on NWI Wetland Mapper
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## Improved Sale No. 4 (Cont.)

**Depth** 249 feet

**Indicators**

**Sale Price/ SF** \$106.85

**Floor Area Ratio** 0.35

**Land to Building Ratio** 2.84:1

**Remarks**

The site is improved with a 17,000 square feet class B two story office building, reportedly constructed in 1978 and with a paved parking lot, containing 79 surface parking spaces. According to CoStar the population within one mile of the property is reported to be 10,915, median household income within one mile of the property is \$94,786. Traffic count is 26,950 according to the IDOT website.

We attempted to verify the sale information with the listing broker but no response was received. .



**Improved Sale No. 5**



<b>Address</b>	1450 Plainfield Road, Darien, DuPage County, Illinois 60561
<b>Location</b>	North side of Plainfield Road, to the west of Bailey Road
<b>Tax ID</b>	09-28-404-042
<b>Type of Deed</b>	Warranty deed
<b>Orientation</b>	Interior

<b><u>Sale Data</u></b>	
<b>Grantor</b>	MMJR LLC
<b>Grantee</b>	Porkal Properties Inc.
<b>Sale Date</b>	May 26, 2021
<b>Deed Book/Page</b>	R2021-092052
<b>Property Rights</b>	Fee simple
<b>Conditions of Sale</b>	Appears arm's length
<b>Financing</b>	Appears normal

<b>Sale Price</b>	\$1,450,000
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<b><u>Land Data</u></b>	
<b>Land Size</b>	1.870 Acres or 81,457 square feet
<b>Front Footage</b>	183 ft Plainfield Road;
<b>Zoning</b>	O - City of Darien, Office District, City of Darien
<b>Topography</b>	Generally level
<b>Utilities</b>	All available
<b>Shape</b>	Irregular
<b>Flood Info</b>	None mapped on FEMA Flood Map 17043C0276J, dated 8/1/2019
<b>Buildings</b>	13,372 square feet office building, constructed in 1997
<b>Wetlands</b>	None mapped on NWI Wetland mapper
<b>Depth</b>	496 feet

**Improved Sale No. 5 (Cont.)**

**Indicators**

<b>Sale Price/ SF</b>	<b>\$108.44</b>
<b>Floor Area Ratio</b>	<b>0.16</b>
<b>Land to Building Ratio</b>	<b>6.09:1</b>

**Remarks**

The site is improved with a class B 1,5 story 13,372 square feet masonry office building, reportedly constructed in 1997 and a paved parking lot, containing 102 surface parking spots. In accordance with CoStar the population within one mile of the property is reported to be 14,669, median household income within one mile of the property is \$91,291. Traffic count is 9,800 according to the IDOT website. The property has 2 suites on the upper floor. The sale was verified with a listing broker Theresa Schultz (630) 737-1200.



**Improved Sale No. 6**



<b>Address</b>	9018 Heritage Parkway Woodridge, DuPage County, Illinois 60517
<b>Location</b>	West side of Heritage Parkway, to the North of Interstate I-55
<b>Tax ID</b>	10-05-300-060
<b>Type of Deed</b>	Warranty deed
<b>Orientation</b>	Interior
 <b><u>Sale Data</u></b>	
<b>Grantor</b>	North Waterfall Glen Limited Partnership
<b>Grantee</b>	Disanya 9018 Heritage LLC
<b>Sale Date</b>	December 21, 2021
<b>Deed Book/Page</b>	R2021-182329
<b>Property Rights</b>	Fee simple
<b>Conditions of Sale</b>	Appears arm's length
<b>Financing</b>	Appears normal
 <b>Sale Price</b>	 \$3,541,160
 <b><u>Land Data</u></b>	
<b>Land Size</b>	2.714 Acres or 118,222 square feet
<b>Zoning</b>	ORI, The Village of Woodridge
<b>Topography</b>	Generally level
<b>Utilities</b>	All available
<b>Shape</b>	Irregular
<b>Flood Info</b>	None mapped on FEMA Flood map 17043C0257J, effective on 8/1/2019.

**Improved Sale No. 6 (Cont.)**

<b>Wetlands</b>	None mapped of NWI Wetland Mapper
<b>Buildings</b>	25,294 SF office building constructed in 2008

**Indicators**

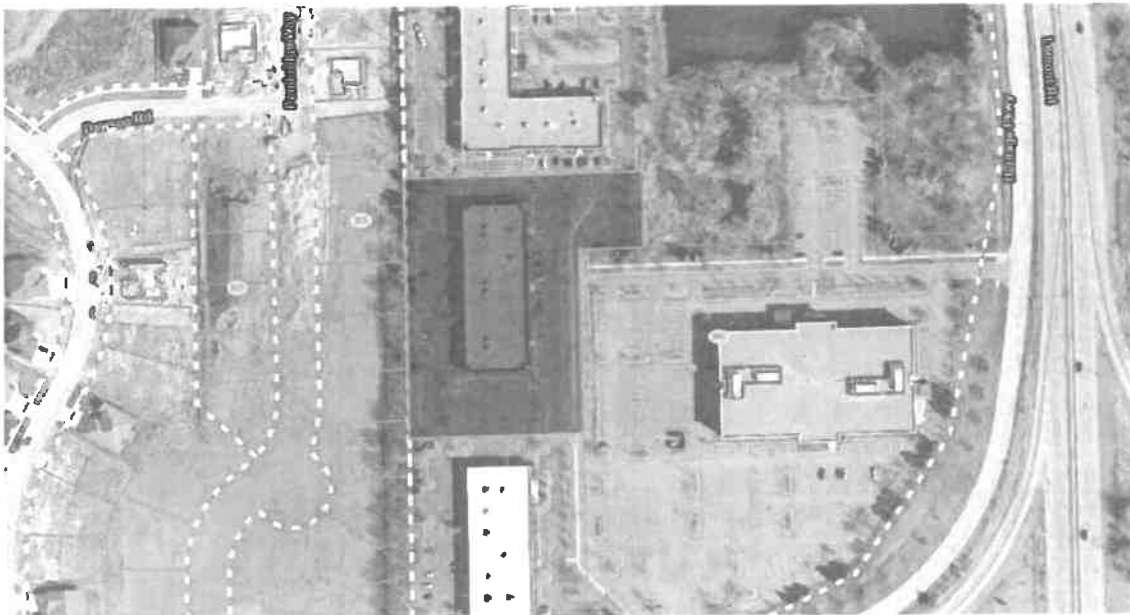
<b>Sale Price/ SF</b>	\$140.00
<b>Floor Area Ratio</b>	0.21
<b>Land to Building Ratio</b>	4.67:1

**Remarks**

The property is located west of Heritage Parkway and north of Interstate I-55 and is improved with a one story 25,294 square feet class B masonry office building, reportedly constructed in 2008 and with a paved parking lot, containing 148 surface parking spaces.

In accordance with CoStar the population within one mile of the property is reported to be 6,781, median household income within one mile of the property is \$122,160. Though the traffic count on Heritage Parkway is 1,400 according to IDOT website, the property is located right next to the intersection of I-55 and Lemont Road, for which approximate traffic counts are 124,700 and 19,600 accordingly.

We attempted to verify the sale information with the listing broker but have not received a response.



## CONTINGENT AND LIMITING CONDITIONS

It is assumed that the title to this property is good and marketable. No title search has been made, nor have we attempted to determine ownership of the property. The value opinion is given without regard to any questions of title, boundaries or encroachments. It is assumed that all assessments are paid. We assume the property to be free and clear of liens and encumbrances except as noted. No attempt has been made to render an opinion or determine the status of easements that may exist.

The legal description, if included in any report, should be verified by legal counsel before being relied upon or used in any conveyance or other document.

We are not familiar with any engineering studies made to determine the bearing capacity of the land. We assume improvements in the area appear to be structurally sound. It, therefore, is assumed that soil and subsoil conditions are stable unless specifically outlined.

Any exhibits in the report are intended to assist the reader in visualizing the property and its surroundings. The drawings are not intended as surveys and no responsibility is assumed for their cartographic accuracy. Drawings are not intended to be exact in size, scale or detail.

Areas and dimensions of the property may or may not have been physically measured. If data is furnished by the principal or from plot plans or surveys furnished by the principal, or from public records, we assume it to be reasonably accurate. In the absence of current surveys, land areas may be based upon representations made by the owner's agents or our client. No responsibility is assumed for discrepancies which may become evident from a licensed survey of the property.

Our value opinion involves only the real estate and all normal building equipment if any improvements are involved. No consideration was given to personal property, (or special equipment), unless stated.

It is assumed that the property is subject to lawful, competent and informed ownership and management unless noted.

Information in this report concerning market data was obtained from buyers, sellers, brokers, attorneys, trade publications or public records. To the extent possible, this information was examined for accuracy and is believed to be reliable. Dimensions, areas or data obtained from others are believed correct; however, no guarantee is made in that the appraiser did not personally measure same.

Any information, in whatever form, furnished by others is believed to be reliable; however, no responsibility is assumed for its accuracy.

The physical condition of any improvements described herein was based on visual observation only. Electrical, heating, cooling, plumbing, sewer and/or septic system, mechanical equipment and water supply were not specifically tested but were assumed to be in good working order, and adequate, unless otherwise specified. No liability is assumed for the soundness of structural members, since no engineering tests were made of same. The roof(s) of structures described herein are assumed to be in good repair unless otherwise noted.

The existence of potentially hazardous material used in the construction or maintenance of the building, such as urea formaldehyde foam insulation and/or asbestos insulation, which may or may not be present on the property, has not been considered. In addition no deposit of toxic wastes, unless specifically mentioned herein, have been considered. The appraiser is not qualified to detect such substances and suggests the client seek an expert opinion, if desired. Further, this report does not consider the potential ramifications due to the presence of Underground Storage Tanks (UST) or the possible environmental impact due to leakage and/or soil contamination, if present.

It is specifically noted that the appraiser(s) have not conducted tests to determine the presence of, or absence of, Radon. We are not qualified to detect the presence of Radon gas, which requires special tests and, therefore, must suggest that if the buyer is suspect as to the presence of Radon or any other potentially hazardous substances, he or she should take steps to have proper testing done by qualified firms who have the equipment and expertise to determine the presence of this substance in the property.

In addition, if the client has any concern regarding the structural, mechanical or protective components of the improvements described herein, or the adequacy or quality of sewer, water or other utilities, it is suggested that independent contractors or experts in these disciplines be retained by said client, before relying upon this appraisal.

The separate allocation between land and improvements, if applicable, represents our judgment only under the existing utilization of the property. A re-evaluation should be made if the improvements are removed or substantially altered, and the land utilized for another purpose.

All information and comments concerning the location, neighborhood, trends, construction quality and costs, loss in value from whatever cause, condition, rents, or any other data for the property appraised herein, represents the opinions of the appraiser formed after an examination and study of the property.

Any valuation analysis of the income stream had been predicated upon financing conditions as specified in the report, which we have reason to believe are currently available for this property. Financing terms and conditions other than those indicated may alter the final value conclusions.

Stabilized expenses shown in the income capitalization approach, if used, are projections, and are based on past operating history if available, and are stabilized as generally typical over a reasonable time period.

The appraiser is not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been made previously thereto. If the appraiser(s) is subpoenaed pursuant to court order, the client will be required to compensate said appraiser(s) for his time at his regular hourly rates plus expenses.

All opinions, as to values stated, are presented as the appraiser's considered opinion based on the information set forth in the report. We assume no responsibility for changes in market conditions or for the inability of the client or any other party to achieve their desired results based upon the appraised value. Further, some of the assumptions made can be subject to variation depending upon evolving events. We realize some assumptions may never occur and unanticipated events or circumstances may occur. Therefore, actual results achieved during the projection period may vary from those in our report.

Appraisals made subject to satisfactory completion of construction, repairs, alterations, remodeling or rehabilitation, are contingent upon completion of such work in a timely manner using good quality materials and workmanship and in substantial conformity to plans or descriptions or attachments made hereto.

Unless otherwise noted, it is assumed that the construction and use of the appraised property, if improved, complies with all public authorities having jurisdiction, including, but not limited to, the National Environmental Protection Act, and any other applicable federal, state, municipal, and local environmental impact or energy laws or regulations.

This report should not be used or relied upon by any other party except the client to whom the report is addressed. Any party who uses or relies upon any information in the report without the preparer's written consent, does so at his own risk. The Appraiser/consultant responsibility is limited to the client, and use of this appraisal by third parties shall be solely at the risk of the client and/or third parties.



A signatory of this appraisal report is a member or affiliate of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this was prepared. Selected portions of this appraisal report, however, shall not be given to third parties without prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this appraisal report. This restriction applies particularly to the valuation conclusions, the identity of the appraisers, or any reference to the Appraisal Institute, or to the MAI, SRA, or SRPA designations.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. It presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated. The appraiser is not responsible for unauthorized use of this report.

**CERTIFICATE**

The undersigned, representing POLACH APPRAISAL GROUP, INC., do hereby certify that, to the best of our knowledge and belief:

The statements of fact contained in this appraisal report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and represent the personal, impartial, and unbiased professional analyses, opinions, and conclusions of the undersigned.

We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

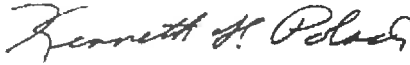
The following persons from among the undersigned have made a personal visual observation of the property that is the subject of this appraisal report on the date(s) indicated:

Mark K. Polach on August 1, 2023

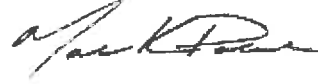
No one provided significant real property appraisal assistance to the person(s) signing this certification.

This appraisal report includes 71 sheets, which are made an integral part of this report.

IN WITNESS WHEREOF, THE UNDERSIGNED has caused these statements to be signed and attested to on September 28, 2023.



Kenneth F. Polach, MAI, SRA  
Illinois Certified General Appraiser  
IL Cert No. 553.000340 Exp. 9/30/2025



Mark K. Polach  
Illinois Certified General Appraiser  
IL Cert No. 553.001545 Exp. 9/30/2025

As of the date of this report, Kenneth F. Polach has completed the continuing education program for Designated Members of the Appraisal Institute.

As of the date of this report, Mark K. Polach has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

We have not provided any previous services regarding the subject property, including an appraisal, within the three years prior to this assignment.

**APPRAISER'S QUALIFICATION SUMMARY**

**\*\*\* KENNETH F. POLACH, MAI, SRA \*\*\***

Kenneth F. Polach, President of the Polach Appraisal Group, Inc., has been engaged in the profession of real estate appraising and consulting since 1969 in the Chicago Metropolitan Area, including Cook, DuPage, Will, Lake, McHenry, Kane and Kendall counties, and has also completed assignments in other sections of the United States. He holds the professional designations MAI and SRA from the Appraisal Institute.

His experience includes market value appraisals on varied property types for acquisition, grant application, condemnation, mortgage, estate, real estate tax, historic preservation, and other purposes. Property types appraised and studies conducted include residential, commercial, industrial and special purpose properties, as well as highest and best use studies and impact studies. He has qualified as an expert witness in the Circuit Courts of Cook, DuPage, Kane, Lake, McHenry and Will counties in Illinois as well as in Federal Court. Mr. Polach has testified at Illinois Commerce Commission as well as municipal and county zoning hearings.

From June 1974 to December 1993, Mr. Polach was associated with and was appointed Executive Vice President of William A. McCann & Associates, Inc. From July 1972 to May 1974, Mr. Polach held the position of staff appraiser for a major suburban bank. He was responsible for the appraisal of residential, commercial, industrial and special purpose properties used as security for mortgage loans, as well as being involved in loan processing and servicing.

From September 1969 through July 1972, Mr. Polach was employed by the State of Illinois, Department of Public Works and Buildings, Division of Highways, Bureau of Right-of-Way. The positions he held with the State were Engineering Technician, and Right-of-Way Agent and Appraiser. His duties as an appraiser included the review and acceptance of appraisal reports on various residential, commercial, industrial and special purpose properties for highway acquisition.

Mr. Polach's educational background includes attendance at Roosevelt University resulting in the attainment of a Bachelor of Science Degree with a major in Engineering Science. Further studies at Roosevelt University resulted in the attainment of a Masters Degree in Business Administration.

Mr. Polach's specialized education includes real estate appraisal courses and various seminars and workshops given by the Appraisal Institute and other professional organizations. These courses covered the principles of appraising residential, commercial, industrial and special purpose properties and related topics. He also attended the National School of Real Estate Finance sponsored by the American Bankers Association at Ohio State University.

Mr. Polach has been qualified and has acted as an Arbitration Judge in alternative dispute resolution.

He was a contributor and panelist for the Seminar titled Vapor Intrusion: Law, Medicine and Science at the Law offices of Barnes & Thornburg.

Mr. Polach's professional affiliations include membership in the Appraisal Institute, with the designations of MAI and SRA. He is a Senior Member of the National Association of Review Appraisers with the designation of CRA, and he is a Member of the National Association of Realtors.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. Mr. Polach has completed the requirements of the continuing education program of the Appraisal Institute.

Mr. Polach is currently a State Certified General Appraiser in the State of Illinois and the State of Indiana.

Mr. Polach has been on the State of Illinois Approved Appraiser List as well as the State of Illinois Approved Review Appraiser List for approximately 50 years and has worked on State of Illinois Projects and Local Public Agency Projects during that time.

**APPRAISER'S QUALIFICATION SUMMARY**

**\*\*\* MARK K. POLACH \*\*\***

Mark K. Polach joined the appraisal staff of Polach Appraisal Group, Inc. in 1996. Since joining the firm, his experience has included market value appraisals of various residential, commercial, industrial, special use, and vacant land properties. These appraisals have been used for relocation, mortgage, condemnation, acquisition, easement and tax appeal purposes. Assignments have also included appraisals and studies of real estate located in Cook, DuPage, Grundy, Lake, Kane, Kendall, McHenry and Will counties. Mr. Polach has performed special impact studies in metropolitan Chicago and surrounding communities to determine the effect of large retail stores and shopping centers on the value, marketability, and rate of appreciation of residential properties.

He has qualified as an expert witness and testified in the Circuit Court of DuPage, Cook, Kane, McHenry and Lake Counties. Mr. Polach has also presented expert testimony in cases before DuPage County, Cook County Zoning and the City of Chicago Zoning Board of Appeals.

Mr. Polach has been on the State of Illinois Approved Appraiser List as well as the State of Illinois Approved Review Appraiser List for approximately 20 years and has worked on State of Illinois Projects and Local Public Agency Projects during that time.

Mr. Polach is an alternate member of the Lake County Illinois Board of Review and has heard testimony on written appeals on real estate parcels that are claimed to be over-assessed or under-assessed. He has heard oral testimony and provided decisions involving hundreds of properties.

Mr. Polach was a contributor and panelist for the Seminar titled Vapor Intrusion: Law, Medicine and Science at the Law offices of Barnes & Thornburg. He has testified in court as to the diminution in value as a result of environmental impacts.

Assignments have included restaurants, gas stations, shopping centers, churches, agricultural use land, apartment complexes, large office buildings, schools, hotels, single-family and multi-family residences, quarry properties, zoning impact studies as well as highest and best use studies for proposed residential, office, townhouse, commercial, mixed use, and retirement developments in the Chicagoland area. He has also performed tax assessment studies for various types of commercial and special purpose property types and performed appraisals for permanent and temporary easements. Assignments have also included leasehold and leased fee interest valuations as well as retrospective values. More notable assignments have included the Willis Tower, O'Hare Airport, a UPS processing facility containing more than 2 million square feet of building area, large shopping malls and retail, trucking and distribution facilities, etc. He has written numerous Yellow Book appraisals which are completed to Federal Standards.

Mr. Polach attended the University of Dayton resulting in the attainment of a Bachelor of Arts Degree. Mr. Polach's specialized education includes the successful completion of and passing grades on examinations for all of the Appraisal Institute courses necessary towards the MAI designation. He has attended numerous Appraisal Institute's Seminars including the most recent "Conditions of the Chicago Real Estate Market."

Mr. Polach is attending the University of St. Thomas Graduate School of Business and working toward his Master of Science in Real Estate Appraisal. This includes the successful completion of the courses Legal Issues in Valuation, Effective Communication, Statistical Analysis for Real Estate Appraisal, Market Analysis and Feasibility Studies and Advanced Topics in Real Estate Appraisal which included such topics as highest and best use analysis; regional shopping centers; condemnation; environmental impact; utility easements; subdivision analysis; and business valuation.

As a representative of the Appraisal Institute Mr. Polach has also attended the Leadership Development and Advisory Council in Washington D.C. and lobbied on behalf of the Appraisal Institute. He is a Region Representative alternate as well on the Public Relations Committee for the Chicago Chapter of the Appraisal Institute. Mr. Polach is on the Illinois Department of Transportation approved appraisers and approved review appraisers lists. Mr. Polach is a Candidate for the MAI Designation of the Appraisal Institute and is currently licensed as a State Certified General Real Estate Appraiser in the State of Illinois, the State of Indiana, the State of Michigan and the State of Wisconsin.



**VILLAGE OF BURR RIDGE**  
**APPLICATION FOR BUILDING AND USE PERMIT**

DATE June 13, 1985

No. 1890

**TYPE OR PRINT WITH BALL POINT PEN**

APPLICATION IS HEREBY MADE FOR PERMISSION FOR

☒ THE ERECTION OF,

☐ ALTERATION OF,

☐ ADDITION TO,

**NEW VILLAGE HALL AND POLICE STATION**

SUBDIVISION Robert Bartlett's  
Hinsdale Country Side LOT 37, 38, 39 BLOCK \_\_\_\_\_  
IN \_\_\_\_\_ SECTION 25 T 38 N.R. 11 E OF THE 3RD PM.

ESTIMATED VALUATION \$1,200,000.00 DOLLARS

EXAMINATION OF PLANS \_\_\_\_\_

CUBIC CONTENT 317,046 CUBIC FEET.

PLUMBING

28 FIXTURES

HEATING SYSTEM

412 OUTLETS

ELECTRICAL

SEPTIC SYSTEM

WELL

ACCESS DRIVEWAY

ENGINEERING SERVICES

CERTIFICATE OF OCCUPANCY

TOTAL

Downers Grove Twp

120.00

1,392.25

84.00

70.00

154.80

10.00

100.00

5.00

\$ 1,866.05

OWNER Village of Burr Ridge TEL. 325-0420

ADDRESS 220 West 75th Street, Burr Ridge, Illinois 60521

ARCHITECT Interplan Practice, Ltd. TEL. 257-7736

ADDRESS Route 83 at Route 171 South, Lemont, Illinois 60439

GENERAL CONTRACTOR \_\_\_\_\_ TEL. \_\_\_\_\_

ADDRESS \_\_\_\_\_

In consideration of the issuance of said permit, I agree that, in the erection and use of the structure covered by said permit, I will conform to the regulations set forth in the zoning, water supply and sewage disposal, and building ordinances of the Village of Burr Ridge, and I also agree that all work performed under said permit will be in accordance with the plans and plat diagram which accompanies this application, except for changes as may be authorized by the Building Official and that I will use the building only for the purpose of Civic Administration and Police Station

[Signature]  
SIGNATURE OF OWNER OR AUTHORIZED AGENT

PERMIT NO. 1890

HEALTH PERMIT 13380

ISSUED 10-21-85

ADDRESS 7660 South County Line Road

ISSUED Nov 1 19 85

APPROVED [Signature]

DATE 7/15/85

BY [Signature]

TITLE Deputy Clerk

**APPLICATION FOR BUILDING AND  
USE PERMIT IS THE ONLY THING THAT  
WAS IMAGED IN THIS PERMIT FILE.**



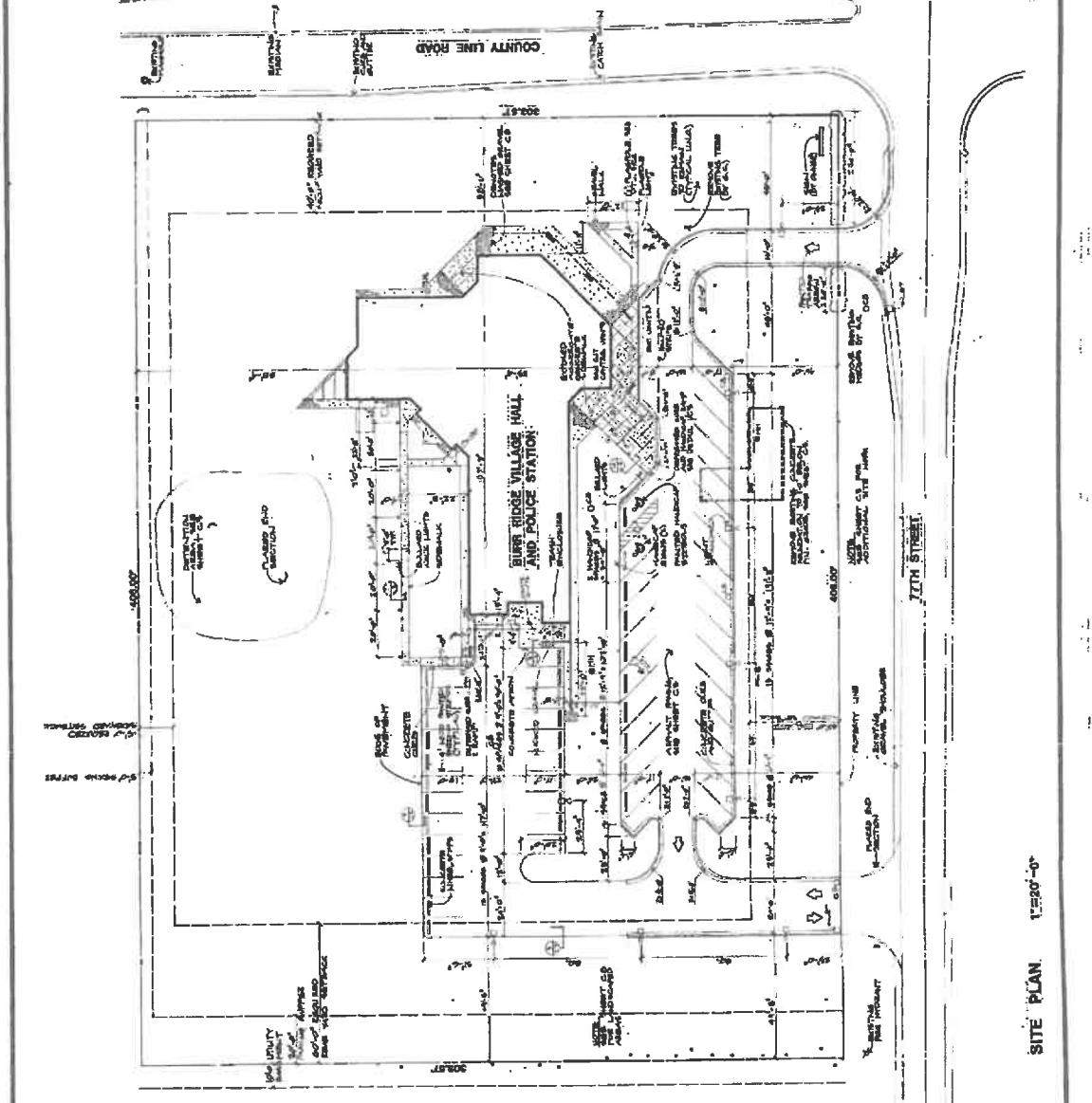




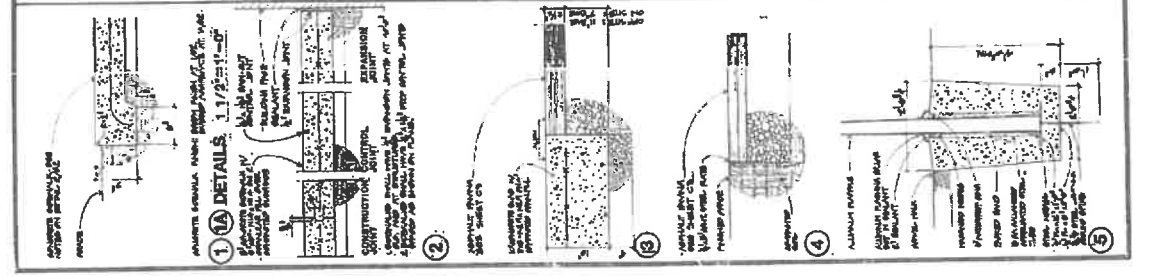
THE WITZELL-PAULIN PARTNERSHIP, L.P.  
 ARCHITECTS  
 1700 N. 10TH STREET, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100  
 WWW.WITZELL-PAULIN.COM

# **BURR RIDGE VILLAGE HALL AND POLICE STATION** 17TH ST. & COUNTY LINE RD. BURR RIDGE, ILLINOIS

DATE: 11/15/11  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 11-001



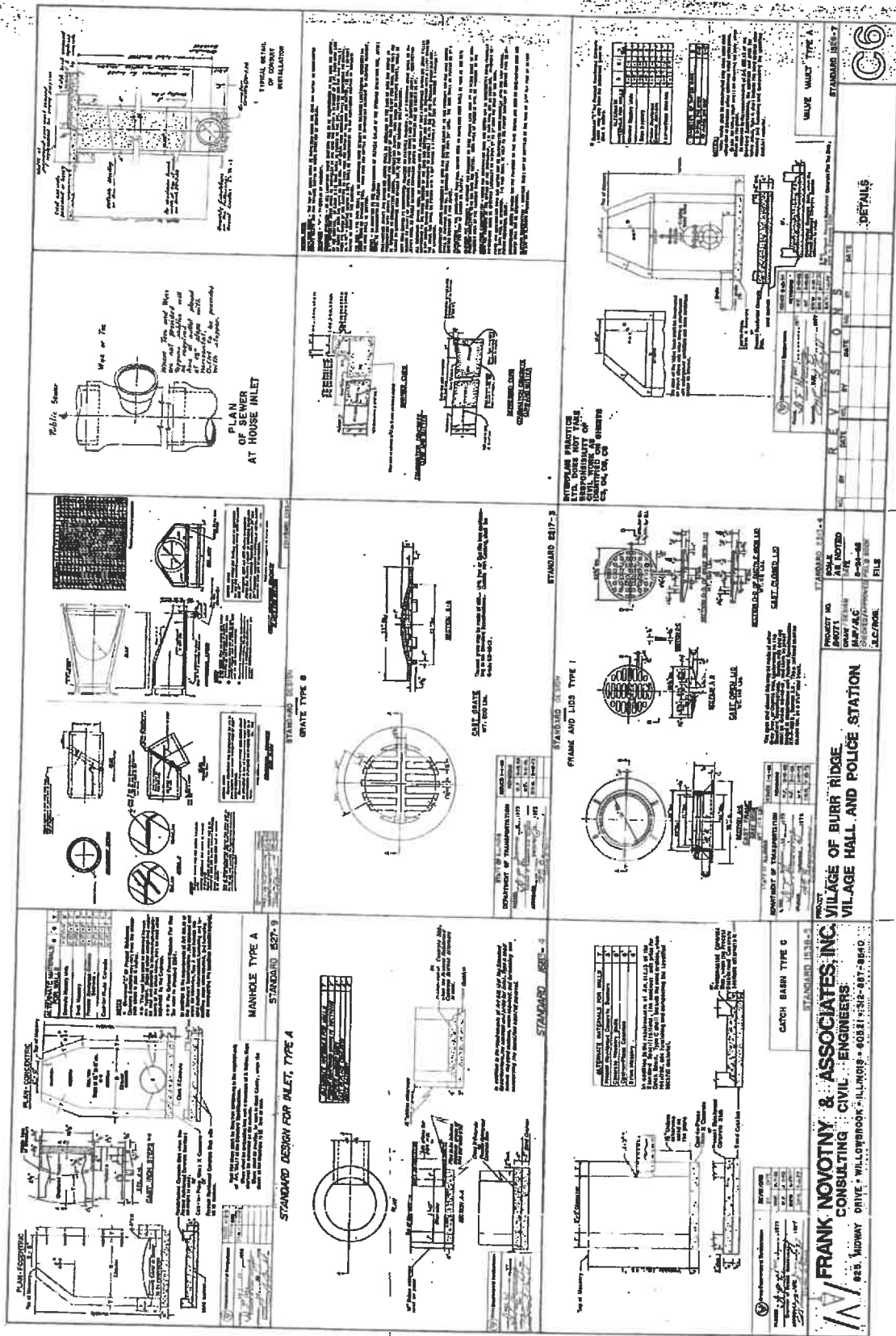
**SITE PLAN 1"=30'-0"**







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**77TH ST. & COUNTY LINE RD.**  
**BURR RIDGE, ILLINOIS**

**BURR RIDGE VILLAGE HALL AND POLICE STATION**

**77TH STREET**

**COUNTY LINE ROAD**

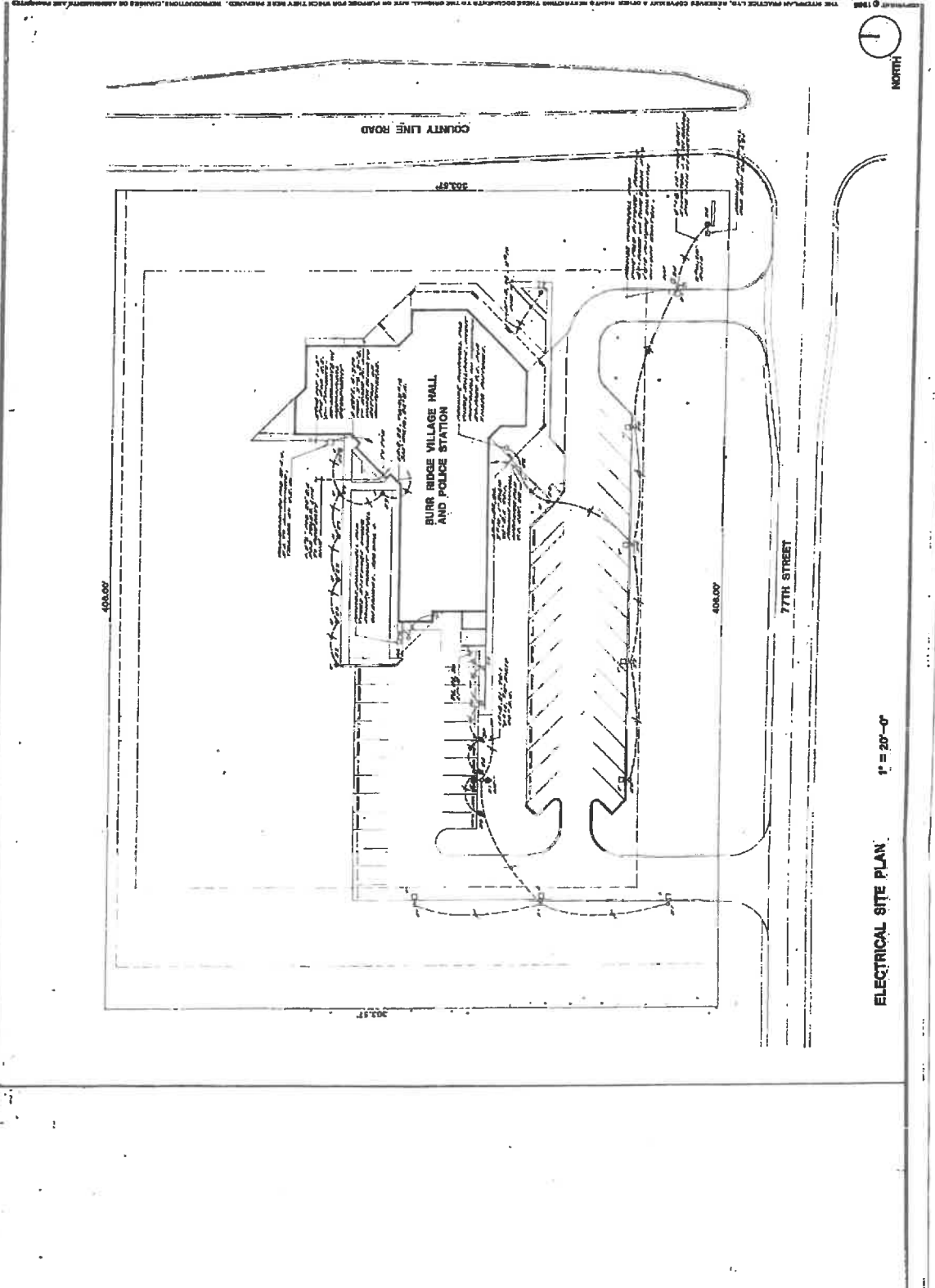
THE ARCHITECTURAL FIRM, INC. RESERVES COPYRIGHT A DESIGN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN METERS.

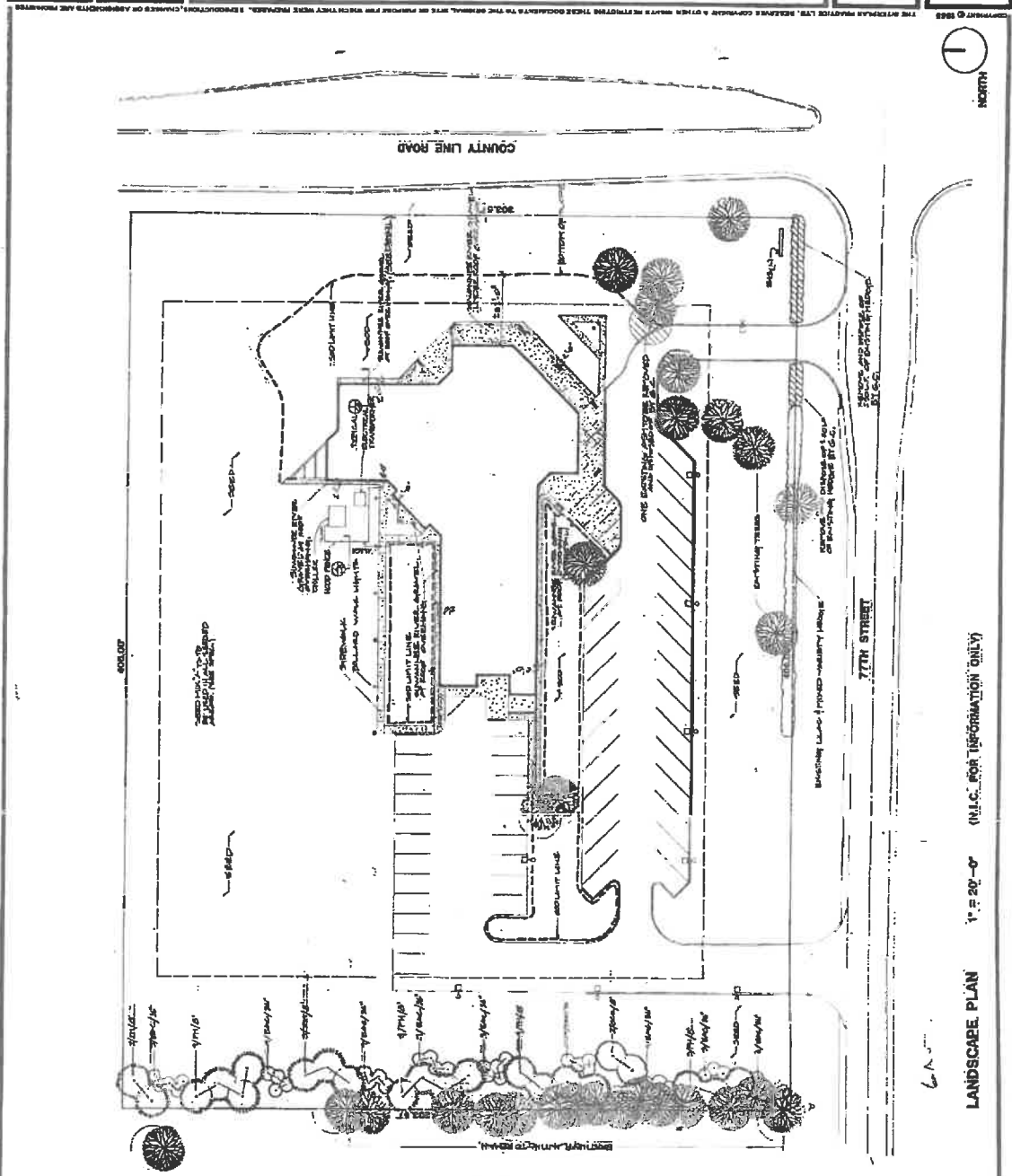
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



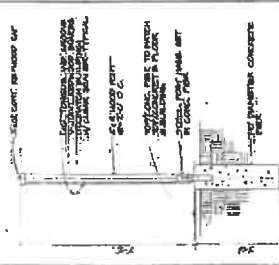




LANDSCAPE PLAN  
1" = 20'-0"  
(N.I.C. FOR INFORMATION ONLY)

PLANT LIST		
Box	Botanical Name (Common Name)	Size
CC2	CRISTATA CRABAPPLE (October-November)	6"
CC4	CRISTATA CRABAPPLE (Compact Bearing Bush)	30"
PH	PLANTAIN (American Plant)	6"

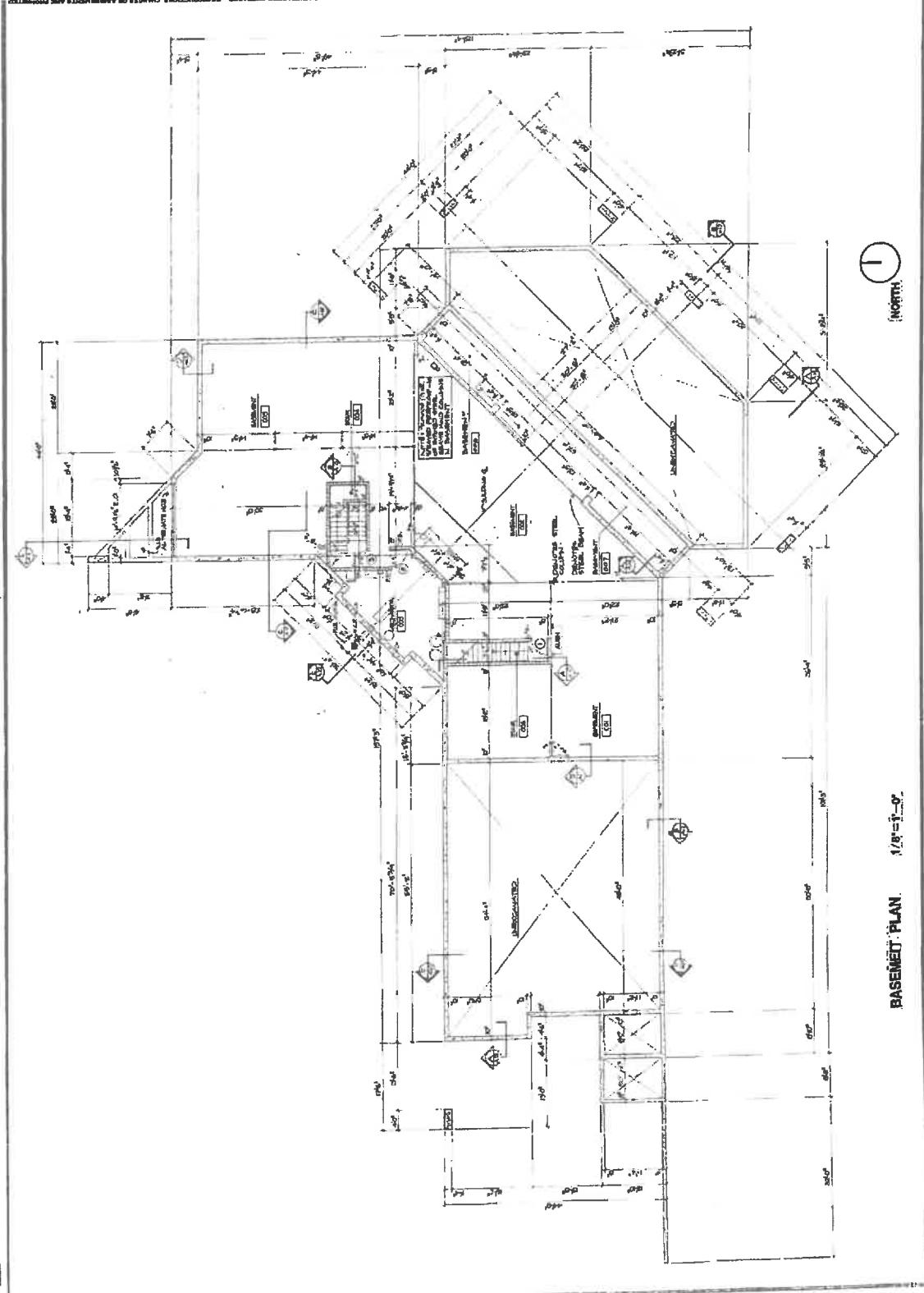
1. GRAVEL STRIP DETAIL



2. FENCE DETAIL: 1/2" x 1/2"

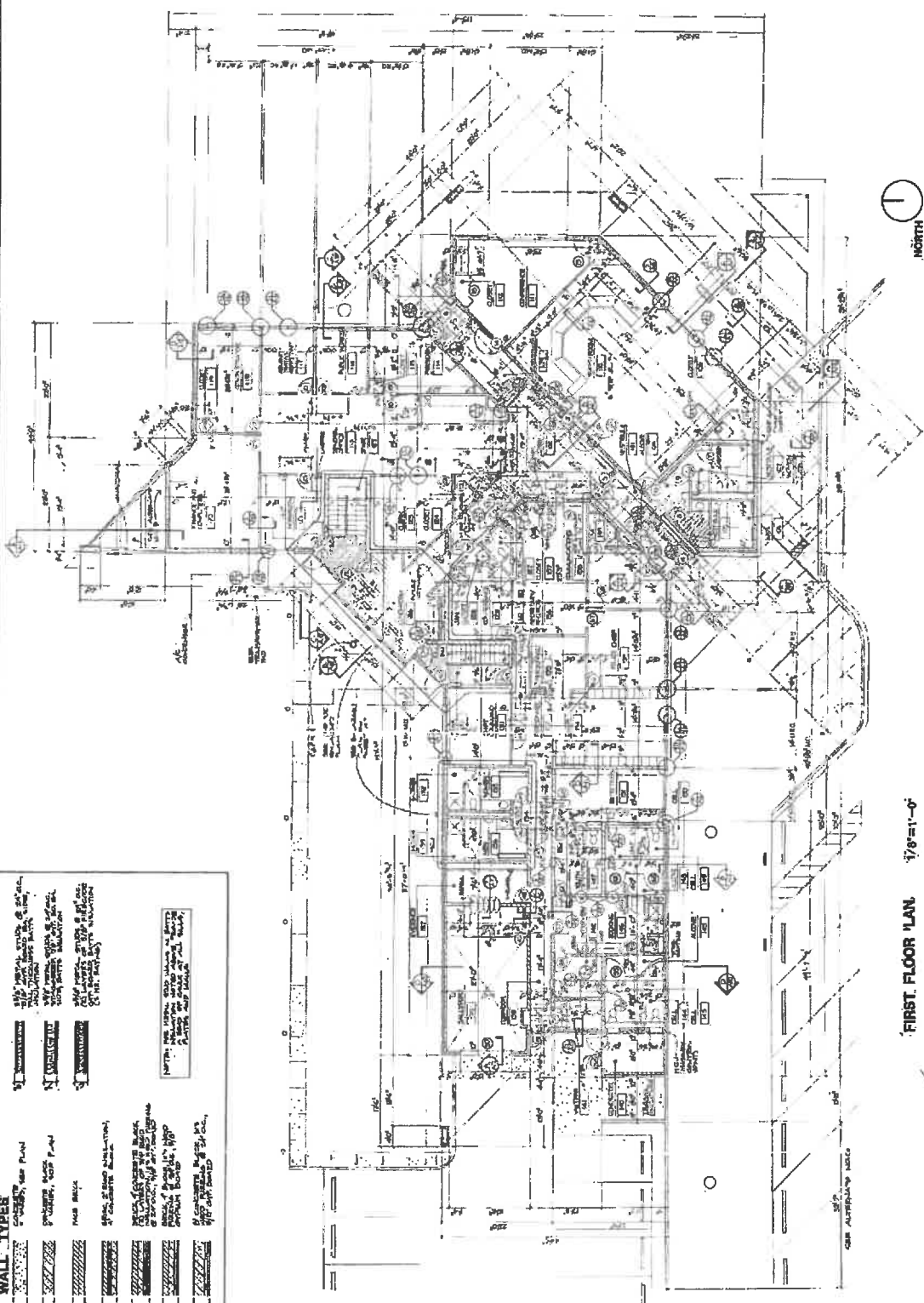
— **Davis and Associates, Ltd.**







178°=1'-0"



## WALL TYPES

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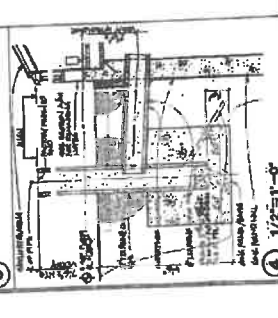
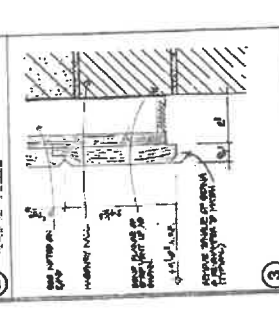
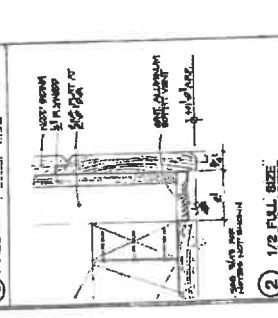
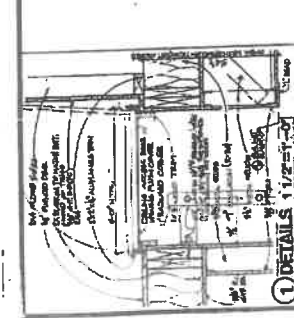
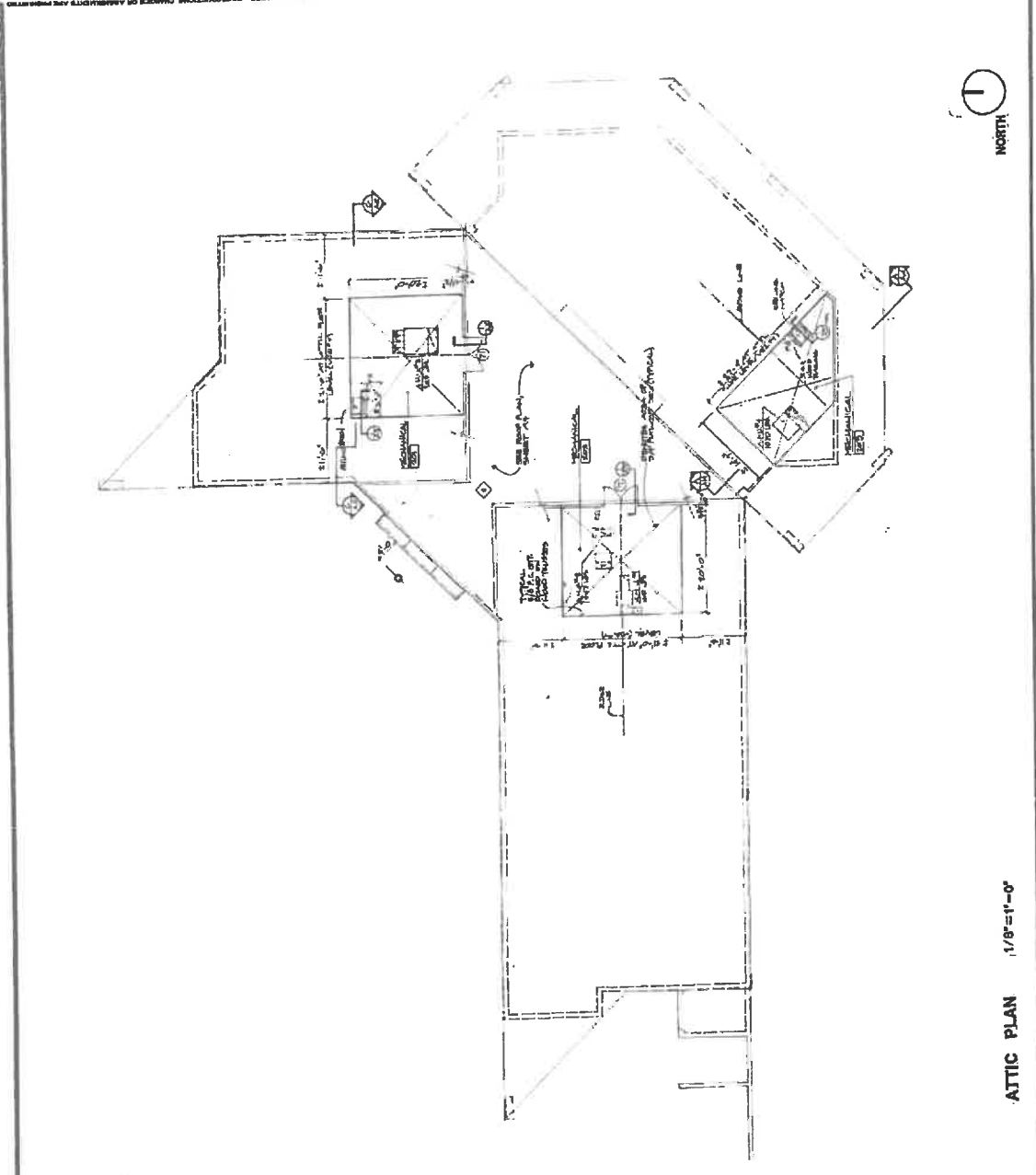


# BURR RIDGE VILLAGE HALL AND POLICE STATION 77TH ST. & COUNTY LINE RD. BURR RIDGE, ILLINOIS

SHEET NO. 1  
 OF 1

A3

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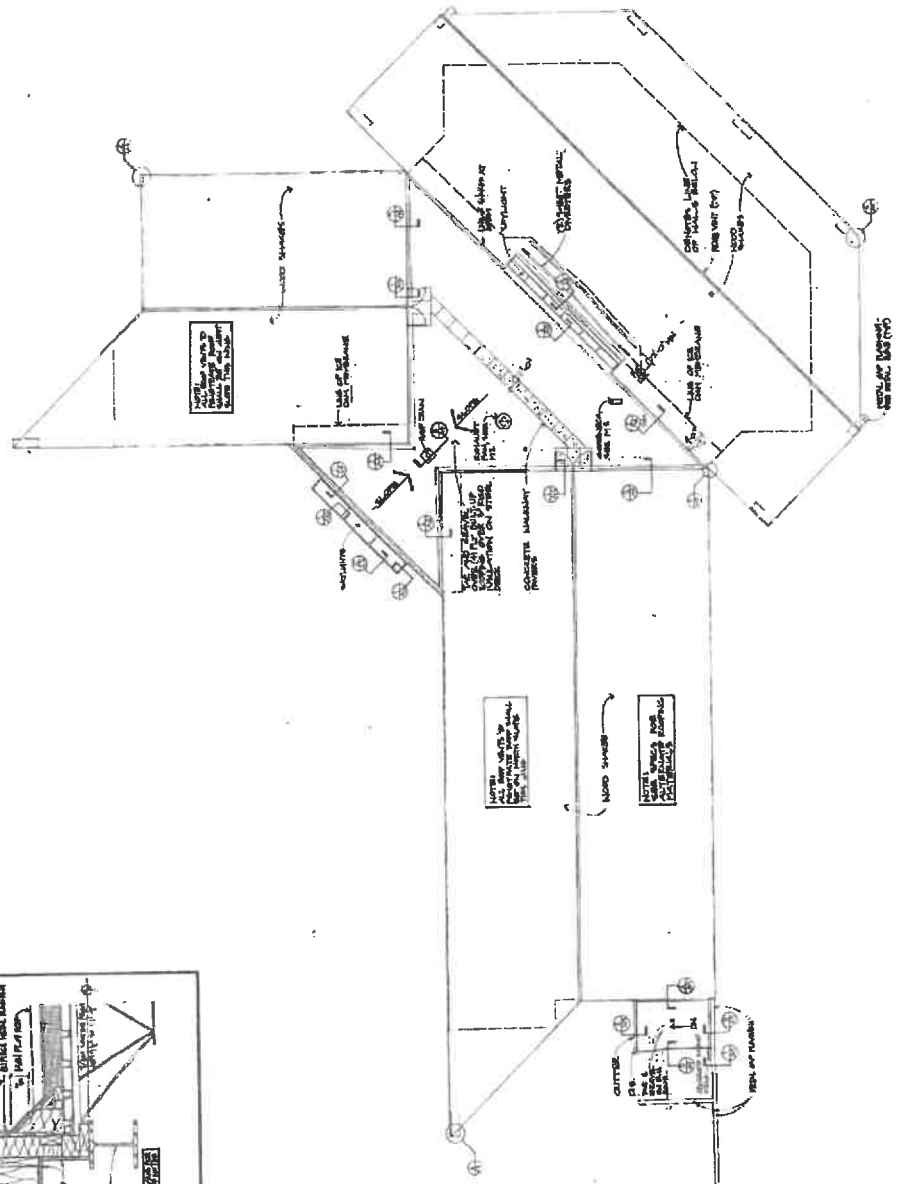


**A4**

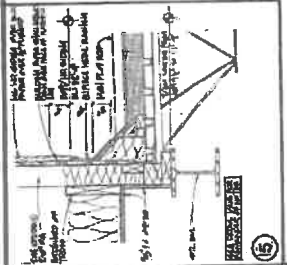
**BURR RIDGE VILLAGE HALL AND POLICE STATION**  
 77TH ST. & COUNTY LINE RD. BURR RIDGE, ILLINOIS

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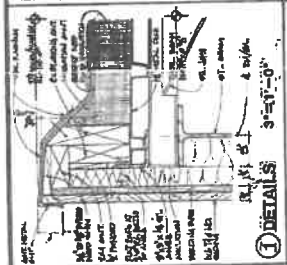
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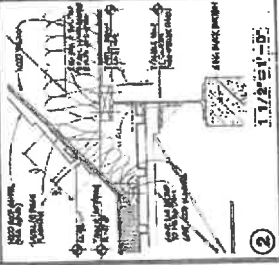
**ROOF PLAN** 1/8" = 1'-0"



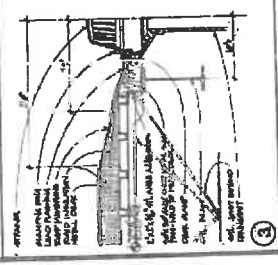
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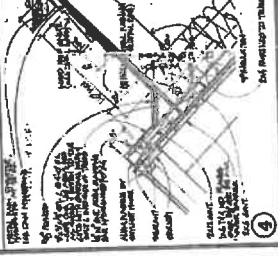
**2**



**3**



**4**



**5**

BUENA VISTA  
AND POLICE STATION

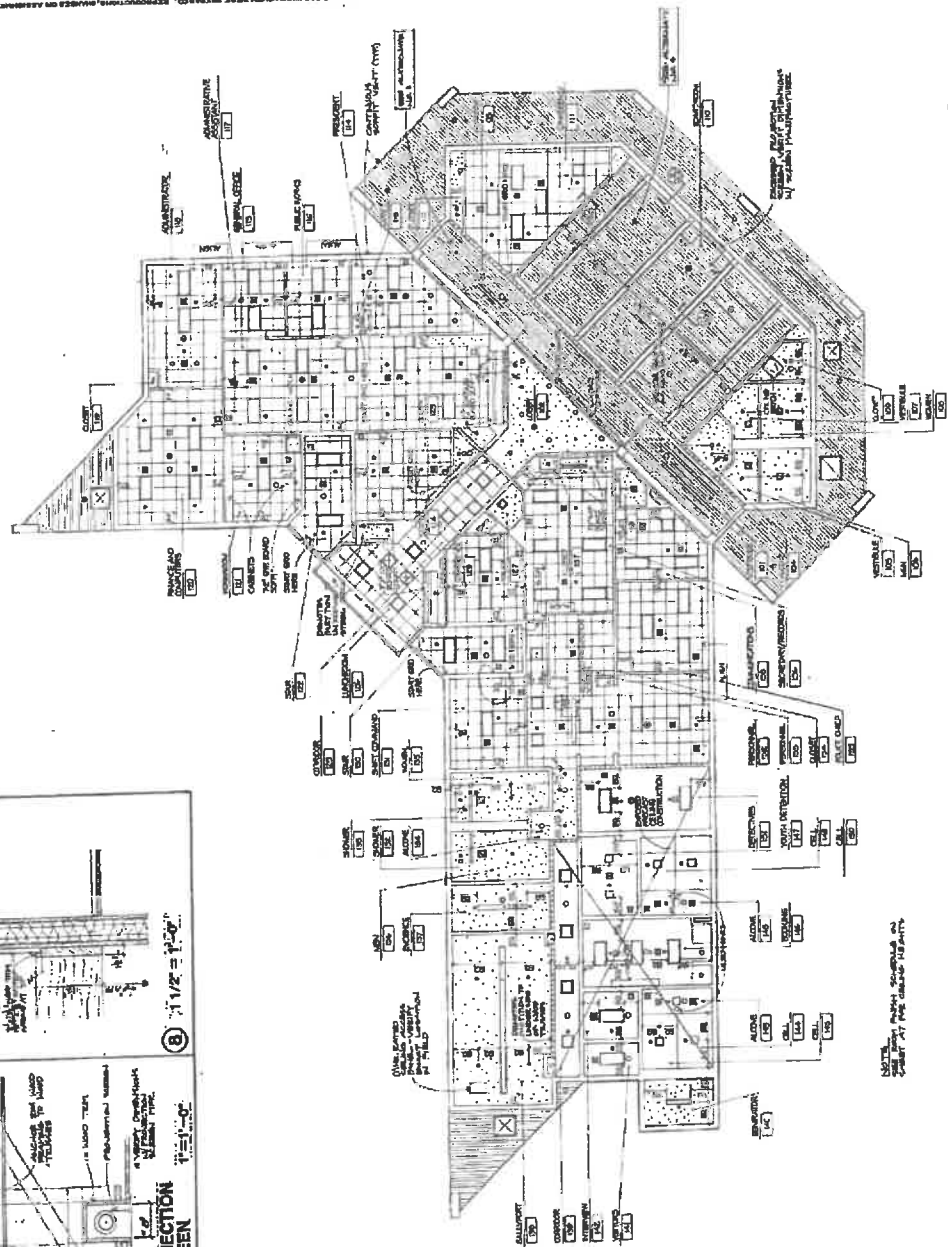
0. - BURR RIDGE, ILLINOIS

**G**

1. The research on the effects of the 1970s on the economy is still in progress. The effects of the 1970s on the economy are still in progress.

$$\bar{1}/\theta^{\circ} = 1^{\circ} - 0^{\circ}$$

## REFLECTED CEILING PLAN



⑧  $1\frac{1}{2} = 1.5$

**PROJECTION  
SCREEN**

1 BEAM DETAIL. 1 1/2" x 1'-0"

**2 WOOD SIDING DETAILS**

REFLECTED CEILING KEY

- ☐ 3/4" fluorescent light fixture  
☐ 2' x 4' fluorescent light fixture  
☐ 1" square halogen heat pot-22  
☐ fluorescent strip  
☐ recessed light fixture  
☐ access panel  
☐ main supply breaker  
☐ main return/ground cable  
☐ 1/2" x 1/2" panel  
☐ 3/4" x 1/2" x 1/2" panel  
☐ 1/2" x 1/2" x 1/2" panel



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NOTE: THESE WALL COVERS VINYL WALL COVERING AND CARPET  
REMOVED AND REPAIRED BY CHASE, (N.C.)

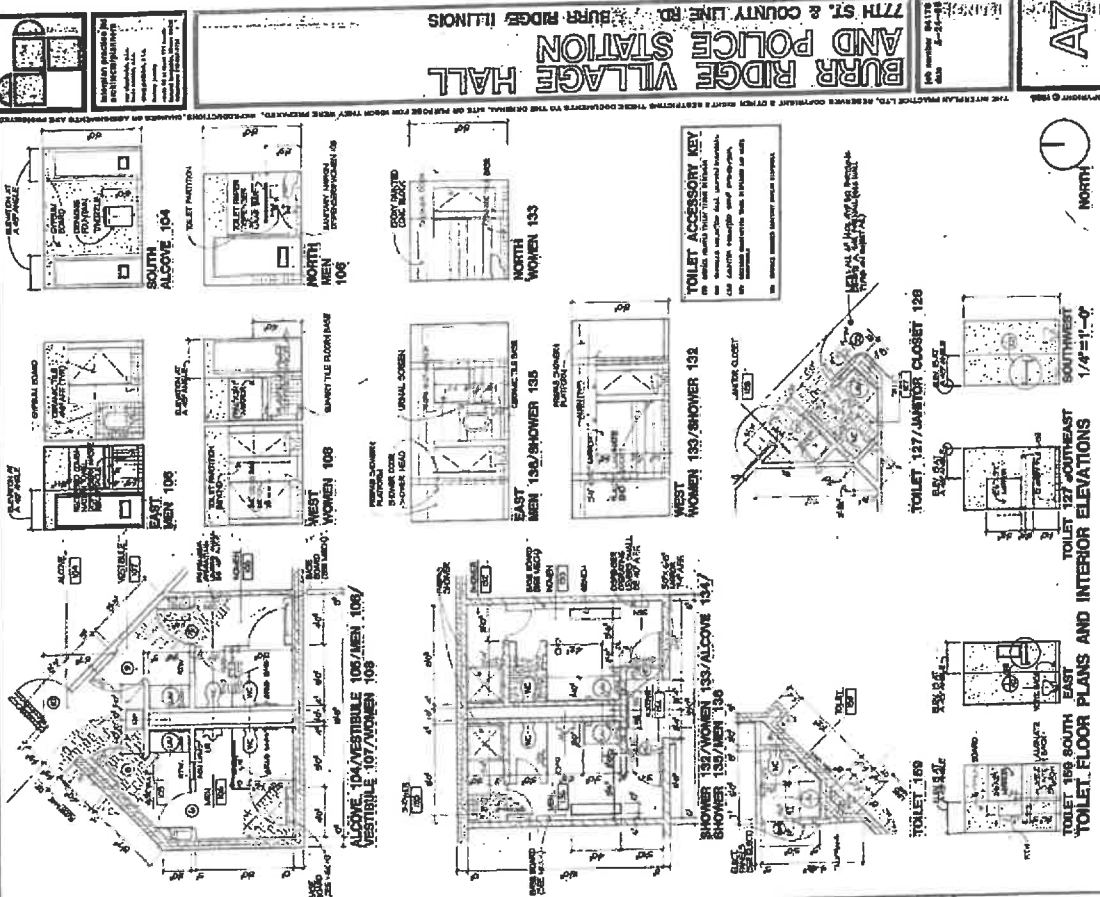
[illegible]

## ABBREVIATIONS

- [illegible]

5. **Explain.**

- |      |                  |      |                      |
|------|------------------|------|----------------------|
| 2722 | ACUSTICAL TILE   | 2725 | ROCK INSULATION      |
| 2723 | ACUSTICAL PANELS | 2726 | ROCK WOOL            |
| 2724 | ACUSTICAL BOARD  | 2727 | ROCK WOOL INSULATION |
| 2725 | ACUSTICAL TILE   | 2728 | ROCK WOOL INSULATION |
| 2726 | ACUSTICAL PANELS | 2729 | ROCK WOOL INSULATION |
| 2727 | ACUSTICAL BOARD  | 2730 | ROCK WOOL INSULATION |
| 2728 | ACUSTICAL TILE   | 2731 | ROCK WOOL INSULATION |
| 2729 | ACUSTICAL PANELS | 2732 | ROCK WOOL INSULATION |
| 2730 | ACUSTICAL BOARD  | 2733 | ROCK WOOL INSULATION |
| 2731 | ACUSTICAL TILE   | 2734 | ROCK WOOL INSULATION |
| 2732 | ACUSTICAL PANELS | 2735 | ROCK WOOL INSULATION |
| 2733 | ACUSTICAL BOARD  | 2736 | ROCK WOOL INSULATION |
| 2734 | ACUSTICAL TILE   | 2737 | ROCK WOOL INSULATION |
| 2735 | ACUSTICAL PANELS | 2738 | ROCK WOOL INSULATION |
| 2736 | ACUSTICAL BOARD  | 2739 | ROCK WOOL INSULATION |
| 2737 | ACUSTICAL TILE   | 2740 | ROCK WOOL INSULATION |
| 2738 | ACUSTICAL PANELS | 2741 | ROCK WOOL INSULATION |
| 2739 | ACUSTICAL BOARD  | 2742 | ROCK WOOL INSULATION |
| 2740 | ACUSTICAL TILE   | 2743 | ROCK WOOL INSULATION |
| 2741 | ACUSTICAL PANELS | 2744 | ROCK WOOL INSULATION |
| 2742 | ACUSTICAL BOARD  | 2745 | ROCK WOOL INSULATION |
| 2743 | ACUSTICAL TILE   | 2746 | ROCK WOOL INSULATION |
| 2744 | ACUSTICAL PANELS | 2747 | ROCK WOOL INSULATION |
| 2745 | ACUSTICAL BOARD  | 2748 | ROCK WOOL INSULATION |
| 2746 | ACUSTICAL TILE   | 2749 | ROCK WOOL INSULATION |
| 2747 | ACUSTICAL PANELS | 2750 | ROCK WOOL INSULATION |
| 2748 | ACUSTICAL BOARD  | 2751 | ROCK WOOL INSULATION |
| 2749 | ACUSTICAL TILE   | 2752 | ROCK WOOL INSULATION |
| 2750 | ACUSTICAL PANELS | 2753 | ROCK WOOL INSULATION |
| 2751 | ACUSTICAL BOARD  | 2754 | ROCK WOOL INSULATION |
| 2752 | ACUSTICAL TILE   | 2755 | ROCK WOOL INSULATION |
| 2753 | ACUSTICAL PANELS | 2756 | ROCK WOOL INSULATION |
| 2754 | ACUSTICAL BOARD  | 2757 | ROCK WOOL INSULATION |
| 2755 | ACUSTICAL TILE   | 2758 | ROCK WOOL INSULATION |
| 2756 | ACUSTICAL PANELS | 2759 | ROCK WOOL INSULATION |
| 2757 | ACUSTICAL BOARD  | 2760 | ROCK WOOL INSULATION |
| 2758 | ACUSTICAL TILE   | 2761 | ROCK WOOL INSULATION |
| 2759 | ACUSTICAL PANELS | 2762 | ROCK WOOL INSULATION |
| 2760 | ACUSTICAL BOARD  | 2763 | ROCK WOOL INSULATION |
| 2761 | ACUSTICAL TILE   | 2764 | ROCK WOOL INSULATION |
| 2762 | ACUSTICAL PANELS | 2765 | ROCK WOOL INSULATION |
| 2763 | ACUSTICAL BOARD  | 2766 | ROCK WOOL INSULATION |
| 2764 | ACUSTICAL TILE   | 2767 | ROCK WOOL INSULATION |
| 2765 | ACUSTICAL PANELS | 2768 | ROCK WOOL INSULATION |
| 2766 | ACUSTICAL BOARD  | 2769 | ROCK WOOL INSULATION |
| 2767 | ACUSTICAL TILE   | 2770 | ROCK WOOL INSULATION |
| 2768 | ACUSTICAL PANELS | 2771 | ROCK WOOL INSULATION |
| 2769 | ACUSTICAL BOARD  | 2772 | ROCK WOOL INSULATION |
| 2770 | ACUSTICAL TILE   | 2773 | ROCK WOOL INSULATION |
| 2771 | ACUSTICAL PANELS | 2774 | ROCK WOOL INSULATION |
| 2772 | ACUSTICAL BOARD  | 2775 | ROCK WOOL INSULATION |
| 2773 | ACUSTICAL TILE   | 2776 | ROCK WOOL INSULATION |
| 2774 | ACUSTICAL PANELS | 2777 | ROCK WOOL INSULATION |
| 2775 | ACUSTICAL BOARD  | 2778 | ROCK WOOL INSULATION |
| 2776 | ACUSTICAL TILE   | 2779 | ROCK WOOL INSULATION |
| 2777 | ACUSTICAL PANELS | 2780 | ROCK WOOL INSULATION |
| 2778 | ACUSTICAL BOARD  | 2781 | ROCK WOOL INSULATION |
| 2779 | ACUSTICAL TILE   | 2782 | ROCK WOOL INSULATION |
| 2780 | ACUSTICAL PANELS | 2783 | ROCK WOOL INSULATION |
| 2781 | ACUSTICAL BOARD  | 2784 | ROCK WOOL INSULATION |
| 2782 | ACUSTICAL TILE   | 2785 | ROCK WOOL INSULATION |
| 2783 | ACUSTICAL PANELS | 2786 | ROCK WOOL INSULATION |
| 2784 | ACUSTICAL BOARD  | 2787 | ROCK WOOL INSULATION |
| 2785 | ACUSTICAL TILE   | 2788 | ROCK WOOL INSULATION |
| 2786 | ACUSTICAL PANELS | 2789 | ROCK WOOL INSULATION |
| 2787 | ACUSTICAL BOARD  | 2790 | ROCK WOOL INSULATION |
| 2788 | ACUSTICAL TILE   | 2791 | ROCK WOOL INSULATION |
| 2789 | ACUSTICAL PANELS | 2792 | ROCK WOOL INSULATION |
| 2790 | ACUSTICAL BOARD  | 2793 | ROCK WOOL INSULATION |
| 2791 | ACUSTICAL TILE   | 2794 | ROCK WOOL INSULATION |
| 2792 | ACUSTICAL PANELS | 2795 | ROCK WOOL INSULATION |
| 2793 | ACUSTICAL BOARD  | 2796 | ROCK WOOL INSULATION |
| 2794 | ACUSTICAL TILE   | 2797 | ROCK WOOL INSULATION |
| 2795 | ACUSTICAL PANELS | 2798 | ROCK WOOL INSULATION |
| 2796 | ACUSTICAL BOARD  | 2799 | ROCK WOOL INSULATION |
| 2797 | ACUSTICAL TILE   | 2800 | ROCK WOOL INSULATION |
| 2798 | ACUSTICAL PANELS | 2801 | ROCK WOOL INSULATION |
| 2799 | ACUSTICAL BOARD  | 2802 | ROCK WOOL INSULATION |
| 2800 | ACUSTICAL TILE   | 2803 | ROCK WOOL INSULATION |
| 2801 | ACUSTICAL PANELS | 2804 | ROCK WOOL INSULATION |
| 2802 | ACUSTICAL BOARD  | 2805 | ROCK WOOL INSULATION |
| 2803 | ACUSTICAL TILE   | 2806 | ROCK WOOL INSULATION |
| 2804 | ACUSTICAL PANELS | 2807 | ROCK WOOL INSULATION |



77TH ST. & COUNTY LINE RD. BURR RIDGE, ILLINOIS

A7

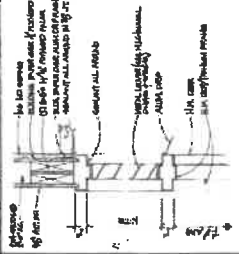
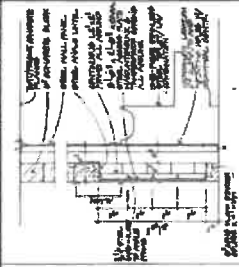
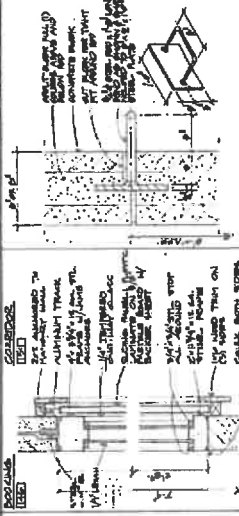


**TOILET ACCESSORY KEY**  
 The series multi-throw "Tide Inside" —  
 an electrically actuated, jammed handle  
 can be used to open the toilet bowl  
 when the handle is jammed. The handle  
 is made of stainless steel and is  
 available in 1/2" and 3/4" sizes.

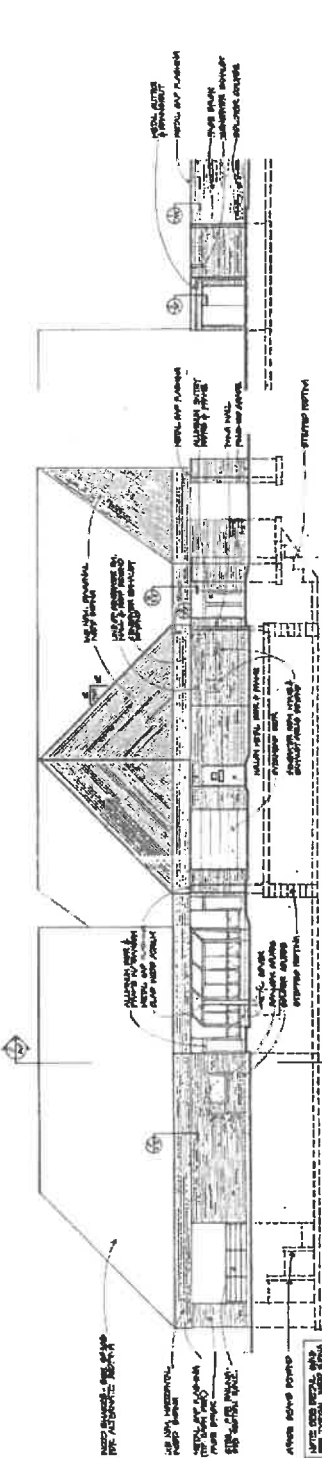
TOILET 159 SOUTH EAST  
TOILET 127 SOUTHEAST  
TOILET FLOOR PLANS AND INTERIOR ELEVATIONS



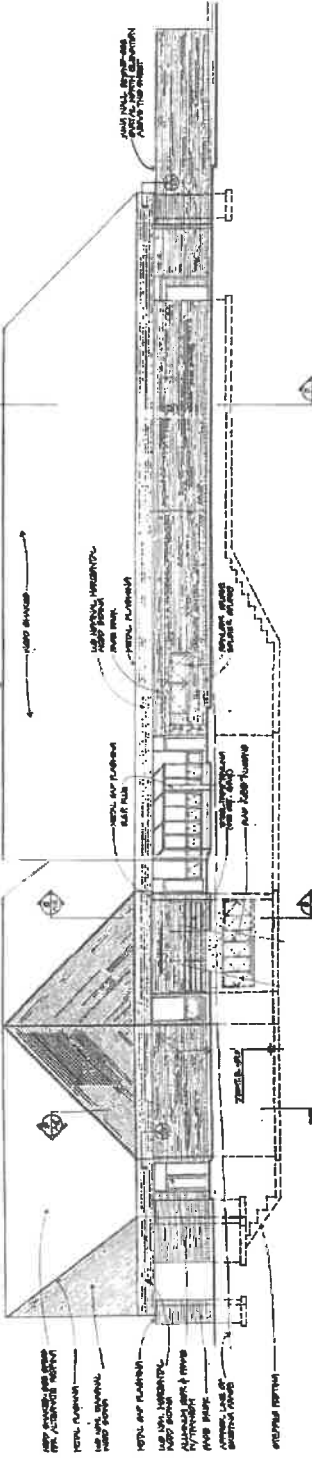
⑦  $1\frac{1}{2}''=1'-0''$



**PARTIAL NORTH ELEVATION:**

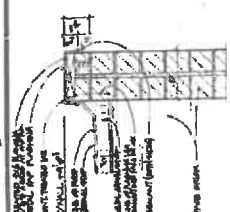


**NORTH ELEVATION**





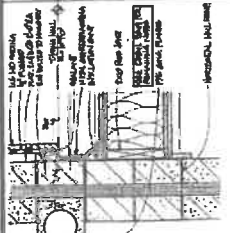
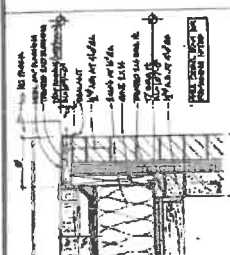
## RD. ... BURR, RIDGE, ILLINOIS

[illegible]
$$1/2^{\circ} = 1'-0''$$


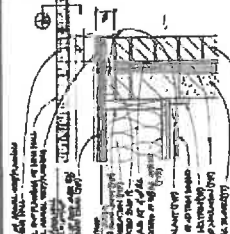
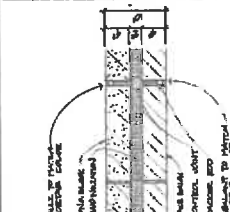
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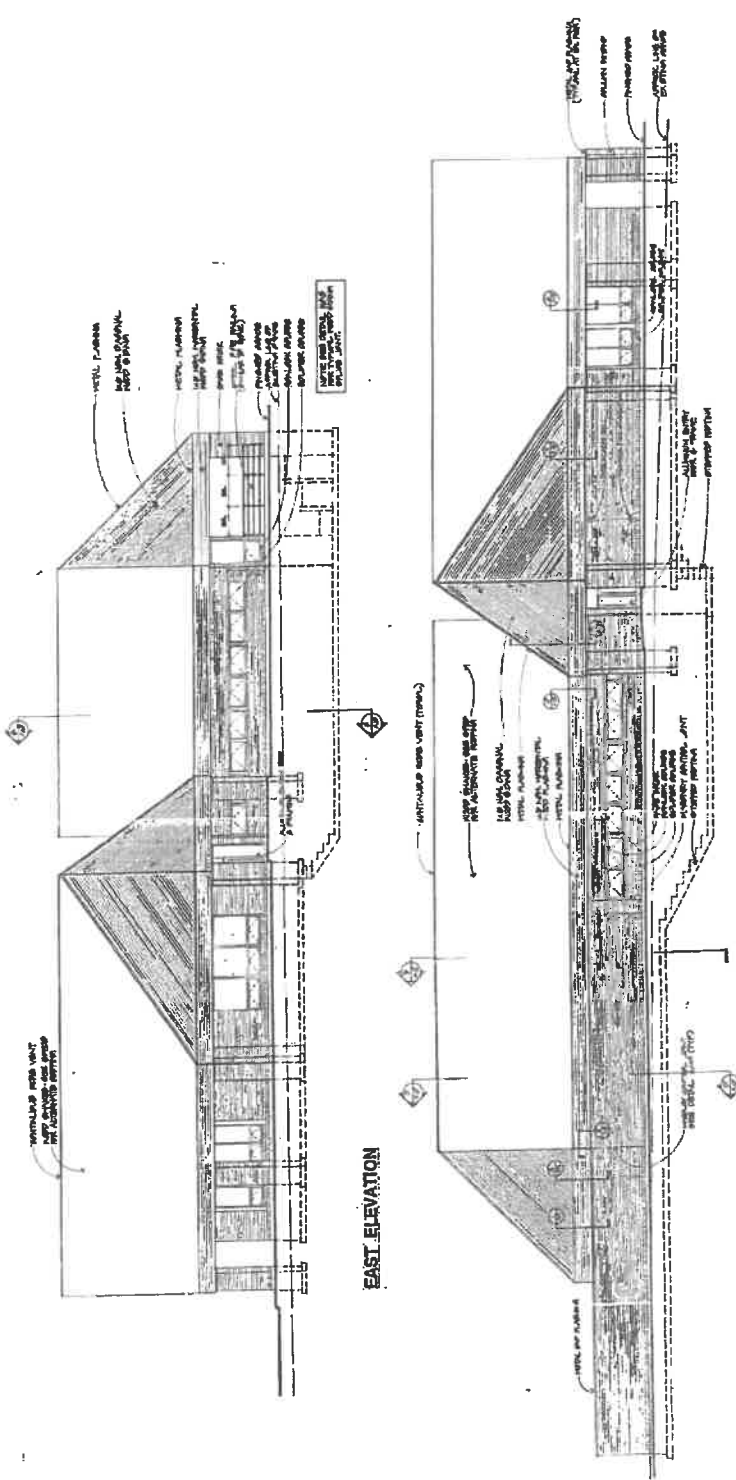


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...the ...

[illegible]

Intermittent  
Intermittent

६



**NOTES ON THE CONTRIBUTORS**

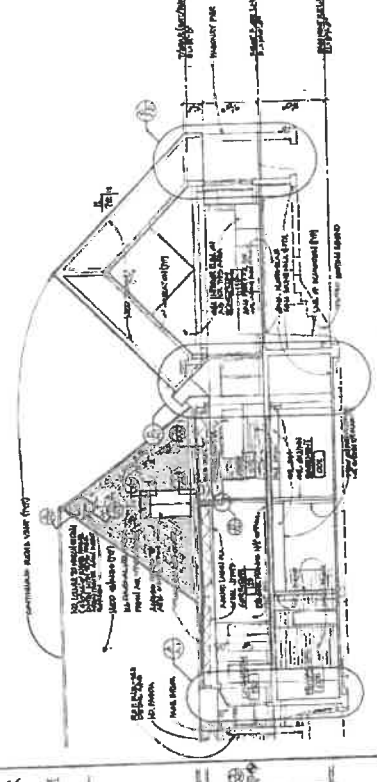
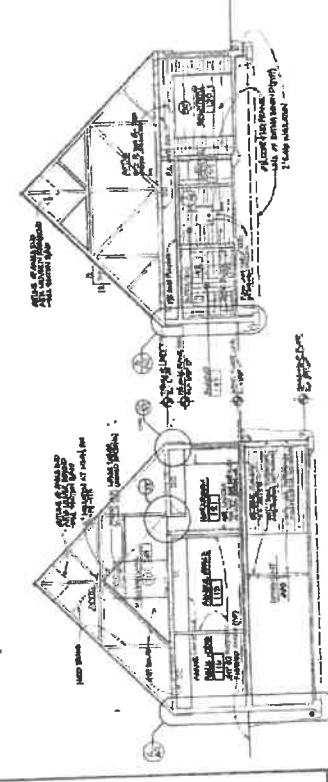
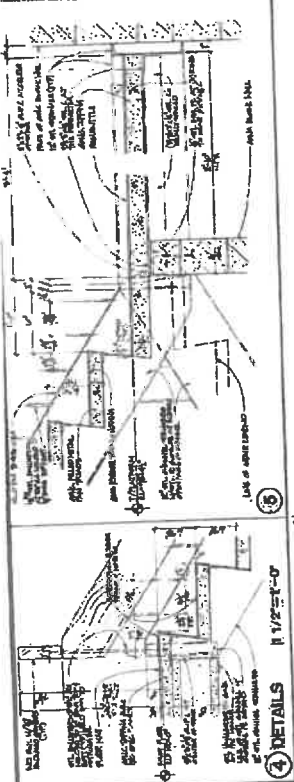
NOUVEAU

A10

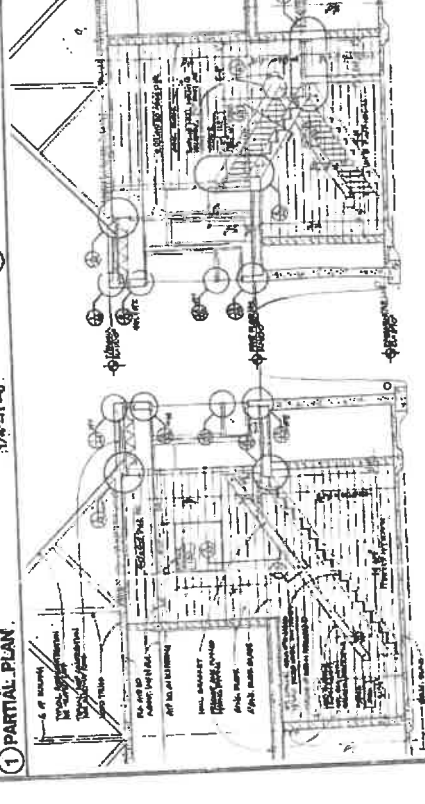
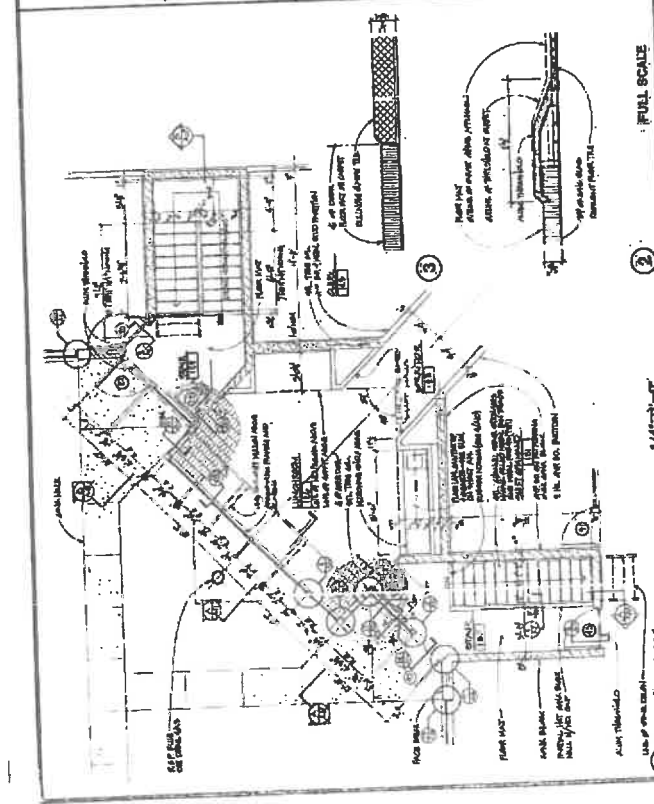
BURR RIDGE VILLAGE HALL AND POLICE STATION

77TH ST. & COUNTY LINE RD. BURR RIDGE, ILLINOIS

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E BUILDING SECTIONS 1/8"=1'-0"



A STAIR SECTIONS 1/4"=1'-0"

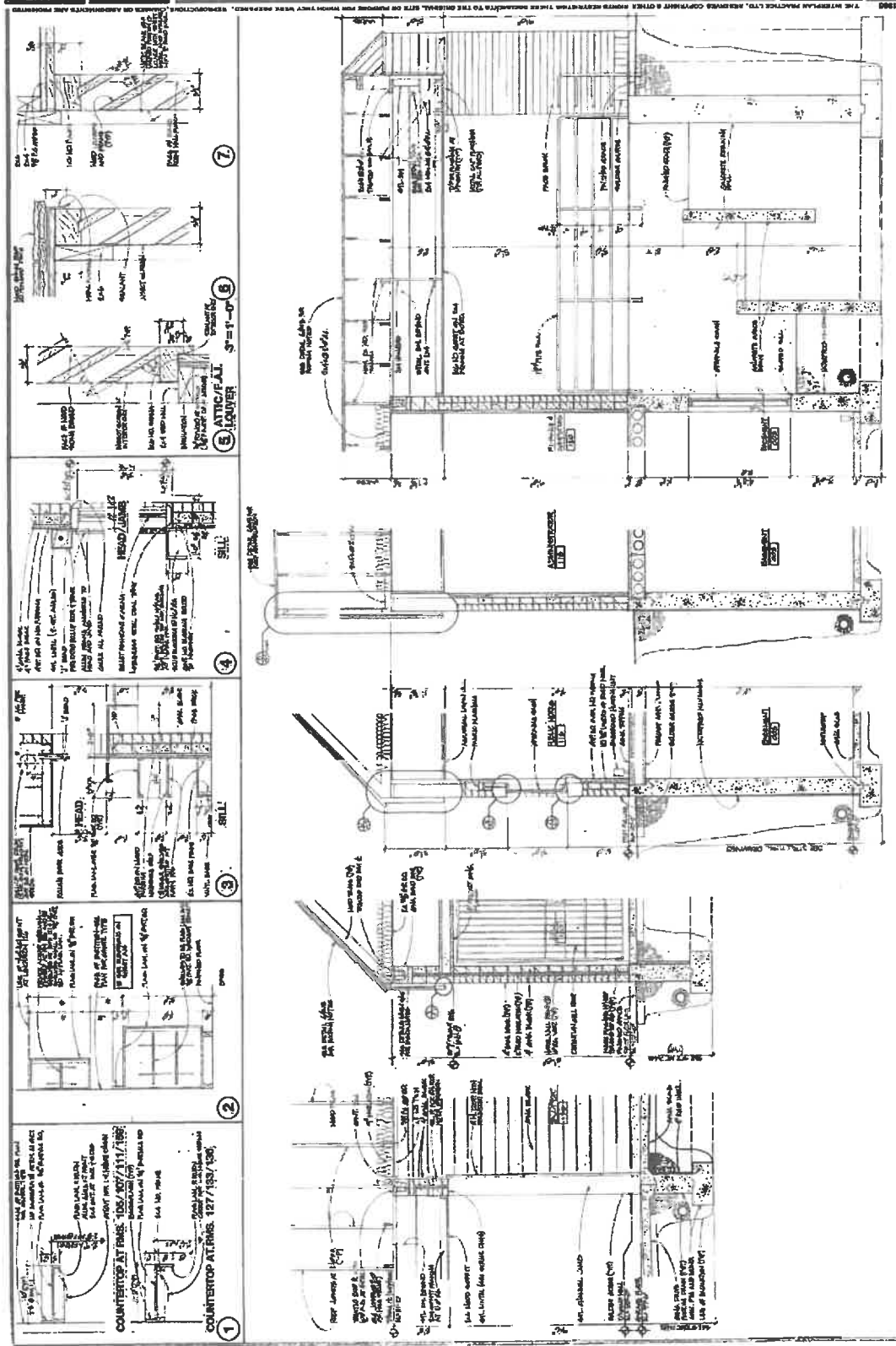
FULL SCALE

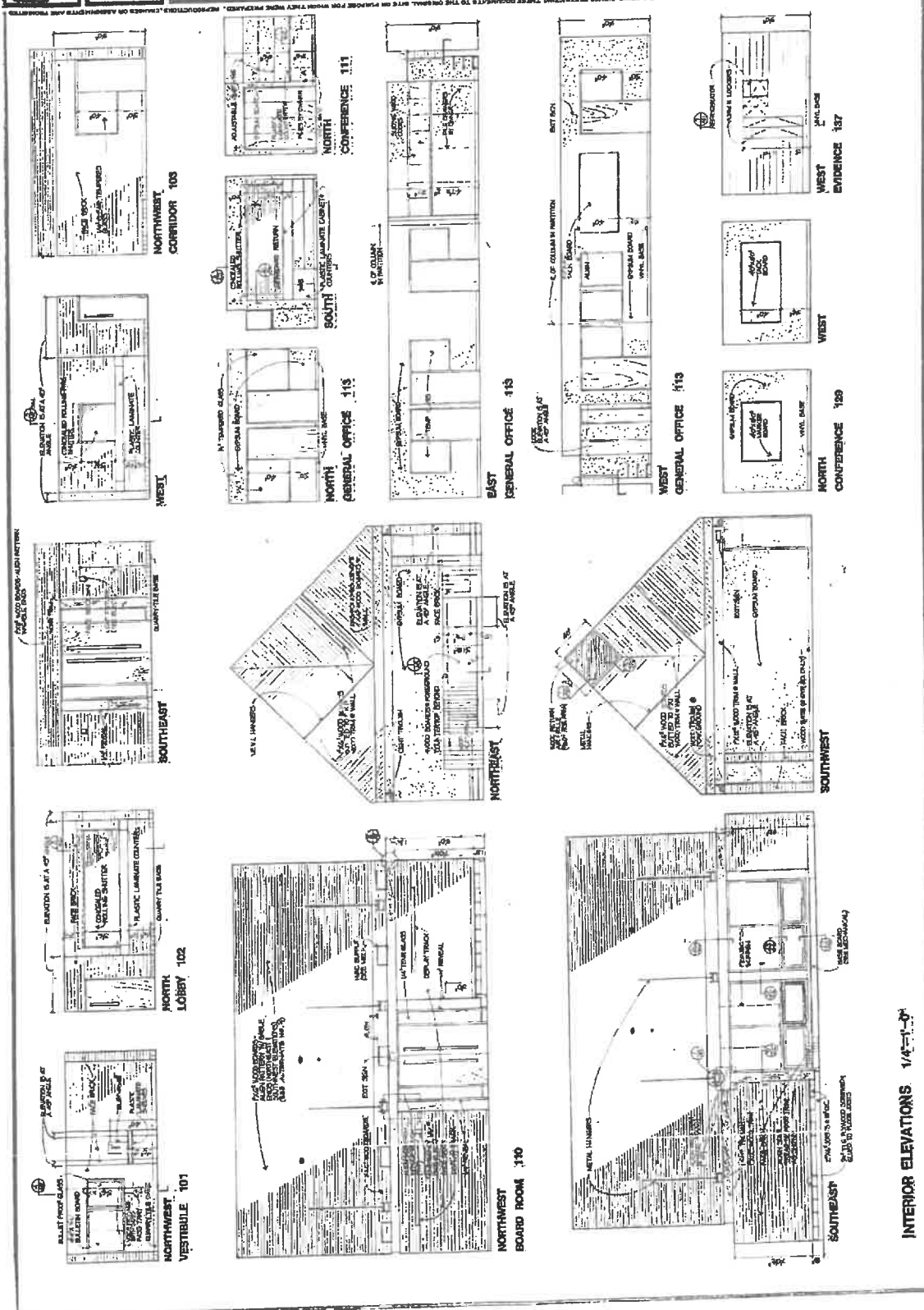
1/4"=1'-0"

1 PARTIAL PLAN



\_\_\_\_\_





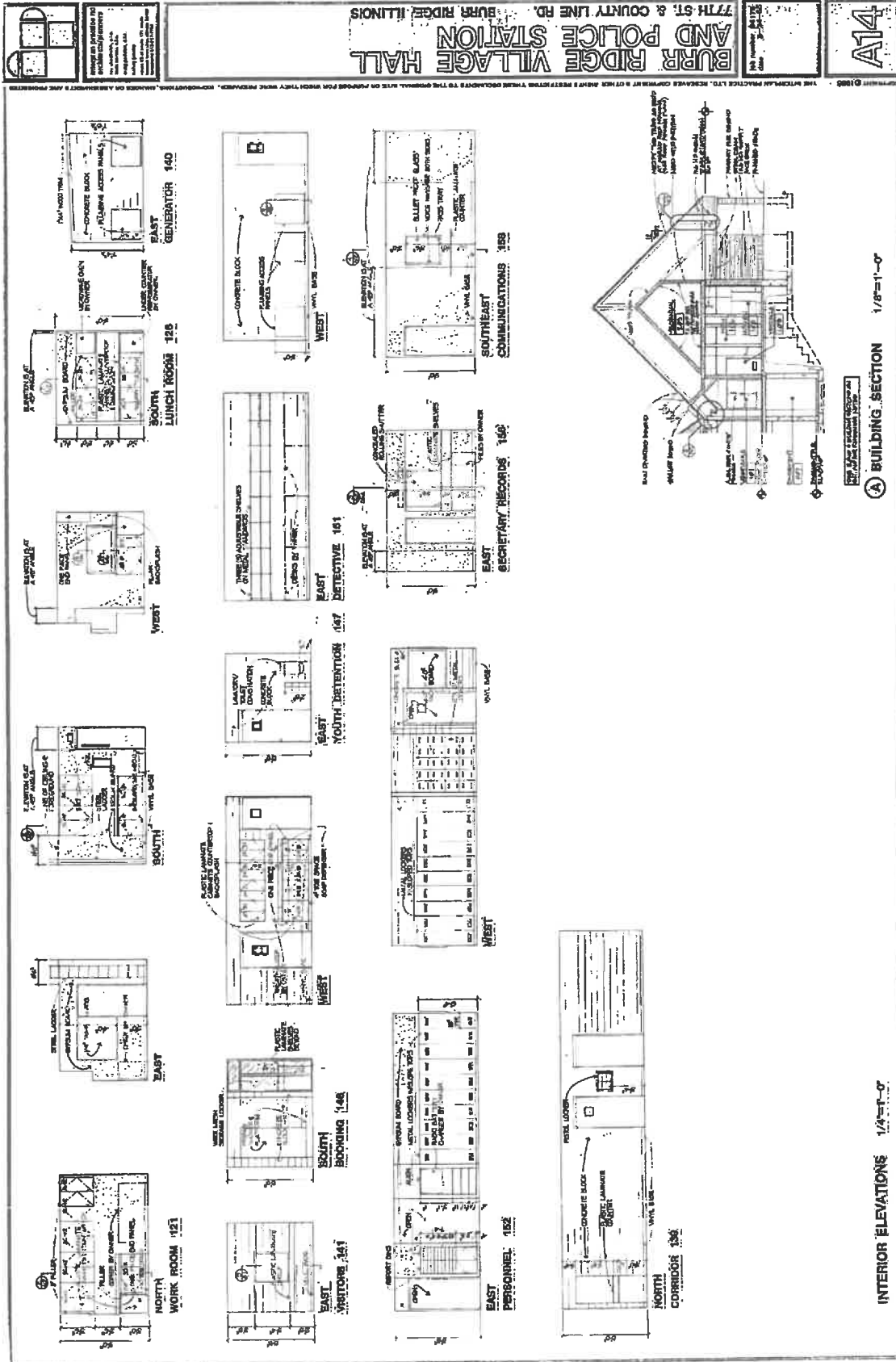
INTERIOR ELEVATIONS 1/4"=1'-0"

## A14

**A BUILDING SECTION**

$$1/8^{\circ} = 1' - 0''$$

**INTERIOR ELEVATIONS** 1/4"=1'-0"

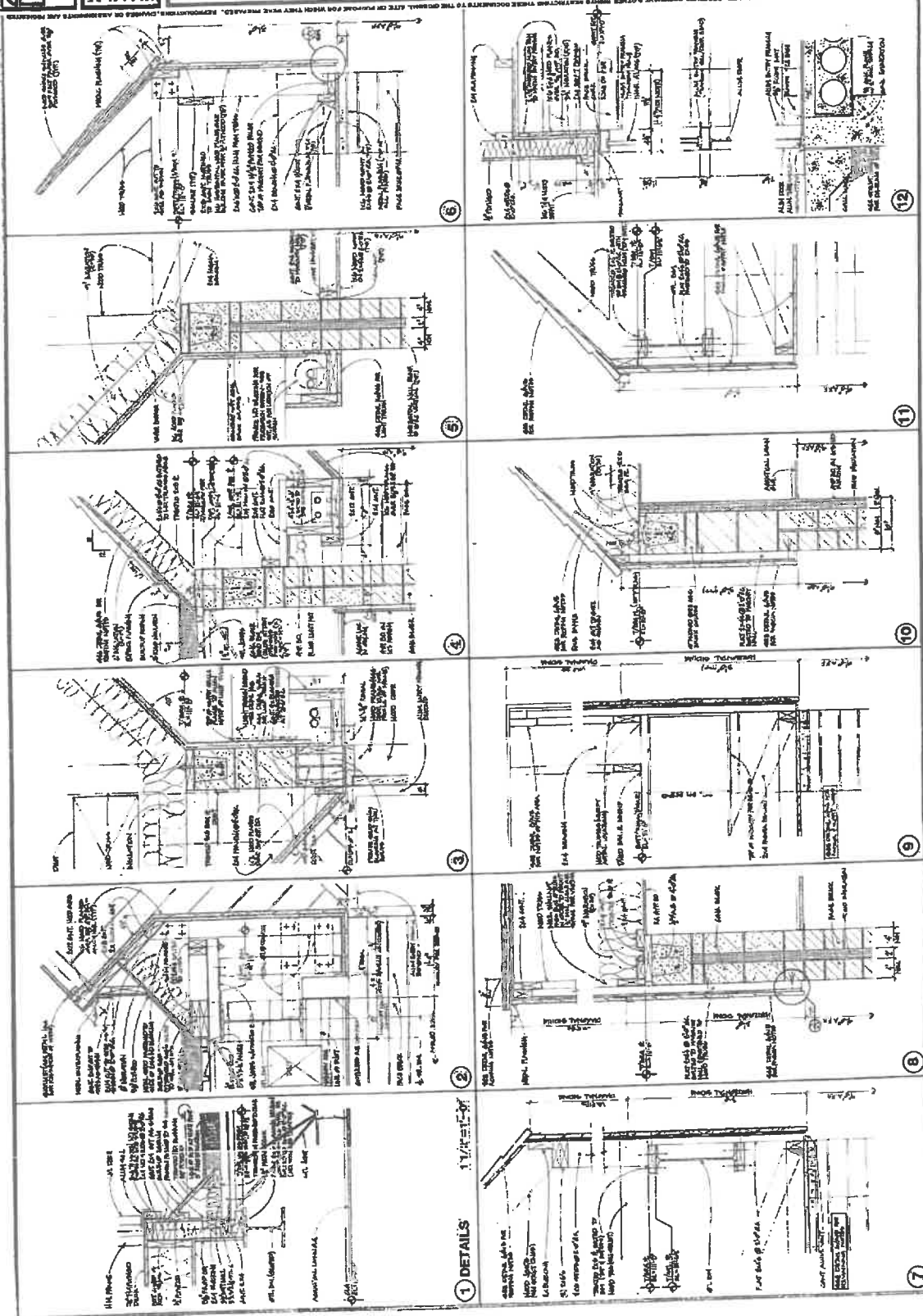


A15

# BURR RIDGE VILLAGE HALL AND POLICE STATION

77TH ST. & COUNTY LINE RD., BURR RIDGE, ILLINOIS

THE ARCHITECTURAL FIRM HAS BEEN SELECTED BY THE BOARD OF DIRECTORS OF THE VILLAGE OF BURR RIDGE TO PREPARE ARCHITECTURAL DRAWINGS FOR THE CONSTRUCTION OF THE BURR RIDGE VILLAGE HALL AND POLICE STATION. THE BOARD OF DIRECTORS HAS AUTHORIZED THE ARCHITECTURAL FIRM TO OBTAIN ALL NECESSARY PERMITS AND TO NEGOTIATE WITH ALL AGENCIES CONCERNED WITH THE PROJECT. THE ARCHITECTURAL FIRM HAS AGREED TO HOLD THE BOARD OF DIRECTORS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE BOARD OF DIRECTORS OR THE VILLAGE OF BURR RIDGE IN CONNECTION WITH THE PROJECT.



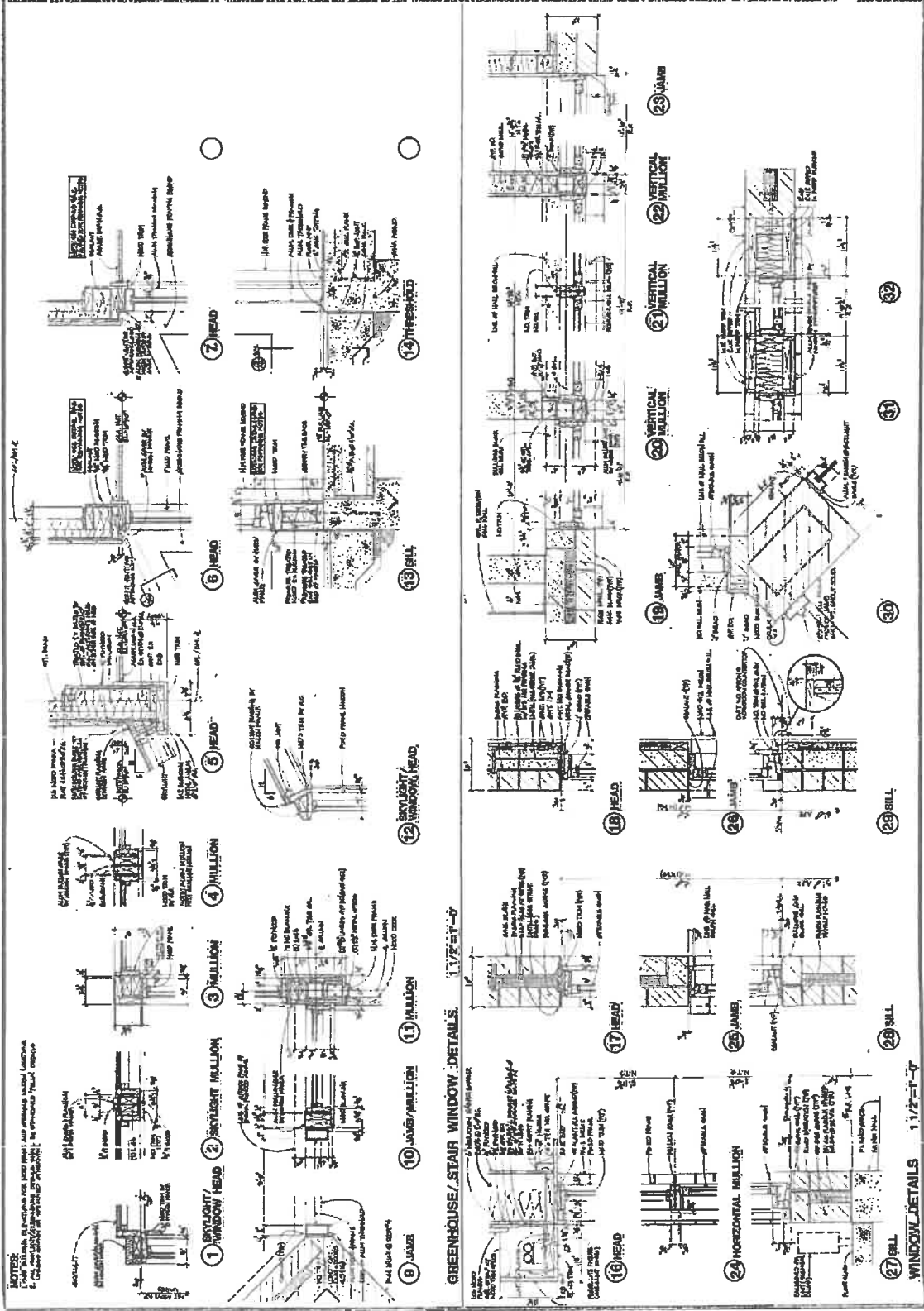




THE GREENGLASS ARCHITECTURAL FIRM  
1000 N. LAKE STREET  
CHICAGO, ILL. 60610  
TEL. 312-467-1234  
FAX 312-467-1235  
WWW.GREENGLASS-ARCH.COM

BURR RIDGE VILLAGE HALL  
AND POLICE STATION  
77TH ST. & COUNTY LINE RD.  
BURR RIDGE, ILLINOIS

A16

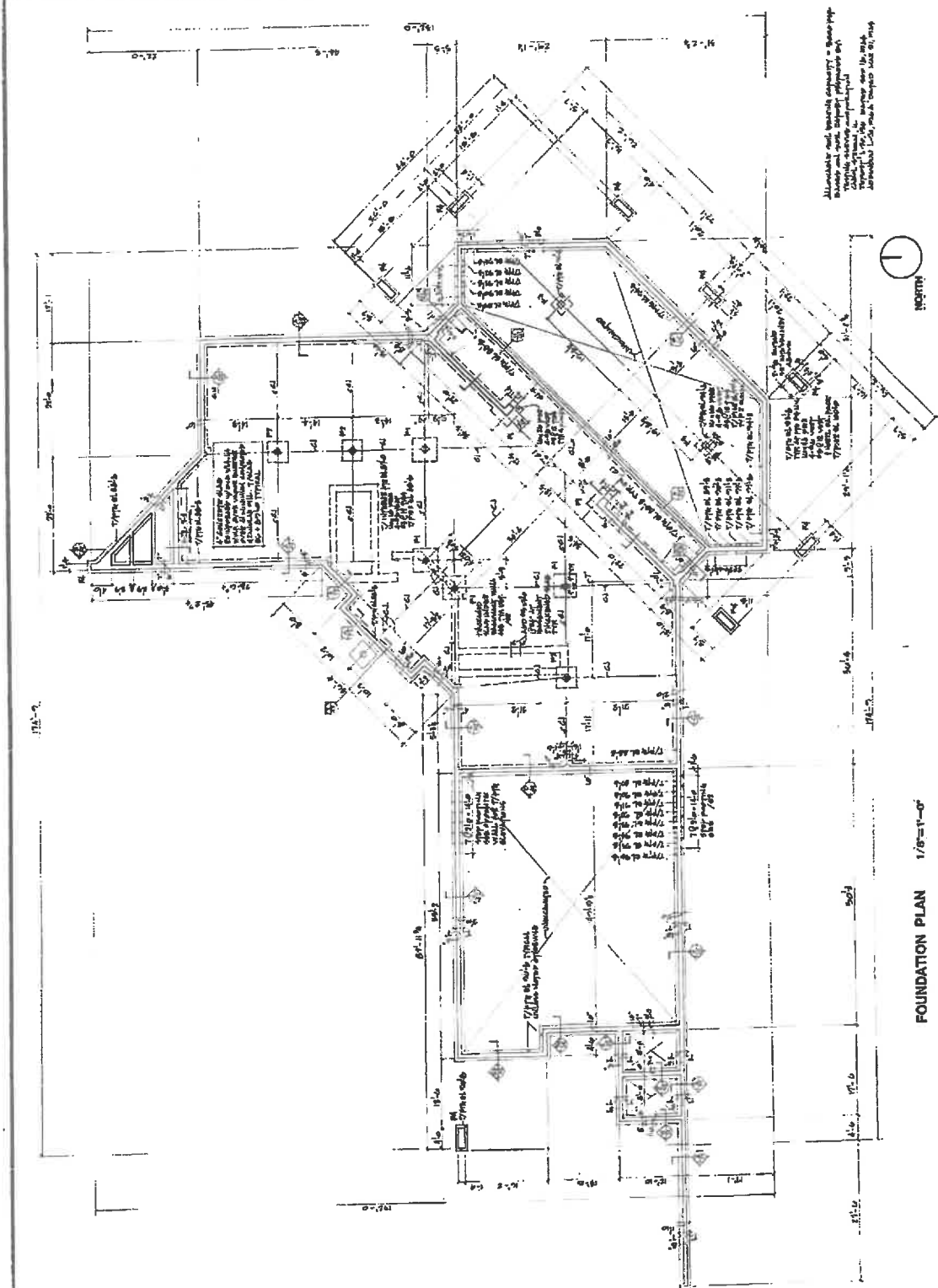


GREENHOUSE/STAIR WINDOW DETAILS 1/2"=1'-0"

WINDOW DETAILS 1/2"=1'-0"



77TH ST. & COUNTRY LINE RD. BURR-RIDGE, ILLINOIS



**FOUNDATION PLAN** 1'8"=1'-0"



Architectural details and construction specifications for the BURR RIDGE VILLAGE HALL AND POLICE STATION. The drawings are prepared by the ARCHITECTURAL ENGINEERING FIRM, INC. 1111 N. WILSON ST. CHICAGO, ILL. 60642. Tel. 312-467-1111. Fax 312-467-1112.

Project Name: BURR RIDGE VILLAGE HALL AND POLICE STATION  
Location: 77TH ST. & COUNTY LINE RD., BURR RIDGE, ILLINOIS  
Drawing No: 100-000000-000  
Scale: 1/2" = 1'-0"

# BURR RIDGE VILLAGE HALL AND POLICE STATION

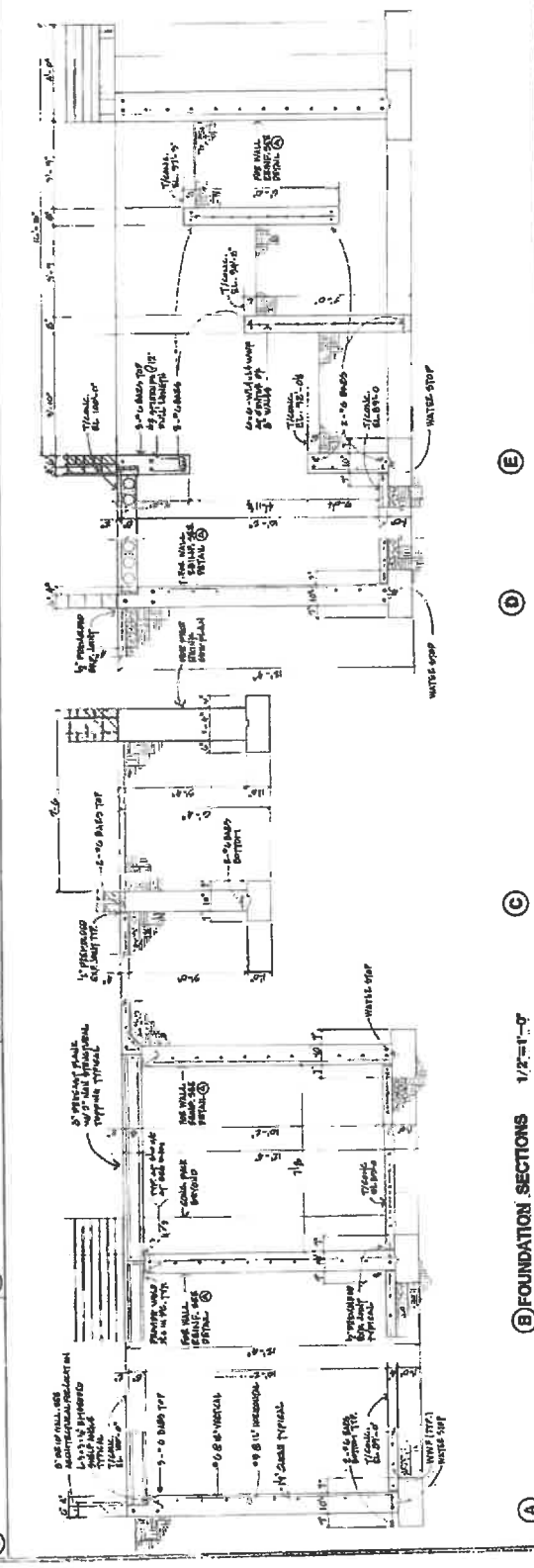
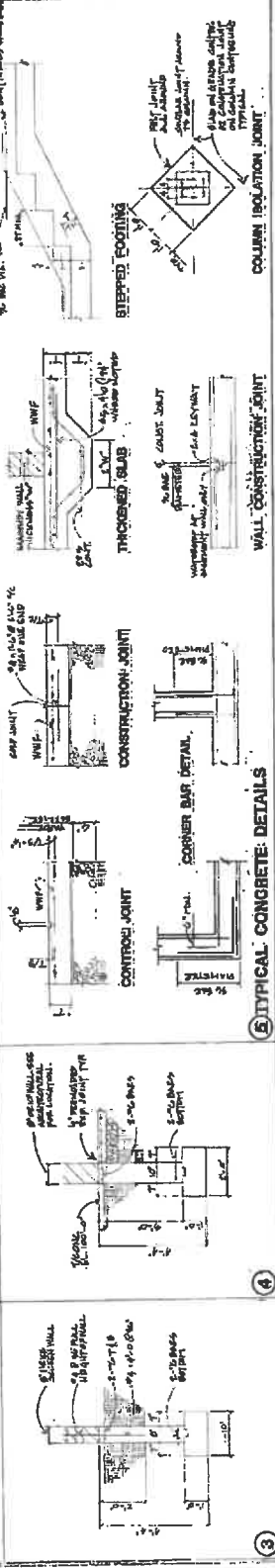
77TH ST. & COUNTY LINE RD., BURR RIDGE, ILLINOIS

Architectural details and construction specifications for the BURR RIDGE VILLAGE HALL AND POLICE STATION. The drawings are prepared by the ARCHITECTURAL ENGINEERING FIRM, INC. 1111 N. WILSON ST. CHICAGO, ILL. 60642. Tel. 312-467-1111. Fax 312-467-1112.

Project Name: BURR RIDGE VILLAGE HALL AND POLICE STATION  
Location: 77TH ST. & COUNTY LINE RD., BURR RIDGE, ILLINOIS  
Drawing No: 100-000000-000  
Scale: 1/2" = 1'-0"

FOOTING SCHEDULE			
PIECE	LENGTH	WIDTH	THICKNESS
P1	4'-0"	1'-0"	1'-0"
P2	4'-0"	1'-0"	1'-0"
P3	4'-0"	1'-0"	1'-0"
P4	4'-0"	1'-0"	1'-0"

Notes:  
1. ALLOWABLE BEARING CAPACITY: 5,000 PSF  
2. CONCRETE: 3,000 PSI  
3. REINFORCEMENT: #4 BARS  
4. WALLS WITH PLASTER: 1/2" MIN.



1/2" = 1'-0"

FOUNDATION SECTIONS

1/2" = 1'-0"

FOUNDATION SECTIONS

1/2" = 1'-0"

FOUNDATION SECTIONS

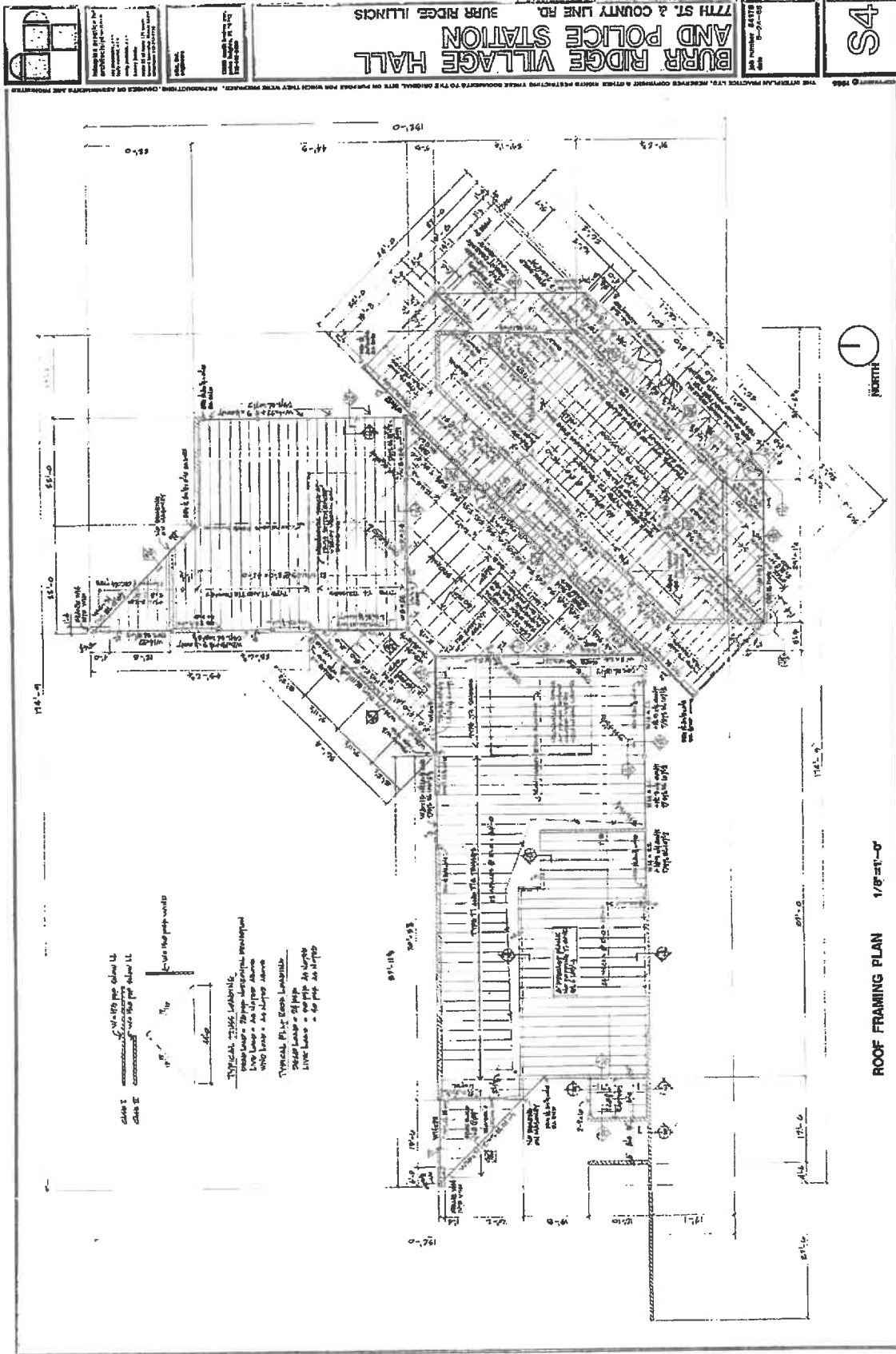
1/2" = 1'-0"

FOUNDATION SECTIONS

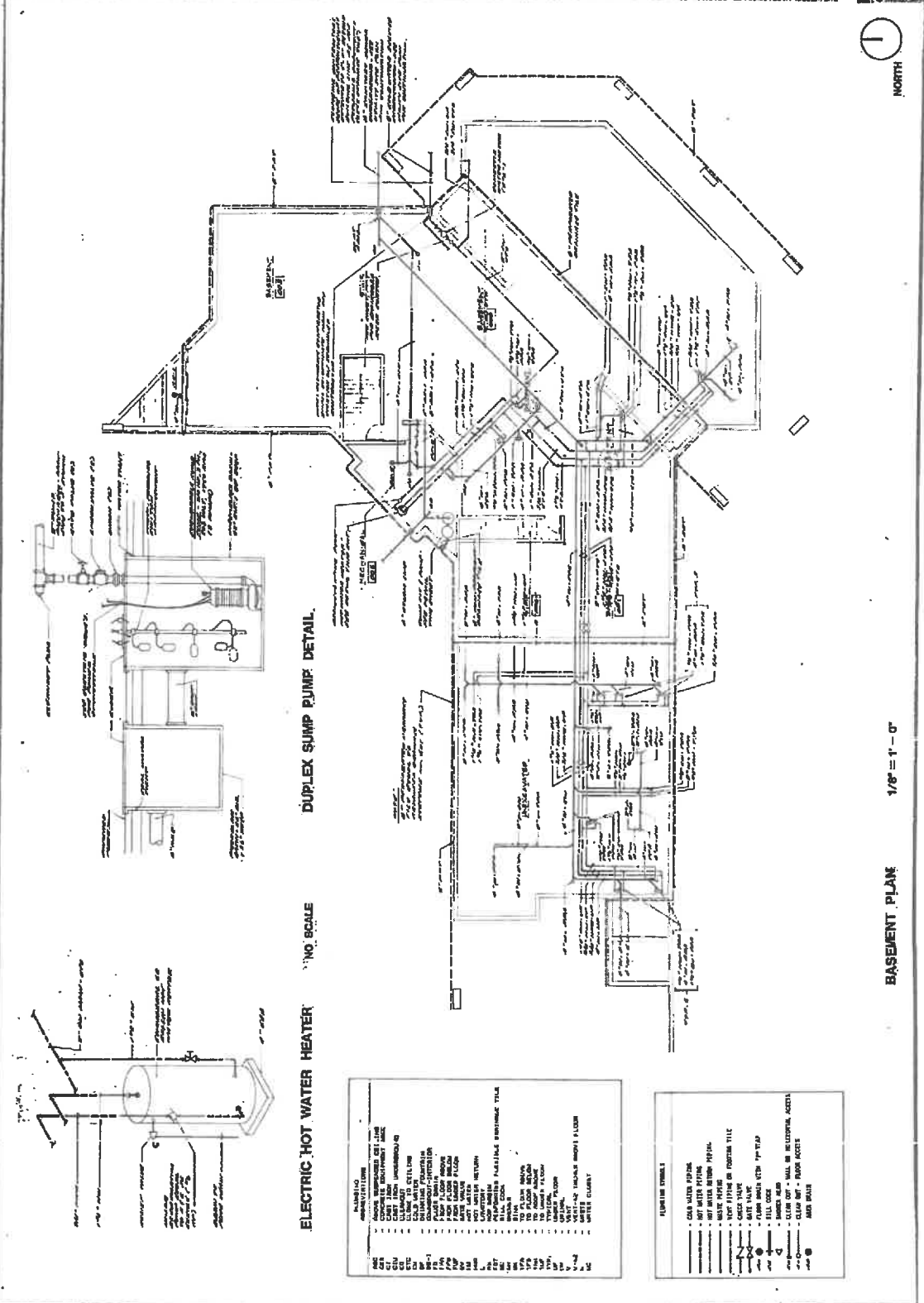
1/2" = 1'-0"



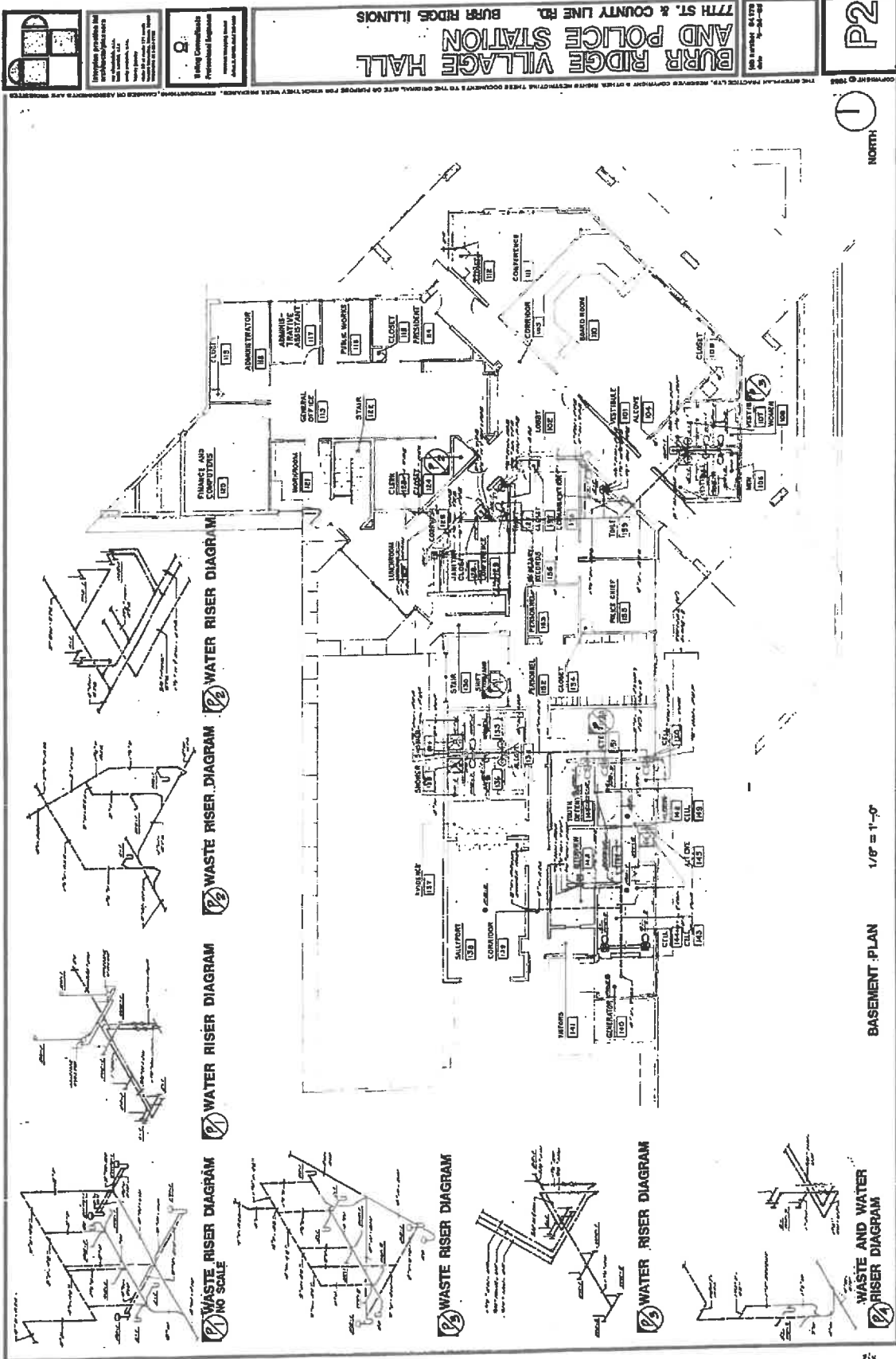
**ROOF FRAMING PLAN**      **1/8"=1'-0"**







**BASEMENT PLAN**  
**1/8" = 1' - 0"**



FP1

1  
Ribbon

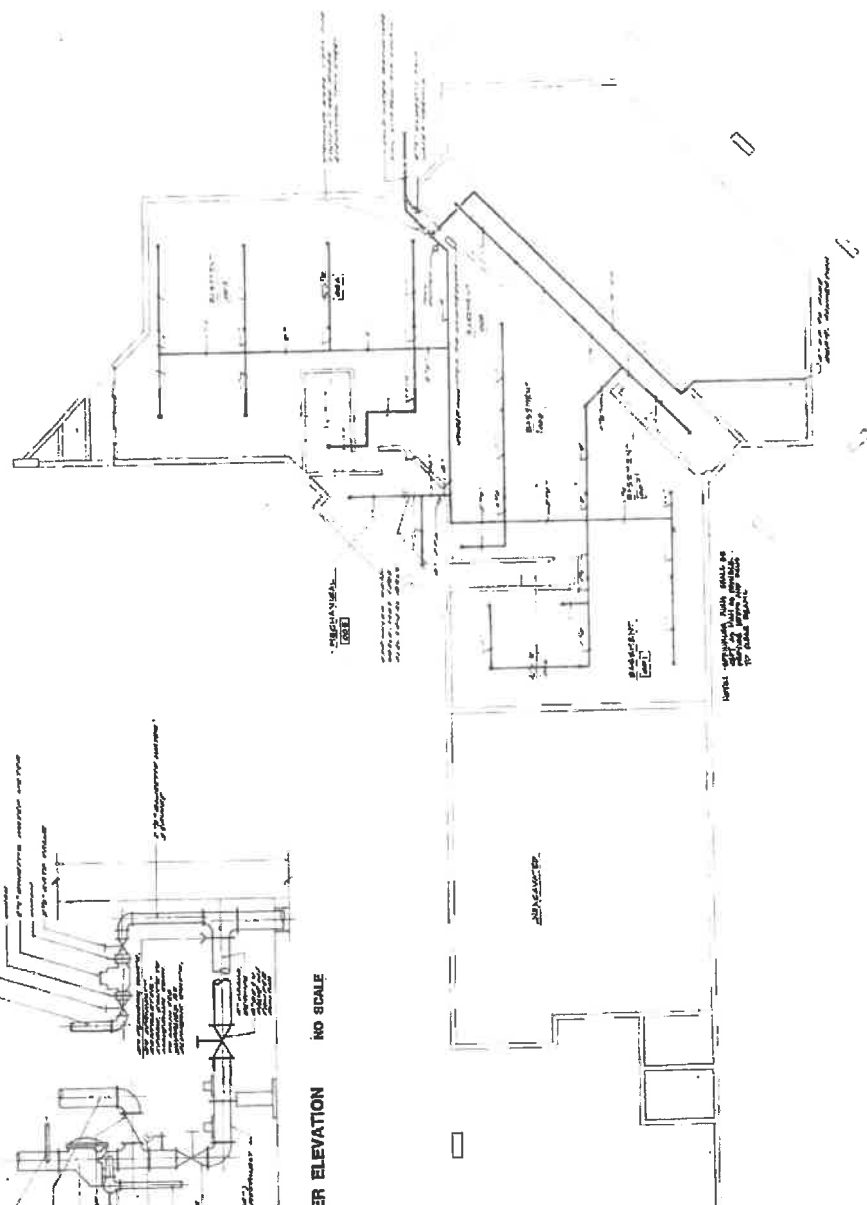
BASEMENT PLAN 1/8" = 1'-0"

BURR RIDGE VILLAGE HALL  
AND POLICE STATION  
77TH ST. & COUNTY LINE RD.  
BURR RIDGE, ILLINOIS

8  
Professional Engineer  
Illinois License No. 001-000000000  
Date of Issue: 01/01/2000  
Expiration Date: 12/31/2000

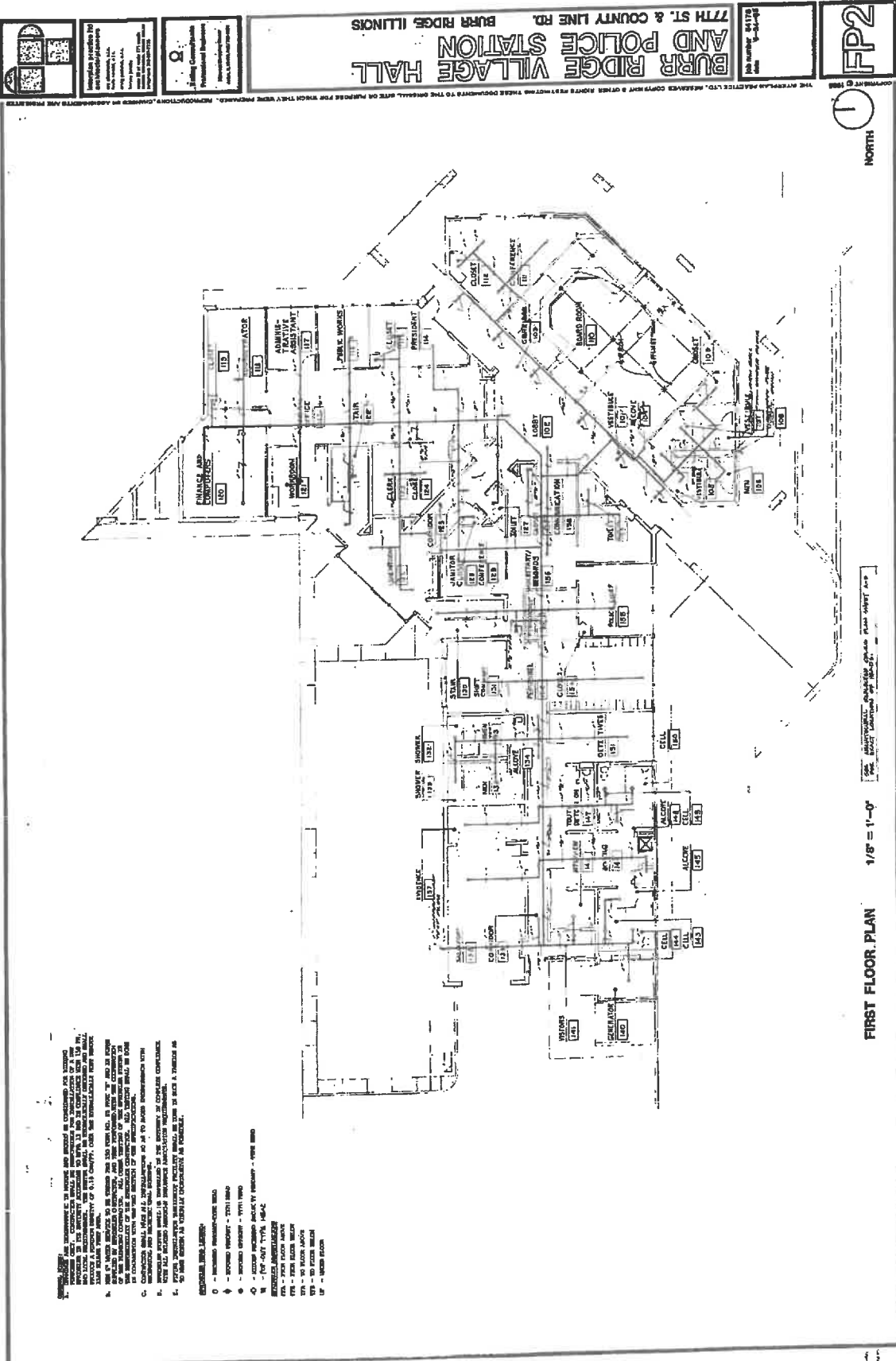
Professional Engineer  
Illinois License No. 001-000000000  
Date of Issue: 01/01/2000  
Expiration Date: 12/31/2000

Professional Engineer  
Illinois License No. 001-000000000  
Date of Issue: 01/01/2000  
Expiration Date: 12/31/2000



SPRINKLER RISER ELEVATION NO SCALE





**BURR RIDGE VILLAGE HALL AND POLICE STATION**  
 77TH ST. & COUNTY LINE RD. BURR RIDGE, ILLINOIS

DATE: 1988  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

1/8" = 1'-0"

**FP2**

1. THE INFORMATION IS TO BE USED FOR THE PURPOSES OF THE PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION IS TO BE USED FOR THE PURPOSES OF THE PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

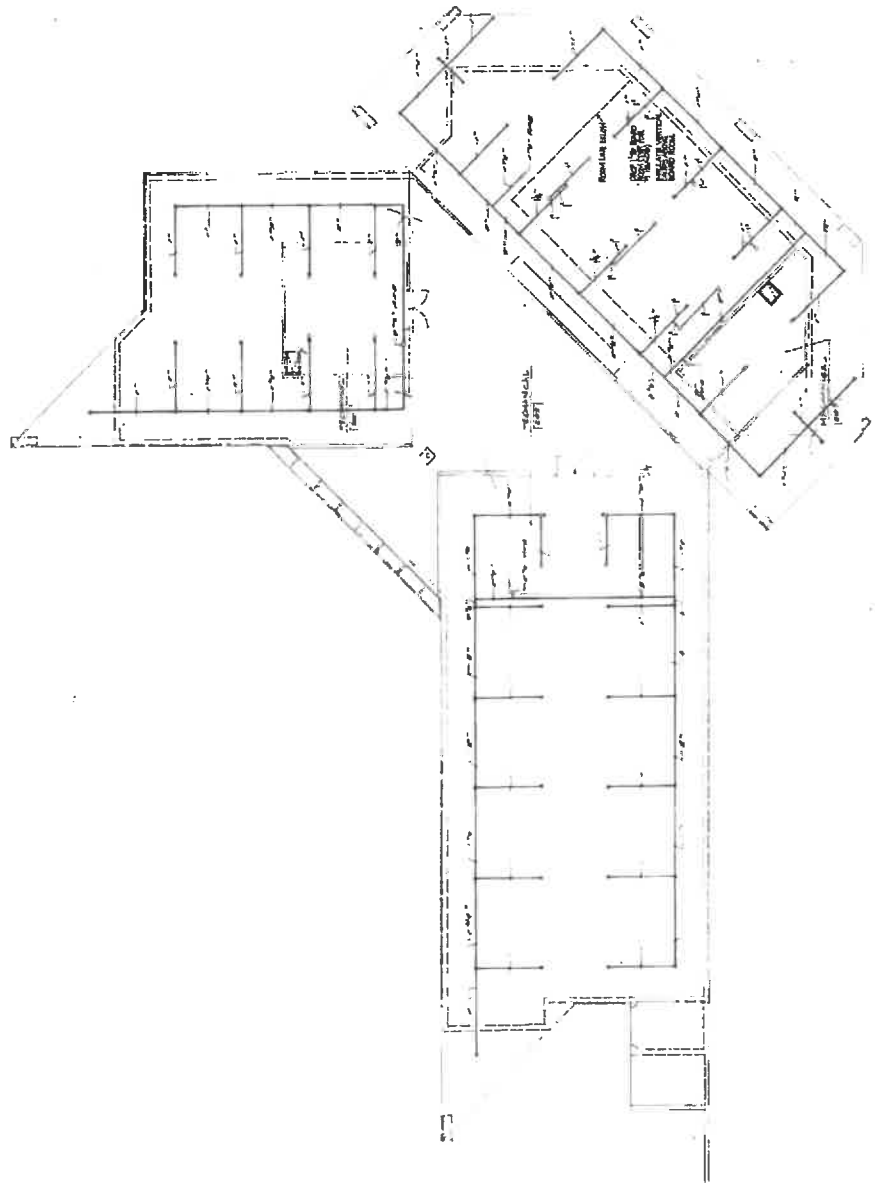
2. THE INFORMATION IS TO BE USED FOR THE PURPOSES OF THE PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION IS TO BE USED FOR THE PURPOSES OF THE PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

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- 1. BURR RIDGE VILLAGE HALL
- 2. BURR RIDGE POLICE STATION
- 3. BURR RIDGE JAIL
- 4. BURR RIDGE COURTROOM
- 5. BURR RIDGE OFFICES
- 6. BURR RIDGE LBB
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- 100. BURR RIDGE LBB



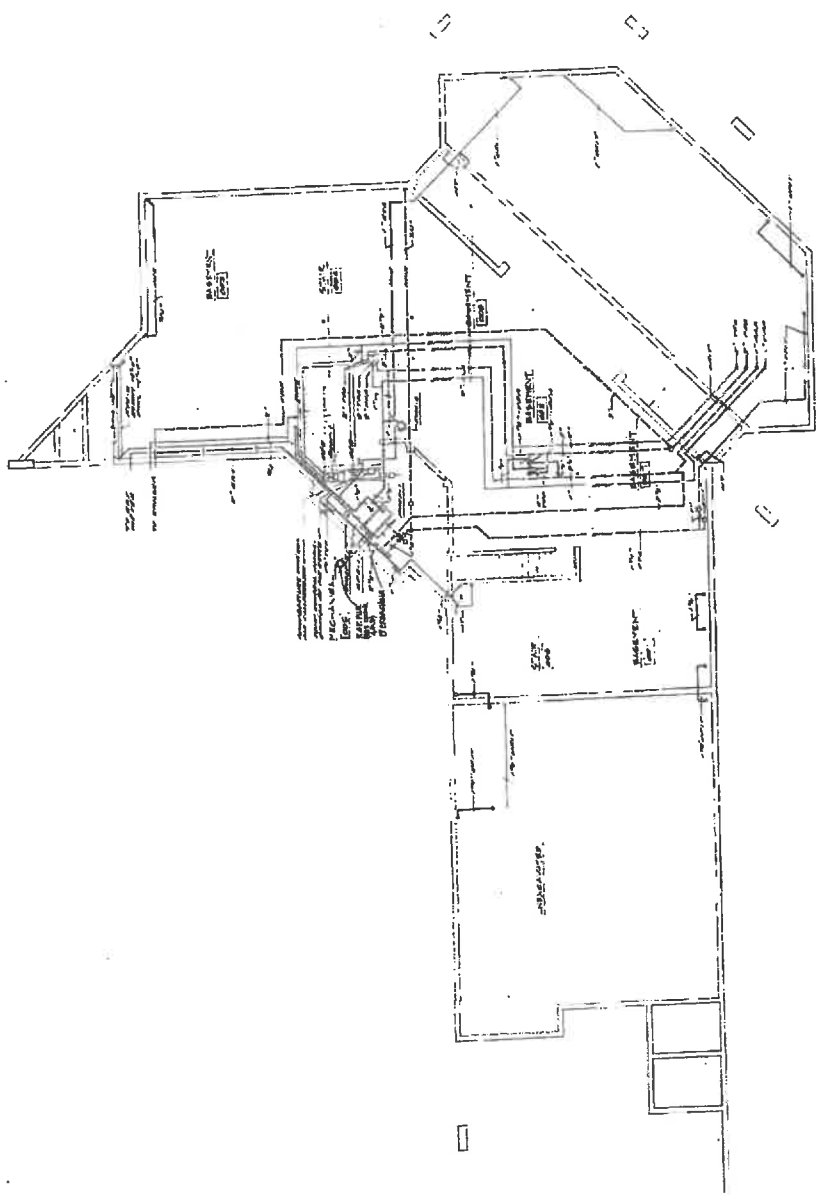
**ATTIC PLAN**

LM



1/8" = 1'-0"

BASEMENT PLAN



**BURR RIDGE VILLAGE HALL AND POLICE STATION**  
 BURR RIDGE, ILLINOIS  
 77TH ST. & COUNTY LINE RD.

**LM**  
 Lanning Consultants  
 Professional Engineers  
 10000 N. Lincoln Ave.  
 Burr Ridge, IL 60521  
 (708) 439-1100

**Engineering Services Inc.**  
 10000 N. Lincoln Ave.  
 Burr Ridge, IL 60521  
 (708) 439-1100



NO.	DESCRIPTION
1	FOUNDATION
2	WALLS
3	FLOORS
4	CEILING
5	DOORS
6	WINDOWS
7	STAIRS
8	ELEVATORS
9	MECHANICAL
10	ELECTRICAL
11	PLUMBING
12	HEATING
13	Cooling
14	Fire Protection
15	Security
16	Accessibility
17	Other



BURR RIDGE VILLAGE HALL  
 AND POLICE STATION  
 477TH ST. & COUNTY LINE RD.  
 BURR RIDGE, ILLINOIS

77TH ST. & COUNTY LINE RD.

fol. number 24178

Job Number	Block
101	1
102	2
103	3
104	4
105	5
106	6
107	7
108	8
109	9
110	10
111	11
112	12
113	13
114	14
115	15
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200	100

FACT

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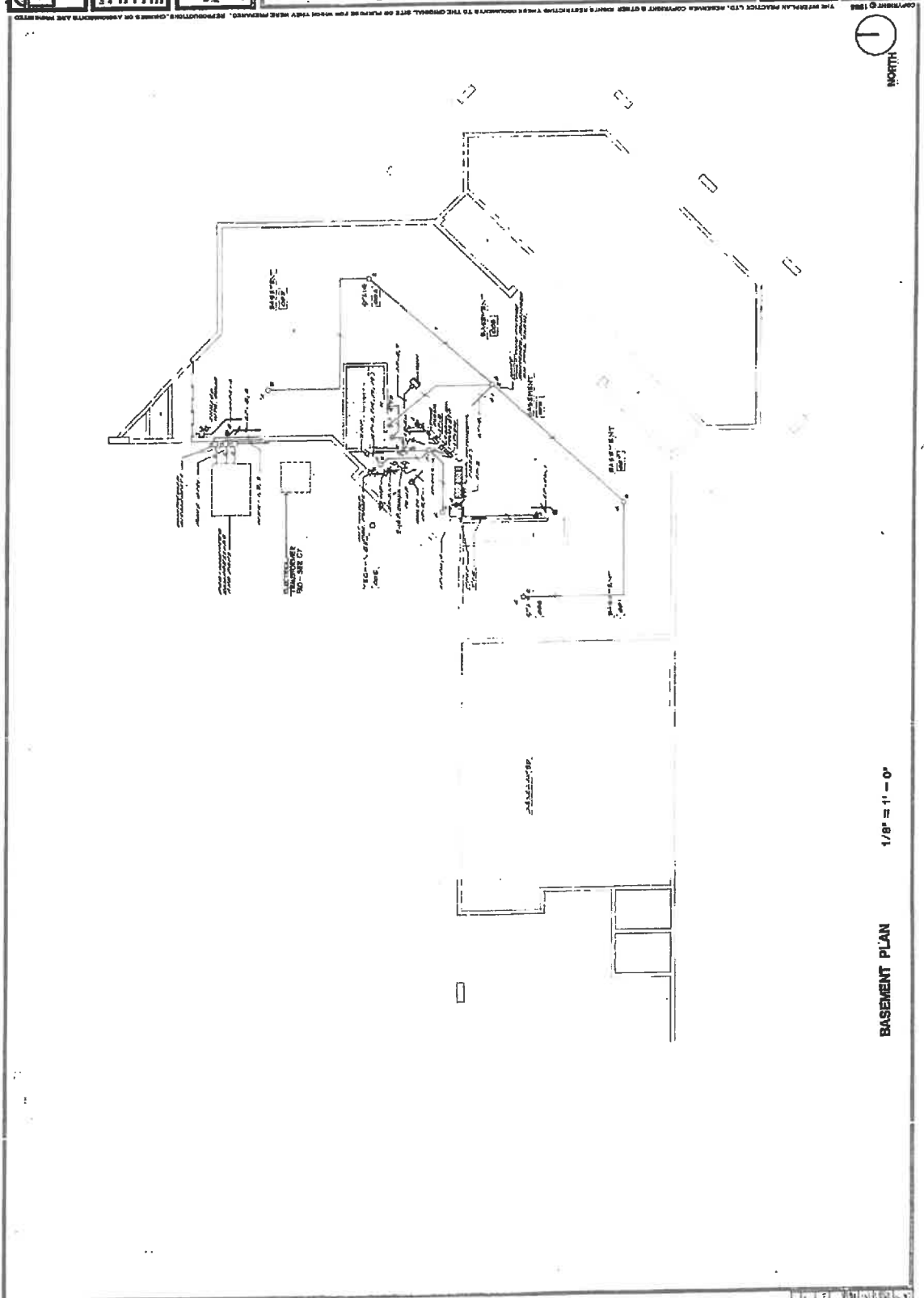
1/8" = 1' - 0"

BASEMENT PLAN

**BURR RIDGE VILLAGE HALL AND POLICE STATION**  
77TH ST. & COUNTY LINE RD.  
BURR RIDGE, ILLINOIS

**BURR RIDGE VILLAGE HALL AND POLICE STATION**  
77TH ST. & COUNTY LINE RD.  
BURR RIDGE, ILLINOIS

**BURR RIDGE VILLAGE HALL AND POLICE STATION**  
77TH ST. & COUNTY LINE RD.  
BURR RIDGE, ILLINOIS



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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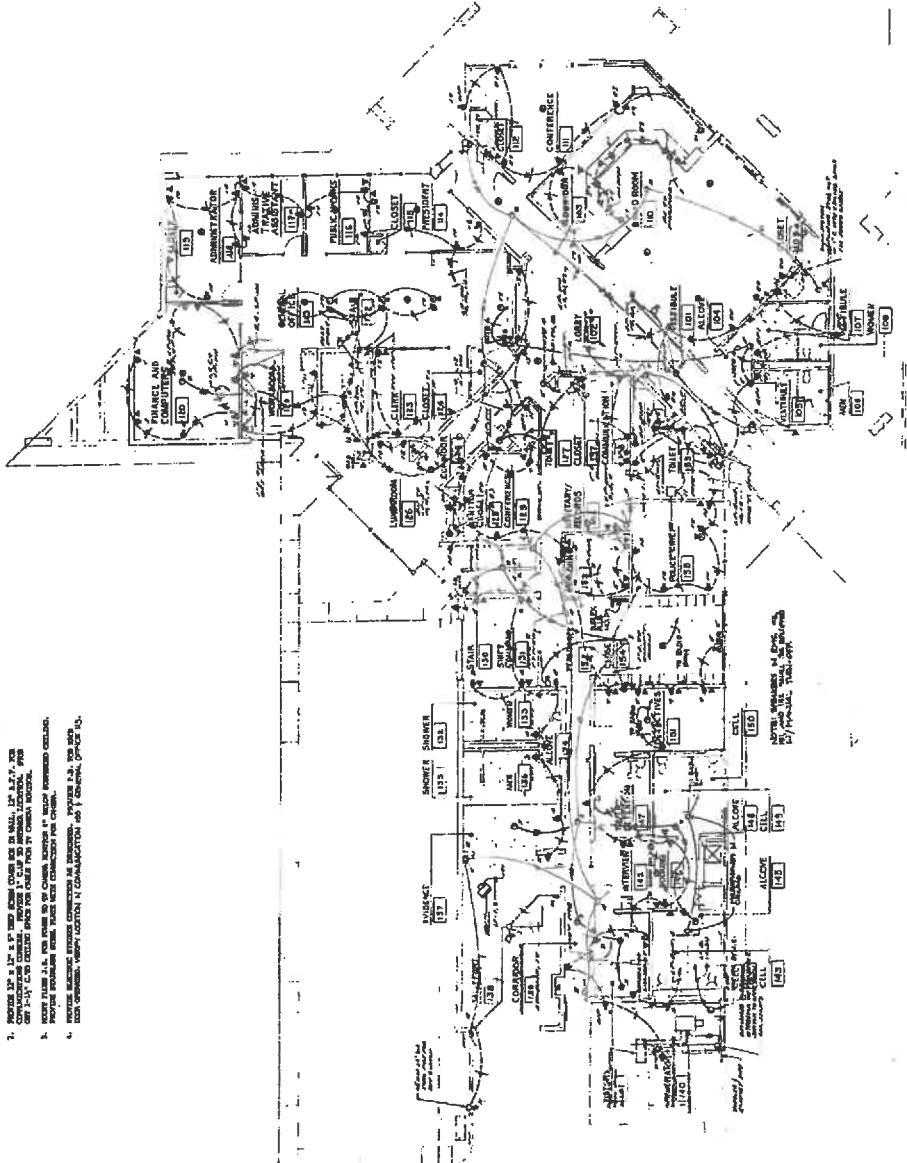
BURR RIDGE VILLAGE HALL  
AND POLICE STATION  
7771 ST. & COUNTY LINE RD.  
BURR RIDGE, ILLINOIS

BURN RIDGE, ILLINOIS

**Engineering practices in  
the 1990s**

By the year 2000, the  
engineering profession will  
be facing a new set of  
challenges. The engineering  
profession will be expected  
to provide a high level of  
service to the public and to  
the environment. The  
engineering profession will  
be expected to provide a  
high level of service to the  
public and to the environment.  
The engineering profession  
will be expected to provide  
a high level of service to the  
public and to the environment.



$$1/8^{\circ} = 1' - 0''$$


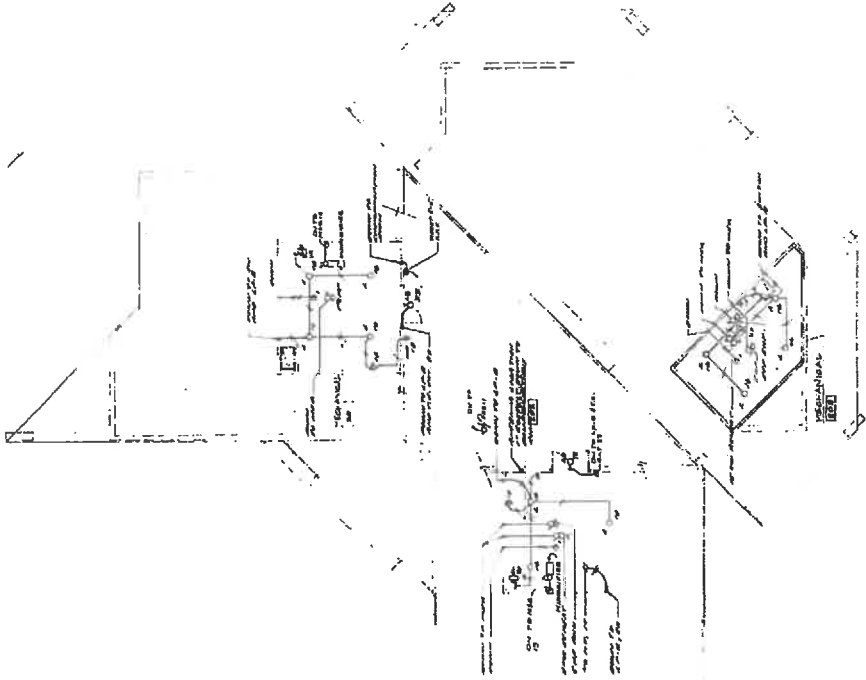
1. PERSONAL DATA (NAME, ADDRESS, PHONE, ETC.)  
2. EDUCATION (SCHOOL, DEGREE, ETC.)  
3. EMPLOYMENT (COMPANY, POSITION, ETC.)  
4. REFERENCES (NAME, ADDRESS, PHONE, ETC.)  
5. HOBBIES (SPORTS, MUSIC, ETC.)  
6. TRAVEL (COUNTRIES, CITIES, ETC.)  
7. RELIGION (RELIGION, BELIEFS, ETC.)  
8. CHARACTERISTICS (PERSONALITY, ETC.)  
9. ACHIEVEMENTS (AWARDS, ETC.)  
10. COMMENTS (GENERAL INFORMATION, ETC.)

43

1 NORTH

1/8" = 1' - 0"

ATTIC LIGHTING AND POWER PLAN

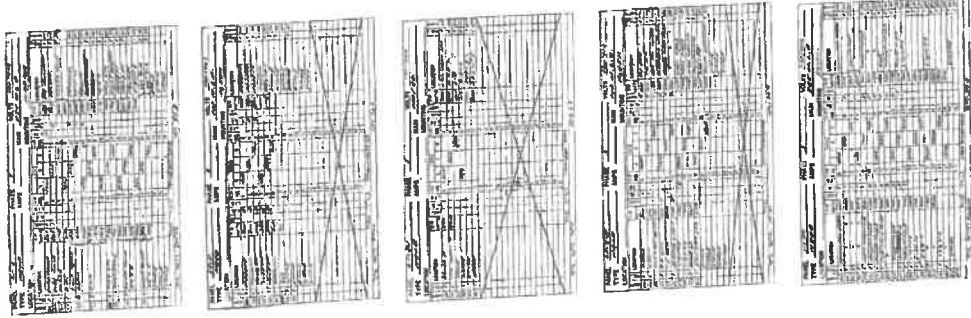


BURR RIDGE VILLAGE HALL AND POLICE STATION  
77TH ST. & COUNTY LINE RD. BURR RIDGE, ILLINOIS

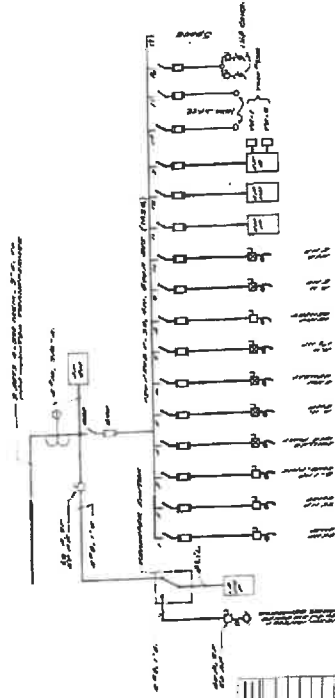
Building Consultants  
Professional Engineers  
John J. Kline, P.E.  
John J. Kline, P.E.  
John J. Kline, P.E.

Integration Services  
Professional Engineers  
John J. Kline, P.E.  
John J. Kline, P.E.  
John J. Kline, P.E.





LIGHTING FIXTURE SCHEDULE			REMARKS
SL. NO.	DESCRIPTION	QUANTITY	REMARKS
1	100W/240V/1000LM	10	100W/240V/1000LM
2	100W/240V/1000LM	10	100W/240V/1000LM
3	100W/240V/1000LM	10	100W/240V/1000LM
4	100W/240V/1000LM	10	100W/240V/1000LM
5	100W/240V/1000LM	10	100W/240V/1000LM
6	100W/240V/1000LM	10	100W/240V/1000LM
7	100W/240V/1000LM	10	100W/240V/1000LM
8	100W/240V/1000LM	10	100W/240V/1000LM
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12	100W/240V/1000LM	10	100W/240V/1000LM
13	100W/240V/1000LM	10	100W/240V/1000LM
14	100W/240V/1000LM	10	100W/240V/1000LM
15	100W/240V/1000LM	10	100W/240V/1000LM
16	100W/240V/1000LM	10	100W/240V/1000LM
17	100W/240V/1000LM	10	100W/240V/1000LM
18	100W/240V/1000LM	10	100W/240V/1000LM
19	100W/240V/1000LM	10	100W/240V/1000LM
20	100W/240V/1000LM	10	100W/240V/1000LM
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25	100W/240V/1000LM	10	100W/240V/1000LM
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27	100W/240V/1000LM	10	100W/240V/1000LM
28	100W/240V/1000LM	10	100W/240V/1000LM
29	100W/240V/1000LM	10	100W/240V/1000LM
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61	100W/240V/1000LM	10	100W/240V/1000LM
62	100W/240V/1000LM	10	100W/240V/1



**SINGLE LINE DIAGRAM NO 8 SCALE**

DASH REPORT (CONTINUED)									
DATE	TIME	NAME	AGE	SEX	REL.	STATUS	REMARKS	REMARKS	REMARKS
10/10/50	10:30	JOHN	18	M	SON	W	JOHN		
10/10/50	11:00	MARY	15	F	DAUGHTER	W	MARY		
10/10/50	11:30	JOHN	12	M	SON	W	JOHN		
10/10/50	12:00	MARY	10	F	DAUGHTER	W	MARY		
10/10/50	12:30	JOHN	8	M	SON	W	JOHN		
10/10/50	13:00	MARY	6	F	DAUGHTER	W	MARY		
10/10/50	13:30	JOHN	4	M	SON	W	JOHN		
10/10/50	14:00	MARY	2	F	DAUGHTER	W	MARY		
10/10/50	14:30	JOHN	1	M	SON	W	JOHN		
10/10/50	15:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	15:30	JOHN	0	M	SON	W	JOHN		
10/10/50	16:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	16:30	JOHN	0	M	SON	W	JOHN		
10/10/50	17:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	17:30	JOHN	0	M	SON	W	JOHN		
10/10/50	18:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	18:30	JOHN	0	M	SON	W	JOHN		
10/10/50	19:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	19:30	JOHN	0	M	SON	W	JOHN		
10/10/50	20:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	20:30	JOHN	0	M	SON	W	JOHN		
10/10/50	21:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	21:30	JOHN	0	M	SON	W	JOHN		
10/10/50	22:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	22:30	JOHN	0	M	SON	W	JOHN		
10/10/50	23:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	23:30	JOHN	0	M	SON	W	JOHN		
10/10/50	24:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	24:30	JOHN	0	M	SON	W	JOHN		
10/10/50	25:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	25:30	JOHN	0	M	SON	W	JOHN		
10/10/50	26:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	26:30	JOHN	0	M	SON	W	JOHN		
10/10/50	27:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	27:30	JOHN	0	M	SON	W	JOHN		
10/10/50	28:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	28:30	JOHN	0	M	SON	W	JOHN		
10/10/50	29:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	29:30	JOHN	0	M	SON	W	JOHN		
10/10/50	30:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	30:30	JOHN	0	M	SON	W	JOHN		
10/10/50	31:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	31:30	JOHN	0	M	SON	W	JOHN		
10/10/50	32:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	32:30	JOHN	0	M	SON	W	JOHN		
10/10/50	33:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	33:30	JOHN	0	M	SON	W	JOHN		
10/10/50	34:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	34:30	JOHN	0	M	SON	W	JOHN		
10/10/50	35:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	35:30	JOHN	0	M	SON	W	JOHN		
10/10/50	36:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	36:30	JOHN	0	M	SON	W	JOHN		
10/10/50	37:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	37:30	JOHN	0	M	SON	W	JOHN		
10/10/50	38:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	38:30	JOHN	0	M	SON	W	JOHN		
10/10/50	39:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	39:30	JOHN	0	M	SON	W	JOHN		
10/10/50	40:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	40:30	JOHN	0	M	SON	W	JOHN		
10/10/50	41:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	41:30	JOHN	0	M	SON	W	JOHN		
10/10/50	42:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	42:30	JOHN	0	M	SON	W	JOHN		
10/10/50	43:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	43:30	JOHN	0	M	SON	W	JOHN		
10/10/50	44:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	44:30	JOHN	0	M	SON	W	JOHN		
10/10/50	45:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	45:30	JOHN	0	M	SON	W	JOHN		
10/10/50	46:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	46:30	JOHN	0	M	SON	W	JOHN		
10/10/50	47:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	47:30	JOHN	0	M	SON	W	JOHN		
10/10/50	48:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	48:30	JOHN	0	M	SON	W	JOHN		
10/10/50	49:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	49:30	JOHN	0	M	SON	W	JOHN		
10/10/50	50:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	50:30	JOHN	0	M	SON	W	JOHN		
10/10/50	51:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	51:30	JOHN	0	M	SON	W	JOHN		
10/10/50	52:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	52:30	JOHN	0	M	SON	W	JOHN		
10/10/50	53:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	53:30	JOHN	0	M	SON	W	JOHN		
10/10/50	54:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	54:30	JOHN	0	M	SON	W	JOHN		
10/10/50	55:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	55:30	JOHN	0	M	SON	W	JOHN		
10/10/50	56:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	56:30	JOHN	0	M	SON	W	JOHN		
10/10/50	57:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	57:30	JOHN	0	M	SON	W	JOHN		
10/10/50	58:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	58:30	JOHN	0	M	SON	W	JOHN		
10/10/50	59:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	59:30	JOHN	0	M	SON	W	JOHN		
10/10/50	60:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	60:30	JOHN	0	M	SON	W	JOHN		
10/10/50	61:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	61:30	JOHN	0	M	SON	W	JOHN		
10/10/50	62:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	62:30	JOHN	0	M	SON	W	JOHN		
10/10/50	63:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	63:30	JOHN	0	M	SON	W	JOHN		
10/10/50	64:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	64:30	JOHN	0	M	SON	W	JOHN		
10/10/50	65:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	65:30	JOHN	0	M	SON	W	JOHN		
10/10/50	66:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	66:30	JOHN	0	M	SON	W	JOHN		
10/10/50	67:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	67:30	JOHN	0	M	SON	W	JOHN		
10/10/50	68:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	68:30	JOHN	0	M	SON	W	JOHN		
10/10/50	69:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	69:30	JOHN	0	M	SON	W	JOHN		
10/10/50	70:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	70:30	JOHN	0	M	SON	W	JOHN		
10/10/50	71:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	71:30	JOHN	0	M	SON	W	JOHN		
10/10/50	72:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	72:30	JOHN	0	M	SON	W	JOHN		
10/10/50	73:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	73:30	JOHN	0	M	SON	W	JOHN		
10/10/50	74:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	74:30	JOHN	0	M	SON	W	JOHN		
10/10/50	75:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	75:30	JOHN	0	M	SON	W	JOHN		
10/10/50	76:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	76:30	JOHN	0	M	SON	W	JOHN		
10/10/50	77:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	77:30	JOHN	0	M	SON	W	JOHN		
10/10/50	78:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	78:30	JOHN	0	M	SON	W	JOHN		
10/10/50	79:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	79:30	JOHN	0	M	SON	W	JOHN		
10/10/50	80:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	80:30	JOHN	0	M	SON	W	JOHN		
10/10/50	81:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	81:30	JOHN	0	M	SON	W	JOHN		
10/10/50	82:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	82:30	JOHN	0	M	SON	W	JOHN		
10/10/50	83:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	83:30	JOHN	0	M	SON	W	JOHN		
10/10/50	84:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	84:30	JOHN	0	M	SON	W	JOHN		
10/10/50	85:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	85:30	JOHN	0	M	SON	W	JOHN		
10/10/50	86:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	86:30	JOHN	0	M	SON	W	JOHN		
10/10/50	87:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	87:30	JOHN	0	M	SON	W	JOHN		
10/10/50	88:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	88:30	JOHN	0	M	SON	W	JOHN		
10/10/50	89:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	89:30	JOHN	0	M	SON	W	JOHN		
10/10/50	90:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	90:30	JOHN	0	M	SON	W	JOHN		
10/10/50	91:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	91:30	JOHN	0	M	SON	W	JOHN		
10/10/50	92:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	92:30	JOHN	0	M	SON	W	JOHN		
10/10/50	93:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	93:30	JOHN	0	M	SON	W	JOHN		
10/10/50	94:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	94:30	JOHN	0	M	SON	W	JOHN		
10/10/50	95:00	MARY	0	F	DAUGHTER	W	MARY		
10/10/50	95:30	JOHN	0	M	SON				

[illegible]



3/17/25, 8:59 AM

**SUBJECT: Initial Discussion**

**FROM: Dave Palzet <dpalzet@d107.org>**

**TO: Evan Walter <EWalter@burr-ridge.gov>**

**CC: Sean Mason <board.mason@d107.org>, Jason Nash <board.nash@d107.org>**

**DATE: 17/01/2025 15:17**

Good Afternoon, Evan,

On behalf of the Pleasantdale School District Board of Education can you please forward the below message to Mayor Grasso.

Thank you and have a wonderful weekend,  
Dave

Dear Mayor Grasso,

Pleasantdale School Board 107 has directed Board Members Sean Mason and Jason Nash to enter into preliminary discussions with you regarding the potential acquisition of the Village Hall site for the purposes of building an early childhood education center.

We appreciate your willingness to meet with Sean and Jason to discuss this matter. We are also grateful for your staff's collaborative efforts to get to this point.

The Board wishes to express that our first priority during these discussions is to maintain the excellent working relationship between the Village and our District. We are grateful for Mayor Grasso's stewardship of the Village and, regardless of the outcome of these conversations, we look forward to working with Mr. Grasso in continuing to make Burr Ridge and Pleasantdale School District 107 two very special places for many years to come.

We also wish to express that the Board is in the process of its due diligence on the feasibility of the Village Hall site for our purposes, but that in the best interests of the District and the community, we remain open to all possible solutions for a third campus. Including whether a third campus is needed/financially responsible at all.

Last, the Board is fully committed to its fiduciary responsibility to the District and all conversations will be guided with this principle in mind.

Thank you for your time, and we look forward to working together.

**Dr. Dave Palzet**

**Superintendent, Pleasantdale School District 107**

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

Pleasantdale promise We promise to know you, challenge you, and support you to become your best self.




**SUBJECT:** Fwd: Initial Discussion  
**FROM:** Dave Palzet <dpalzet@d107.org>  
**TO:** Sean Mason <board.mason@d107.org>, Jason Nash <board.nash@d107.org>  
**DATE:** 20/01/2025 10:30

Hi Guys,

Do either of these dates work for you for a meeting with Mayor Grasso?

DP

PS - you can "reply all" to this email (it's not an OMA violation).

 **Dave Palzet**  
Superintendent, Pleasantdale SD 107  
[www.d107.org](http://www.d107.org) | To create a community of inspired learners  
 

Begin forwarded message:

**From:** Evan Walter <EWalter@burr-ridge.gov>  
**Date:** January 20, 2025 at 10:18:55 AM CST  
**To:** Dave Palzet <dpalzet@d107.org>  
**Subject:** RE: Initial Discussion

3/17/25, 8:59 AM

Dave-

Thank you for the invitation. Suggesting January 28 or 30 at 1:30p at Village Hall.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

*I sent this at a time convenient to my schedule.  
Please respond at a time convenient to yours.*

**From:** Dave Palzet <dpalzet@d107.org>  
**Sent:** Friday, January 17, 2025 3:18 PM  
**To:** Evan Walter <EWalter@burr-ridge.gov>  
**Cc:** Sean Mason <board.mason@d107.org>; Jason Nash <board.nash@d107.org>  
**Subject:** Initial Discussion

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3/17/25, 8:59 AM

**Dr. Dave Palzet**  
Superintendent, Pleasantdale School District 107

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

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**SUBJECT:** Re: Initial Discussion  
**FROM:** Sean Mason <[board.mason@d107.org](mailto:board.mason@d107.org)>  
**TO:** Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>  
**CC:** Jason Nash <[board.nash@d107.org](mailto:board.nash@d107.org)>  
**DATE:** 20/01/2025 10:54

Either day works for me.




On Jan 20, 2025, at 10:30 AM, Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)> wrote:

Hi Guys,

Do either of these dates work for you for a meeting with Mayor Grasso?

DP

PS - you can "reply all" to this email (it's not an OMA violation).

 **Dave Palzet**  
Superintendent, Pleasantdale SD 107  
[www.d107.org](http://www.d107.org) | To create a community of inspired learners  
 

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**From:** Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)>  
**Date:** January 20, 2025 at 10:18:55 AM CST  
**To:** Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>



3/17/25, 8:59 AM

**Subject: RE: Initial Discussion**

Dave-

Thank you for the invitation. Suggesting January 28 or 30 at 1:30p at Village Hall.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

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Please respond at a time convenient to yours.*

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**To:** Evan Walter <EWalter@burr-ridge.gov>  
**Cc:** Sean Mason <board.mason@d107.org>; Jason Nash <board.nash@d107.org>  
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3/17/25, 8:59 AM

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FROM: Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>  
TO: Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)>  
CC: Jason Nash <[board.nash@d107.org](mailto:board.nash@d107.org)>, Sean Mason <[board.mason@d107.org](mailto:board.mason@d107.org)>, Jason Nash  
<[jason.nash521@gmail.com](mailto:jason.nash521@gmail.com)>  
DATE: 20/01/2025 12:03

Good Afternoon, Evan,

I heard back from both Sean and Jason and January 30 at 1:30 at Village Hall works for us!

Thanks,  
Dave

On Jan 20, 2025, at 10:18 AM, Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)> wrote:

Dave-

Thank you for the invitation. Suggesting January 28 or 30 at 1:30p at Village Hall.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
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**Sent:** Friday, January 17, 2025 3:18 PM  
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**Subject:** Initial Discussion

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3/17/25, 8:59 AM

**Dr. Dave Palzet**  
**Superintendent, Pleasantdale School District 107**

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

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**Dr. Dave Palzet**

**Superintendent, Pleasantdale School District 107**

**Website** [d107.org](http://d107.org) **Email** [dpalzet@d107.org](mailto:dpalzet@d107.org)

**Address** [7450 S. Wolf Rd., Burr Ridge IL](#)

**Pleasantdale promise** We promise to know you, challenge you, and support you to become your best self.

**SUBJECT:** Event accepted: Pleasantdale / Village Meeting  
**FROM:** dpalzet@d107.org  
**TO:** EWalter@burr-ridge.gov  
**DATE:** 01/01/1970 00:00  
**ATTACHMENTS** (19700101-000000-0000046): [iCal-Reply.ics](#)

Dave Palzet has accepted your invitation to the event: Pleasantdale / Village Meeting, scheduled for January 30, 2025 at 1:30 PM (America/Chicago (CST) offset -21600).

**SUBJECT:** Burr Ridge  
**FROM:** Shirley Benedict <sbenedict@burr-ridge.gov>  
**TO:** Branka Petkovic <bpetkovic@gower62.com>, Chief Karl Argast <kargast@plvw.org>, "Chief Molinaro, Tri-State" <smolinaro@tristatefd.com>, "Dave Palzet, Dist 107" <dpalzet@d107.org>, "Dr. Charles Kyle" <CKyle@ccsd180.org>, "Jamie Janusz, Burr Ridge Park Dist" <jjanusz@brparks.org>, Matt Russian <mrussian@pdparks.org>, "Sara Olson, Elm School" <solson@d181.org>, "Victor Simon, Gower" <vsimon@gower62.com>  
**DATE:** 05/01/2024 09:21  
**ATTACHMENTS** (20240105-092111-0000044): [2024\\_mtgsch.pdf](#) ,  
[2024-01-08\\_Agenda.pdf](#)



**SUBJECT: Invitation: VH Pre-Tour @ Thu Apr 4, 2024 2:30pm - 3:30pm (CDT) (Arlene Cabana)**

**FROM: Dave Palzet <dpalzet@d107.org>**

**TO: Arlene Cabana <board.cabana@d107.org>, ewalter@burr-ridge.gov**

**DATE: 03/04/2024 14:35**

**ATTACHMENTS (20240403-143545-0000034): [invite.ics](#)**

**When**

Thursday Apr 4, 2024 · 2:30pm – 3:30pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States

[View map](#)

**Guests**

Dave Palzet - organizer

Arlene Cabana

[ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)

[View all guest info](#)

**Reply** for [board.cabana@d107.org](mailto:board.cabana@d107.org)

[Yes](#) [No](#) [Maybe](#)

[More options](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

**SUBJECT: Invitation: VH Pre-Tour @ Thu Apr 4, 2024 2:30pm - 3:30pm (CDT)  
(ewalter@burr-ridge.gov)**

**FROM: Dave Palzet <dpalzet@d107.org>**



TO: ewalter@burr-ridge.gov, Arlene Cabana <board.cabana@d107.org>  
DATE: 03/04/2024 14:35  
ATTACHMENTS (20240403-143545-0000035): [invite.ics](#)

**When**

Thursday Apr 4, 2024 · 2:30pm – 3:30pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States

[View map](#)

**Guests**

Dave Palzet - organizer

Arlene Cabana

ewalter@burr-ridge.gov

[View all guest info](#)

**Reply** for ewalter@burr-ridge.gov

[Yes](#)   [No](#)   [Maybe](#)

[More options](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

**SUBJECT: BURR RIDGE**

**FROM: Shirley Benedict <sbenedict@burr-ridge.gov>**

**TO: "brakow@shawmedia.com" <brakow@shawmedia.com>, Branka Petkovic <bpetkovic@gower62.com>, Chief Karl Argast <kargast@plvw.org>, Chief Patrick Brenn <pbrenn@tristatefd.com>, "Dave Palzet, Dist 107" <dpalzet@d107.org>, "Dr. Charles Kyle" <CKyle@ccsd180.org>, "Jamie Janusz, Burr Ridge Park Dist" <jjanusz@brparks.org>, Jesse Wright <jessewright.editor@gmail.com>, "Larry Smith, Doings" <lasmith@chicagotribune.com>, Matt Russian <mrussian@pdparks.org>, Patch <IL-releases@patch.com>, "Sara Olson, Elm School" <solson@d181.org>, "Victor Simon, Gower" <vsimon@gower62.com>**

**CC: Pamela Foy <pfoy@burr-ridge.gov>, Hannah Breakey <hbreakey@burr-ridge.gov>, Gail DeMory <gdemory@burr-ridge.gov>, Lori Spindler <lspindler@burr-ridge.gov>**

**DATE: 04/04/2024 15:50**

**ATTACHMENTS (20240404-155005-0000033): [2024-04-08\\_Agenda\\_Municode.pdf](#)**

Good Morning,

Thank you again to everyone who was able to join us during the second Corridor Advisory Committee Meeting for the Wolf Road Phase I Corridor Study.

Please see attached for updates from that meeting, including the meeting notes, meeting presentation, and an additional exhibit developed after the discussion during the CAC meeting. Please feel free to reach out with any feedback or questions. On the exhibit and notes, specifically, please provide comments by Monday, 10/28, so the project team can adjust accordingly for the public meeting.

The team is planning the public meeting for November and will send additional information and a request to help us promote the meeting in the upcoming weeks.

Best,

Caitlin

**Caitlin Bettisworth (she/her)** | Senior Project Manager  
CBettisworth@rmchin.com



**R.M. Chin & Associates, Inc.**  
500 West 18th Street, Suite 200 | Chicago, Illinois 60616  
T: 312.595.2000 Direct: 312.595.2007  
[www.rmchin.com](http://www.rmchin.com)

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π

**SUBJECT: A Strategic Partnership**  
**FROM: Dave Palzet <dpalzet@d107.org>**  
**TO: EWalter@burr-ridge.gov, ggrasso@burr-ridge.gov**  
**DATE: 17/10/2024 14:28**

Good Morning, Mayor Grasso and Mr. Walter,

Pleasantdale School District 107 currently operates Pleasantdale Middle School in Burr Ridge as well as Pleasantdale Elementary School in Willow Springs, and due to a continued mix of strong property values, well-maintained single-family homes, and high-performing schools, our District continues to see enrollment growth. Due to solid enrollment trends, a continued focus on Pre-K and Kindergarten curriculum, edit., D107 is currently studying how to maintain our facilities responsibly in a manner commensurate with both parent exceptions of quality and respect for taxpayers.

After listening to several recent Village Board meetings, the District became aware that the Village of Burr Ridge may seek to build a new Village Hall or relocate its Village Hall to another location. Should the Village indeed pursue a plan to relocate Village Hall, District 107 humbly requests that the Village consider conveying the current Village Hall building to our School District, whether by purchase, lease, or other form of transfer.

The District feels the location would be ideal for a Pre-K learning environment due to its visibility on County Line Road and proximity to the Police Station.

The Village has always been and remains a terrific community leader and partner to its education agencies. We hope that the Board will consider the possibility of maintaining the Village Hall location for public use should the relocation of the Village's functions come to fruition. We appreciate you and the Board of Trustees' consideration of this request.

Respectfully,  
Dave Palzet

Dave Palzet  
Superintendent, Pleasantdale SD 107  
[www.d107.org](http://www.d107.org)  
| To create a community of inspired learners



SUBJECT: RE: A Strategic Partnership  
FROM: Gary Grasso <ggrasso@burr-ridge.gov>  
TO: Dave Palzet <dpalzet@d107.org>, Evan Walter <EWalter@burr-ridge.gov>  
DATE: 17/10/2024 14:39

David – there is a scenario and concept that Evan and I believe the Village Board would seriously consider. Evan and I are refining the specifics for the Board. We will certainly keep Dist. 107 in the loop./ GARY

GARY GRASSO, MAYOR  
BURR RIDGE, IL 60527  
630.654.8181 o  
312.498.3202 c

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**From:** Dave Palzet <dpalzet@d107.org>  
**Sent:** Thursday, October 17, 2024 2:28 PM  
**To:** Evan Walter <EWalter@burr-ridge.gov>; Gary Grasso <ggrasso@burr-ridge.gov>  
**Subject:** A Strategic Partnership


Good Morning, Mayor Grasso and Mr. Walter,

Pleasantdale School District 107 currently operates Pleasantdale Middle School in Burr Ridge as well as Pleasantdale Elementary School in Willow Springs, and due to a continued mix of strong property values, well-maintained single-family homes, and high-performing schools, our District continues to see enrollment growth. Due to solid enrollment trends, a continued focus on Pre-K and Kindergarten curriculum, etc., D107 is currently studying how to maintain our facilities responsibly in a manner commensurate with both parent expectations of quality and respect for taxpayers.

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Respectfully,  
Dave Palzet

 Dave Palzet  
Superintendent, Pleasantdale SD 107  
[www.d107.org](http://www.d107.org)  
| To create a community of inspired learners



**SUBJECT: BURR RIDGE**

**FROM:** Shirley Benedict <sbenedict@burr-ridge.gov>  
**TO:** "brakow@shawmedia.com" <brakow@shawmedia.com>, Branka Petkovic <bpetkovic@gower62.com>, Chief Karl Argast <kargast@plvw.org>, Chief Patrick Brenn <pbrenn@tristatefd.com>, "Dave Palzet, Dist 107" <dpalzet@d107.org>, "Dr. Charles Kyle"

3/17/25, 9:00 AM

Burr Ridge Oak Leaf: February 2024


Best,  
Mateo

**Mateo Baker** | Graduate Assistant Project Manager  
MBaker@rmchin.com



**R.M. Chin & Associates, Inc.**  
500 West 18th Street, Suite 200 | Chicago, IL 60616  
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π

**SUBJECT: RE: President/Mayor Meeting**  
**FROM: Evan Walter <EWalter@burr-ridge.gov>**  
**TO: Dave Palzet <dpalzet@d107.org>**  
**DATE: 11/11/2024 14:26**

We are available. Suggesting Village Hall.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

*I sent this at a time convenient to my schedule.*  
*Please respond at a time convenient to yours.*

**From:** Dave Palzet <dpalzet@d107.org>  
**Sent:** Monday, November 11, 2024 2:20 PM  
**To:** Evan Walter <EWalter@burr-ridge.gov>  
**Subject:** President/Mayor Meeting

Hi Evan,

I spoke with our president, Tarryne Marchione and we can make November 18 at 2:00 PM work for a meeting. Please let me know if that works and we can discuss location.

Thanks,  
Dave



**Dr. Dave Palzet**  
**Superintendent, Pleasantdale School District 107**

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

Pleasantdale promise We promise to know you, challenge you, and support you to become your best self.



**SUBJECT: Re: President/Mayor Meeting**  
**FROM: Dave Palzet <dpalzet@d107.org>**  
**TO: Evan Walter <EWalter@burr-ridge.gov>**  
**DATE: 11/11/2024 14:50**

Great! I will send a calendar invite!

Dave

**Dr. Dave Palzet**  
**Superintendent, Pleasantdale School District 107**

3/17/25, 9:00 AM

Burr Ridge Oak Leaf: February 2024

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

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On Nov 11, 2024, at 2:26 PM, Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)> wrote:

**SUBJECT:** Invitation: Marchione/Grasso/Walter/Palzet @ Mon Nov 18, 2024 2pm - 3pm (CST) (ewalter@burr-ridge.gov)  
**FROM:** Dave Palzet <dpalzet@d107.org>  
**TO:** ewalter@burr-ridge.gov, Tarryne Marchione <board.marchione@d107.org>, ggrasso@burr-ridge.gov  
**DATE:** 11/11/2024 14:51  
**ATTACHMENTS** (20241111-145126-0000064): [invite.ics](#)

**When**

Monday Nov 18, 2024 · 2pm – 3pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States

[View map](#)

**Guests**

Dave Palzet - organizer

Tarryne Marchione

Evan Walter

ggrasso@burr-ridge.gov

[View all guest info](#)

**Reply** for ewalter@burr-ridge.gov

[Yes](#)   [No](#)   [Maybe](#)

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You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

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**SUBJECT:** Invitation: Marchione/Grasso/Walter/Palzet @ Mon Nov 18, 2024 2pm - 3pm (CST) (ggrasso@burr-ridge.gov)  
**FROM:** Dave Palzet <dpalzet@d107.org>  
**TO:** ggrasso@burr-ridge.gov, Tarryne Marchione <board.marchione@d107.org>, Evan Walter <ewalter@burr-ridge.gov>  
**DATE:** 11/11/2024 14:51  
**ATTACHMENTS** (20241111-145126-0000065): [invite.ics](#)



**When**

Monday Nov 18, 2024 · 2pm – 3pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States

[View map](#)

**Guests**

Dave Palzet - organizer

Tarryne Marchione

Evan Walter

[ggrasso@burr-ridge.gov](mailto:ggrasso@burr-ridge.gov)

[View all guest info](#)

**Reply** for [ggrasso@burr-ridge.gov](mailto:ggrasso@burr-ridge.gov)

[Yes](#)   [No](#)   [Maybe](#)

[More options](#)

Invitation from [Google Calendar](#)

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Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

**SUBJECT: Invitation: Marchione/Grasso/Walter/Palzet @ Mon Nov 18, 2024 2pm - 3pm (CST) (Tarryne Marchione)**

**FROM: Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>**

**TO: Tarryne Marchione <[board.marchione@d107.org](mailto:board.marchione@d107.org)>, Evan Walter <[ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)>, [ggrasso@burr-ridge.gov](mailto:ggrasso@burr-ridge.gov)**

**DATE: 11/11/2024 14:51**

**ATTACHMENTS (20241111-145126-0000066): [invite.ics](#)**

**When**

Monday Nov 18, 2024 · 2pm – 3pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States

[View map](#)

**Guests**

Dave Palzet - organizer

Tarryne Marchione

Evan Walter

[ggrasso@burr-ridge.gov](mailto:ggrasso@burr-ridge.gov)

[View all guest info](#)

**Reply** for [board.marchione@d107.org](mailto:board.marchione@d107.org)

[Yes](#)   [No](#)   [Maybe](#)

[More options](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

**SUBJECT: Updated invitation: Marchione/Grasso/Walter/Palzet @ Mon Nov 18, 2024  
2pm - 3pm (CST) ([ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov))  
FROM: Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>  
TO: [ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov), Tarryne Marchione <[board.marchione@d107.org](mailto:board.marchione@d107.org)>, [ggrasso@burr-ridge.gov](mailto:ggrasso@burr-ridge.gov)  
DATE: 11/11/2024 18:37  
ATTACHMENTS (20241111-183757-0000067): [invite.ics](#)**

**This event has been updated**

**When**

Monday Nov 18, 2024 · 2pm – 3pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States

[View map](#)

**Guests**

Dave Palzet - organizer

Tarryne Marchione

Evan Walter

[ggrasso@burr-ridge.gov](mailto:ggrasso@burr-ridge.gov)

[View all guest info](#)

**Reply** for [ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)

[Yes](#)   [No](#)   [Maybe](#)

[More options](#)

Invitation from [Google Calendar](#)

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**SUBJECT: Updated invitation: Marchione/Grasso/Walter/Palzet @ Mon Nov 18, 2024  
2pm - 3pm (CST) ([ggrasso@burr-ridge.gov](mailto:ggrasso@burr-ridge.gov))  
FROM: Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>  
TO: [ggrasso@burr-ridge.gov](mailto:ggrasso@burr-ridge.gov), Tarryne Marchione <[board.marchione@d107.org](mailto:board.marchione@d107.org)>, Evan  
Walter <[ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)>  
DATE: 11/11/2024 18:37  
ATTACHMENTS (20241111-183757-0000068): [invite.ics](#)**

**This event has been updated**

**When**

Monday Nov 18, 2024 · 2pm – 3pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States

[View map](#)

**Guests**

Dave Palzet - organizer

Tarryne Marchione

Evan Walter

[ggrasso@burr-ridge.gov](mailto:ggrasso@burr-ridge.gov)

[View all guest info](#)

**Reply** for [ggrasso@burr-ridge.gov](mailto:ggrasso@burr-ridge.gov)

[Yes](#)   [No](#)   [Maybe](#)

[More options](#)

Invitation from [Google Calendar](#)

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Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

**SUBJECT: Updated invitation: Marchione/Grasso/Walter/Palzet @ Mon Nov 18, 2024  
2pm - 3pm (CST) (Tarryne Marchione)**  
**FROM: Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>**  
**TO: Tarryne Marchione <[board.marchione@d107.org](mailto:board.marchione@d107.org)>, Evan Walter <[ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)>, [ggrasso@burr-ridge.gov](mailto:ggrasso@burr-ridge.gov)**  
**DATE: 11/11/2024 18:37**  
**ATTACHMENTS (20241111-183759-0000069): [invite.ics](#)**

**This event has been updated**

**When**

Monday Nov 18, 2024 · 2pm – 3pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States

[View map](#)

**Guests**

Dave Palzet - organizer

Tarryne Marchione

Evan Walter

ggrasso@burr-ridge.gov

[View all guest info](#)

**Reply** for board.marchione@d107.org

[Yes](#)   [No](#)   [Maybe](#)

[More options](#)

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**SUBJECT: Reminder for Wolf Rd CAC Meeting #2 Feedback**

**FROM: Mateo Baker <MBaker@rmchin.com>**

**TO: "ckokat@fcwrd.org" <ckokat@fcwrd.org>, "JLiubicich@fcwrd.org" <JLiubicich@fcwrd.org>, "krobles@getipass.com" <krobles@getipass.com>, "jziegler@getipass.com" <jziegler@getipass.com>, "phil-s1@hotmail.com" <phil-s1@hotmail.com>, "channigan@district106.net" <channigan@district106.net>, John Munch <jmunch@district106.net>, "JohnsonM1@mwrdr.org" <JohnsonM1@mwrdr.org>, "mrussian@pdparks.org" <mrussian@pdparks.org>, "tcavazos@pdparks.org" <tcavazos@pdparks.org>, "dpalzet@d107.org" <dpalzet@d107.org>, Griffin Sonntag <gsonntag@d107.org>, "kargast@plvw.org" <kargast@plvw.org>, "tdonatucci@plvw.org" <tdonatucci@plvw.org>, "ehoffenberg@lyonsts.com" <ehoffenberg@lyonsts.com>, "guyfranzese@aol.com" <guyfranzese@aol.com>, Evan Walter <EWalter@burr-ridge.gov>, dpreissig <dpreissig@burr-ridge.gov>, "mficano@westcook.org" <mficano@westcook.org>, "colant@comcast.net" <colant@comcast.net>, "ameckert13@gmail.com" <ameckert13@gmail.com>, Dayle Holmquist <dayle.holmquist@gmail.com>, "ragrela.consult@gmail.com" <ragrela.consult@gmail.com>, "daemicke@sbcglobal.net" <daemicke@sbcglobal.net>,"**

*Shirley A. Benedict*  
Deputy Village Clerk  
Village of Burr Ridge  
7660 County Line Road  
Burr Ridge, IL 60527  
630-654-8181 X2140  
[sbenedict@burr-ridge.gov](mailto:sbenedict@burr-ridge.gov)

SUBJECT: Appraisal  
FROM: Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)>  
TO: Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>  
DATE: 02/12/2024 20:39  
ATTACHMENTS (20241202-203930-0000071): [Village Hall Appraisal 2023.pdf](#)

3/17/25, 9:00 AM

Burr Ridge Oak Leaf: February 2024

Dave-

Appraisal attached per your request. Thanks.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

*I sent this at a time convenient to my schedule.*  
*Please respond at a time convenient to yours.*

**SUBJECT: Fwd: Appraisal**  
**FROM: Dave Palzet <dpalzet@d107.org>**  
**TO: Sean Mason <board.mason@d107.org>**  
**DATE: 03/12/2024 08:33**  
**ATTACHMENTS (20241203-083353-0000072): Village Hall Appraisal 2023.pdf**

Hey Sean,

I received the appraisal from Evan last night... It is attached for your review.

Dave

Begin forwarded message:

**From:** Evan Walter <EWalter@burr-ridge.gov>  
**Subject:** Appraisal  
**Date:** December 2, 2024 at 8:39:30 PM CST  
**To:** Dave Palzet <dpalzet@d107.org>

Dave-

Appraisal attached per your request. Thanks.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

*I sent this at a time convenient to my schedule.*  
*Please respond at a time convenient to yours.*



**Dr. Dave Palzet**

**Superintendent, Pleasantdale School District 107**

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

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**SUBJECT: Re: Appraisal**  
**FROM: Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>**  
**TO: Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)>**  
**DATE: 03/12/2024 08:39**

**Awesome! Thanks!**

On Dec 2, 2024, at 8:39 PM, Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)> wrote:

Dave-

Appraisal attached per your request. Thanks.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

*I sent this at a time convenient to my schedule.*  
*Please respond at a time convenient to yours.*

3/17/25, 9:00 AM

Burr Ridge Oak Leaf: February 2024

<Village Hall Appraisal 2023.pdf>

**Dr. Dave Palzet**

**Superintendent, Pleasantdale School District 107**

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

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**SUBJECT: Appraisal**

**FROM: Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>**

**TO: Griffin Sonntag <[gsonntag@d107.org](mailto:gsonntag@d107.org)>**

**DATE: 03/12/2024 16:44**

**ATTACHMENTS (20241203-164412-0000073): [Village Hall Appraisal 2023.pdf](#)**

For your records

**Dr. Dave Palzet**

**Superintendent, Pleasantdale School District 107**

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

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*Shirley A. Benedict*

Deputy Village Clerk  
Village of Burr Ridge  
7660 County Line Road  
Burr Ridge, IL 60527  
630-654-8181 X2140  
[sbenedict@burr-ridge.gov](mailto:sbenedict@burr-ridge.gov)

**SUBJECT:** Invitation: Tour VH with Sean @ Tue Jan 14, 2025 3pm - 4pm (CST)  
([ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov))  
**FROM:** Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>  
**TO:** [ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov), Sean Mason <[board.mason@d107.org](mailto:board.mason@d107.org)>  
**DATE:** 14/01/2025 11:08  
**ATTACHMENTS** (20250114-110839-0000077): [invite.ics](#)

**When**

Tuesday Jan 14, 2025 · 3pm – 4pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States  
[View map](#)

**Guests**

Dave Palzet - organizer  
Sean Mason  
Evan Walter  
[View all guest info](#)

**Reply** for [ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)

[Yes](#)   [No](#)   [Maybe](#)

[More options](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

**SUBJECT:** Invitation: Tour VH with Sean @ Tue Jan 14, 2025 3pm - 4pm (CST) (Sean Mason)  
**FROM:** Dave Palzet <dpalzet@d107.org>  
**TO:** Sean Mason <board.mason@d107.org>, Evan Walter <ewalter@burr-ridge.gov>  
**DATE:** 14/01/2025 11:08  
**ATTACHMENTS** (20250114-110839-0000078): [invite.ics](#)

**When**

Tuesday Jan 14, 2025 · 3pm – 4pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States

[View map](#)

**Guests**

Dave Palzet - organizer

Sean Mason

Evan Walter

[View all guest info](#)

**Reply** for board.mason@d107.org

[Yes](#)   [No](#)   [Maybe](#)

[More options](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, Invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

**SUBJECT:** Updated invitation: Tour VH with Sean @ Tue Jan 14, 2025 3pm - 4pm (CST) (ewalter@burr-ridge.gov)  
**FROM:** Dave Palzet <dpalzet@d107.org>  
**TO:** ewalter@burr-ridge.gov, Sean Mason <board.mason@d107.org>  
**DATE:** 14/01/2025 11:45  
**ATTACHMENTS** (20250114-114513-0000079): [invite.ics](#)

**This event has been updated**

**When**

Tuesday Jan 14, 2025 · 3pm – 4pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States

[View map](#)

**Guests**

Dave Palzet - organizer

Sean Mason

Evan Walter

[View all guest info](#)

**Reply** for ewalter@burr-ridge.gov

[Yes](#)   [No](#)   [Maybe](#)

[More options](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

**SUBJECT: Updated invitation: Tour VH with Sean @ Tue Jan 14, 2025 3pm - 4pm (CST)  
(Sean Mason)**

**FROM: Dave Palzet <dpalzet@d107.org>**

**TO: Sean Mason <board.mason@d107.org>, Evan Walter <ewalter@burr-ridge.gov>**

**DATE: 14/01/2025 11:45**

**ATTACHMENTS (20250114-114513-0000080): [invite.ics](#)**

**This event has been updated**

**When**

Tuesday Jan 14, 2025 · 3pm – 4pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States

[View map](#)

**Guests**

Dave Palzet - organizer

Sean Mason

Evan Walter

[View all guest info](#)

**Reply** for board.mason@d107.org

[Yes](#)   [No](#)   [Maybe](#)

[More options](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

**SUBJECT: Initial Discussion**

**FROM: Dave Palzet <dpalzet@d107.org>**

**TO: Evan Walter <EWalter@burr-ridge.gov>**

**CC: Sean Mason <board.mason@d107.org>, Jason Nash <board.nash@d107.org>**

**DATE: 17/01/2025 15:17**

Good Afternoon, Evan,

On behalf of the Pleasantdale School District Board of Education can you please forward the below message to Mayor Grasso.

Thank you and have a wonderful weekend,  
Dave

Dear Mayor Grasso,

Pleasantdale School Board 107 has directed Board Members Sean Mason and Jason Nash to enter into preliminary discussions with you regarding the potential acquisition of the Village Hall site for the purposes of building an early childhood education center.

We appreciate your willingness to meet with Sean and Jason to discuss this matter. We are also grateful for your staff's collaborative efforts to get to this point.

The Board wishes to express that our first priority during these discussions is to maintain the excellent working relationship between the Village and our District. We are grateful for Mayor Grasso's stewardship of the Village and, regardless of the outcome of these conversations, we look forward to working with Mr. Grasso in continuing to make Burr Ridge and Pleasantdale School District 107 two very special places for many years to come.

We also wish to express that the Board is in the process of its due diligence on the feasibility of the Village Hall site for our purposes, but that in the best interests of the District and the community, we remain open to all possible solutions for a third campus. Including whether a third campus is needed/financially responsible at all.

Last, the Board is fully committed to its fiduciary responsibility to the District and all conversations will be guided with this principle in mind.

Thank you for your time, and we look forward to working together.

**Dr. Dave Palzet**  
Superintendent, Pleasantdale School District 107

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

Pleasantdale promise We promise to know you, challenge you, and support you to become your best self.

SUBJECT: RE: Initial Discussion  
FROM: Evan Walter <EWalter@burr-ridge.gov>  
TO: Dave Palzet <dpalzet@d107.org>  
DATE: 20/01/2025 10:18



Dave-

Thank you for the invitation. Suggesting January 28 or 30 at 1:30p at Village Hall.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

*I sent this at a time convenient to my schedule.  
Please respond at a time convenient to yours.*

**From:** Dave Palzet <dpalzet@d107.org>  
**Sent:** Friday, January 17, 2025 3:18 PM  
**To:** Evan Walter <EWalter@burr-ridge.gov>  
**Cc:** Sean Mason <board.mason@d107.org>; Jason Nash <board.nash@d107.org>  
**Subject:** Initial Discussion

Good Afternoon, Evan,

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Thank you and have a wonderful weekend,  
Dave

Dear Mayor Grasso,

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**Dr. Dave Palzet**  
**Superintendent, Pleasantdale School District 107**

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

Pleasantdale promise We promise to know you, challenge you, and support you to become your best self.

**SUBJECT:** Fwd: Initial Discussion  
**FROM:** Dave Palzet <dpalzet@d107.org>  
**TO:** Sean Mason <board.mason@d107.org>, Jason Nash <board.nash@d107.org>  
**DATE:** 20/01/2025 10:30

Hi Guys,

Do either of these dates work for you for a meeting with Mayor Grasso?

DP

PS - you can "reply all" to this email (it's not an OMA violation).

✉ **Dave Palzet**  
Superintendent, Pleasantdale SD 107  
[www.d107.org](http://www.d107.org) | To create a community of inspired learners  
 

Begin forwarded message:

**From:** Evan Walter <EWalter@burr-ridge.gov>  
**Date:** January 20, 2025 at 10:18:55AM CST  
**To:** Dave Palzet <dpalzet@d107.org>  
**Subject:** RE: Initial Discussion

Dave-

Thank you for the invitation. Suggesting January 28 or 30 at 1:30p at Village Hall.

**Evan Walter, ICMA-CM  
Village Administrator – Village of Burr Ridge  
(630) 654-8181 ext. 2000**

*I sent this at a time convenient to my schedule.  
Please respond at a time convenient to yours.*

**From:** Dave Palzet <dpalzet@d107.org>  
**Sent:** Friday, January 17, 2025 3:18 PM  
**To:** Evan Walter <EWalter@burr-ridge.gov>  
**Cc:** Sean Mason <board.mason@d107.org>; Jason Nash <board.nash@d107.org>  
**Subject:** Initial Discussion

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Superintendent, Pleasantdale School District 107**

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

Pleasantdale promise We promise to know you, challenge you, and support you to become your best self.

**SUBJECT:** Re: Initial Discussion  
**FROM:** Sean Mason <board.mason@d107.org>  
**TO:** Dave Palzet <dpalzet@d107.org>  
**CC:** Jason Nash <board.nash@d107.org>  
**DATE:** 20/01/2025 10:54

Either day works for me.

On Jan 20, 2025, at 10:30 AM, Dave Palzet <dpalzet@d107.org> wrote:

Hi Guys,

Do either of these dates work for you for a meeting with Mayor Grasso?

DP

PS - you can "reply all" to this email (it's not an OMA violation).

 **Dave Palzet**  
Superintendent, Pleasantdale SD 107  
[www.d107.org](http://www.d107.org) | To create a community of inspired learners  
 

Begin forwarded message:

**From:** Evan Walter <EWalter@burr-ridge.gov>  
**Date:** January 20, 2025 at 10:18:55 AM CST  
**To:** Dave Palzet <dpalzet@d107.org>  
**Subject:** RE: Initial Discussion

Dave-

Thank you for the invitation. Suggesting January 28 or 30 at 1:30p at Village Hall.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

*I sent this at a time convenient to my schedule.  
Please respond at a time convenient to yours.*

**From:** Dave Palzet <dpalzet@d107.org>  
**Sent:** Friday, January 17, 2025 3:18 PM  
**To:** Evan Walter <EWalter@burr-ridge.gov>  
**Cc:** Sean Mason <board.mason@d107.org>; Jason Nash <board.nash@d107.org>  
**Subject:** Initial Discussion

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**Dr. Dave Palzet**  
**Superintendent, Pleasantdale School District 107**

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

Pleasantdale promise We promise to know you, challenge you, and support you to become your best self.

SUBJECT: Re: Initial Discussion  
FROM: Dave Palzet <dpalzet@d107.org>  
TO: Evan Walter <EWalter@burr-ridge.gov>  
CC: Jason Nash <board.nash@d107.org>, Sean Mason <board.mason@d107.org>, Jason Nash <jason.nash521@gmail.com>  
DATE: 20/01/2025 12:03

Good Afternoon, Evan,

I heard back from both Sean and Jason and January 30 at 1:30 at Village Hall works for us!

Thanks,  
Dave

On Jan 20, 2025, at 10:18 AM, Evan Walter <EWalter@burr-ridge.gov> wrote:

Dave-

Thank you for the invitation. Suggesting January 28 or 30 at 1:30p at Village Hall.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

*I sent this at a time convenient to my schedule.  
Please respond at a time convenient to yours.*

**From:** Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>  
**Sent:** Friday, January 17, 2025 3:18 PM  
**To:** Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)>  
**Cc:** Sean Mason <[board.mason@d107.org](mailto:board.mason@d107.org)>; Jason Nash <[board.nash@d107.org](mailto:board.nash@d107.org)>  
**Subject:** Initial Discussion

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Dave

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Thank you for your time, and we look forward to working together.

**Dr. Dave Palzet**  
**Superintendent, Pleasantdale School District 107**

3/17/25, 9:00 AM

Burr Ridge Oak Leaf: February 2024

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

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**Dr. Dave Palzet**

Superintendent, Pleasantdale School District 107

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](http://7450.S.Wolf.Rd.,BurrRidge.IL)

Pleasantdale promise We promise to know you, challenge you, and support you to become your best self.

**SUBJECT: Event accepted: Pleasantdale / Village Meeting**  
**FROM: dpalzet@d107.org**  
**TO: EWalter@burr-ridge.gov**  
**DATE: 20/01/2025 12:12**  
**ATTACHMENTS (20250120-121249-0000047): [iCal-Reply.ics](#)**

Dave Palzet has accepted your invitation to the event: Pleasantdale / Village Meeting, scheduled for January 30, 2025 at 1:30 PM (America/Chicago (CST) offset -21600).

**SUBJECT: Accepted: Pleasantdale / Village Meeting @ Thu Jan 30, 2025 1:30pm - 2:30pm (CST) (Evan Walter)**  
**FROM: Dave Palzet <dpalzet@d107.org>**  
**TO: Evan Walter <ewalter@burr-ridge.gov>**  
**DATE: 20/01/2025 12:12**  
**ATTACHMENTS (20250120-121249-0000049): [invite.ics](#)**

**Dave Palzet has accepted this invitation.**

**When**

Thursday Jan 30, 2025 · 1:30pm – 2:30pm (Central Time - Chicago)

**Location**

Village Hall

[View map](#)

**Guests**

Evan Walter - organizer

Dave Palzet - creator

Gary Grasso

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

**SUBJECT: BURR RIDGE**

**FROM: Shirley Benedict <[sbenedict@burr-ridge.gov](mailto:sbenedict@burr-ridge.gov)>**

**TO: "brakow@shawmedia.com" <[brakow@shawmedia.com](mailto:brakow@shawmedia.com)>, Branka Petkovic <[bpetkovic@gower62.com](mailto:bpetkovic@gower62.com)>, Chief Karl Argast <[kargast@plvw.org](mailto:kargast@plvw.org)>, Chief Patrick Brenn <[pbrenn@tristatefd.com](mailto:pbrenn@tristatefd.com)>, "Dave Palzet, Dist 107" <[dpalzet@d107.org](mailto:dpalzet@d107.org)>, "Dr. Charles Kyle" <[CKyle@ccsd180.org](mailto:CKyle@ccsd180.org)>, "Jamie Janusz, Burr Ridge Park Dist" <[jjjanusz@brparks.org](mailto:jjjanusz@brparks.org)>, Jesse Wright <[jessewright.editor@gmail.com](mailto:jessewright.editor@gmail.com)>, "Larry Smith, Doings" <[lasmith@chicagotribune.com](mailto:lasmith@chicagotribune.com)>, Matt Russian <[mrussian@pdparks.org](mailto:mrussian@pdparks.org)>, Patch <[IL-releases@patch.com](mailto:IL-releases@patch.com)>, "Sara Olson, Elm School" <[solson@d181.org](mailto:solson@d181.org)>, "Victor Simon, Gower" <[vsimon@gower62.com](mailto:vsimon@gower62.com)>**

**CC: Pamela Foy <[pfoyl@burr-ridge.gov](mailto:pfoyl@burr-ridge.gov)>, Monika Bochenek <[MBochenek@burr-ridge.gov](mailto:MBochenek@burr-ridge.gov)>**

**DATE: 21/01/2025 10:26**

**ATTACHMENTS (20250121-102647-0000050):**

**2025 BOT Meeting Canceled 1-27 2-10.pdf**

**SUBJECT:** stuff  
**FROM:** Dave Palzet <dpalzet@d107.org>  
**TO:** James Mukite <jmukite@d107.org>  
**DATE:** 07/02/2025 15:31  
**ATTACHMENTS** (20250207-153133-0000048): Pleasantdale SD 107 Estimate.pdf ,  
Untitled Notebook (1) copy.pdf , Permit 1985-1890.pdf ,  
Village Hall Appraisal 2023.pdf , Pleasantdale EC budget letter 12 15 24.pdf ,  
maxresdefault.jpg

<https://www.youtube.com/watch?v=0IAq6eXfxTY>

[Early Learning Centers Virtual Tour](#)  
[youtube](#)

**Dr. Dave Palzet**  
Superintendent, Pleasantdale School District 107

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

Pleasantdale promise We promise to know you, challenge you, and support you to become your best self.

**SUBJECT:** BURR RIDGE  
**FROM:** Shirley Benedict <sbenedict@burr-ridge.gov>  
**TO:** "brakow@shawmedia.com" <brakow@shawmedia.com>, Branka Petkovic  
<bpetkovic@gower62.com>, Chief Karl Argast <kargast@plvw.org>, Chief Patrick Brenn  
<pbrenn@tristatefd.com>, "Dave Palzet, Dist 107" <dpalzet@d107.org>, "Dr. Charles Kyle"  
<CKyle@ccsd180.org>, "Jamie Janusz, Burr Ridge Park Dist" <jjanusz@brparks.org>,

*Shirley A. Benedict*

Deputy Village Clerk  
Village of Burr Ridge  
7660 County Line Road  
Burr Ridge, IL 60527  
630-654-8181 X2140  
[sbenedict@burr-ridge.gov](mailto:sbenedict@burr-ridge.gov)

SUBJECT:

FROM: Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>

TO: Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)>, Becky Walters <[board.walters@d107.org](mailto:board.walters@d107.org)>

CC: Tarryne Marchione <[board.marchione@d107.org](mailto:board.marchione@d107.org)>

DATE: 28/02/2025 12:42

Good Afternoon, Becky,

I spoke with Evan Walter (cc'd) and he can work with you to schedule a time for you to walk through the village hall and take pictures of the space. I have also included a schematic sketch of

**Dr. Dave Palzet**

**Superintendent, Pleasantdale School District 107**

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address 7450 S. Wolf Rd., Burr Ridge IL

Pleasantdale promise We promise to know you, challenge you, and support you to become your best self.

SUBJECT:

FROM: Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>

3/17/25, 9:00 AM

Burr Ridge Oak Leaf: February 2024

TO: Evan Walter <EWalter@burr-ridge.gov>, Becky Walters <board.walters@d107.org>  
CC: Tarryne Marchione <board.marchione@d107.org>  
DATE: 28/02/2025 12:42

Good Afternoon, Becky,

I spoke with Evan Walter (cc'd) and he can work with you to schedule a time for you to walk through the village hall and take pictures of the space. I have also included a schematic sketch of the space that was drawn by our architect. Once you have the pictures you would like inc

**Dr. Dave Palzet**

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Address [7450 S. Wolf Rd., Burr Ridge IL](#)

Pleasantdale promise We promise to know you, challenge you, and support you to become your best self.

SUBJECT:

FROM: Dave Palzet <dpalzet@d107.org>

TO: Evan Walter <EWalter@burr-ridge.gov>, Becky Walters <board.walters@d107.org>

CC: Tarryne Marchione <board.marchione@d107.org>

DATE: 28/02/2025 12:53

ATTACHMENTS (20250228-125334-0000045): Untitled Notebook (1) copy 2.pdf

Good Afternoon, Becky,

I spoke with Evan Walter (cc'd) and he can work with you to schedule a time for you to walk through the village hall and take pictures of the space. I have also included a schematic sketch of the space that was drawn by our architect. Once you have the pictures you would like included as part of the community forum, please send them to me.

Thanks,

Dave



This plug-in  
isn't  
supported

**Dr. Dave Palzet**  
**Superintendent, Pleasantdale School District 107**

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

Pleasantdale promise We promise to know you, challenge you, and support you to become your best self.

3/17/25, 8:59 AM

SUBJECT: Fwd: Appraisal  
FROM: Dave Palzet <dpalzet@d107.org>  
TO: Sean Mason <board.mason@d107.org>  
DATE: 03/12/2024 08:33  
ATTACHMENTS (20241203-083353-0000007): Village Hall Appraisal 2023.pdf

Hey Sean,

I received the appraisal from Evan last night... It is attached for your review.

Dave

Begin forwarded message:

**From:** Evan Walter <EWalter@burr-ridge.gov>  
**Subject:** Appraisal  
**Date:** December 2, 2024 at 8:39:30 PM CST  
**To:** Dave Palzet <dpalzet@d107.org>

3/17/25, 8:59 AM

Dave-

Appraisal attached per your request. Thanks.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

*I sent this at a time convenient to my schedule.  
Please respond at a time convenient to yours.*



3/17/25, 8:59 AM

**Dr. Dave Palzet**  
Superintendent, Pleasantdale School District 107

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

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**SUBJECT: Fwd: Appraisal**  
**FROM: Sean Mason <board.mason@d107.org>**  
**TO: Sean Mason <SeanM@crer.com>**  
**DATE: 03/12/2024 15:40**

Sent from my iPhone

Begin forwarded message:

**From:** Dave Palzet <dpalzet@d107.org>  
**Date:** December 3, 2024 at 8:34:18 AM CST  
**To:** Sean Mason <board.mason@d107.org>  
**Subject:** Fwd: Appraisal

Hey Sean,

I received the appraisal from Evan last night... It is attached for your review.

Dave

Begin forwarded message:

**From:** Evan Walter <EWalter@burr-ridge.gov>  
**Subject:** Appraisal  
**Date:** December 2, 2024 at 8:39:30 PM CST  
**To:** Dave Palzet <dpalzet@d107.org>

3/17/25, 8:59 AM

Dave-

Appraisal attached per your request. Thanks.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

*I sent this at a time convenient to my schedule.*  
*Please respond at a time convenient to yours.*

3/17/25, 8:59 AM

<Village Hall Appraisal 2023.pdf>

**Dr. Dave Palzet**

**Superintendent, Pleasantdale School District 107**

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

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**SUBJECT: Invitation: Tour VH with Sean @ Tue Jan 14, 2025 3pm - 4pm (CST) (Sean Mason)**

**FROM: Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>**

**TO: Sean Mason <[board.mason@d107.org](mailto:board.mason@d107.org)>, Evan Walter <[ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)>**

**DATE: 14/01/2025 11:08**

**ATTACHMENTS (20250114-110839-0000006): [invite.ics](#)**

3/17/25, 8:59 AM

**When**

Tuesday Jan 14, 2025 · 3pm – 4pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States

[View map](#)

**Guests**

Dave Palzet - organizer

Sean Mason

Evan Walter

[View all guest info](#)

**Reply** for board.mason@d107.org

[Yes](#)   [No](#)   [Maybe](#)

[More options](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

**SUBJECT: Updated invitation: Tour VH with Sean @ Tue Jan 14, 2025 3pm - 4pm (CST)**  
**(Sean Mason)**  
**FROM: Dave Palzet <dpalzet@d107.org>**  
**TO: Sean Mason <board.mason@d107.org>, Evan Walter <ewalter@burr-ridge.gov>**  
**DATE: 14/01/2025 11:45**  
**ATTACHMENTS (20250114-114513-0000005): [invite.ics](#)**

**This event has been updated**

**When**

Tuesday Jan 14, 2025 · 3pm – 4pm (Central Time - Chicago)

**Location**

Burr Ridge Village Hall 7660 County Line Rd, Burr Ridge, IL 60527, United States

[View map](#)

**Guests**

Dave Palzet - organizer

Sean Mason

Evan Walter

[View all guest info](#)

**Reply** for board.mason@d107.org

[Yes](#)   [No](#)   [Maybe](#)

[More options](#)

Invitation from [Google Calendar](#)

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**SUBJECT: Initial Discussion**

**FROM: Dave Palzet <dpalzet@d107.org>**

**TO: Evan Walter <EWalter@burr-ridge.gov>**

**CC: Sean Mason <board.mason@d107.org>, Jason Nash <board.nash@d107.org>**

**DATE: 17/01/2025 15:17**

Good Afternoon, Evan,

On behalf of the Pleasantdale School District Board of Education can you please forward the below message to Mayor Grasso.

Thank you and have a wonderful weekend,  
Dave

Dear Mayor Grasso,

Pleasantdale School Board 107 has directed Board Members Sean Mason and Jason Nash to enter into preliminary discussions with you regarding the potential acquisition of the Village Hall site for the purposes of building an early childhood education center.

3/17/25, 8:59 AM

We appreciate your willingness to meet with Sean and Jason to discuss this matter. We are also grateful for your staff's collaborative efforts to get to this point.

The Board wishes to express that our first priority during these discussions is to maintain the excellent working relationship between the Village and our District. We are grateful for Mayor Grasso's stewardship of the Village and, regardless of the outcome of these conversations, we look forward to working with Mr. Grasso in continuing to make Burr Ridge and Pleasantdale School District 107 two very special places for many years to come.

We also wish to express that the Board is in the process of its due diligence on the feasibility of the Village Hall site for our purposes, but that in the best interests of the District and the community, we remain open to all possible solutions for a third campus. Including whether a third campus is needed/financially responsible at all.

Last, the Board is fully committed to its fiduciary responsibility to the District and all conversations will be guided with this principle in mind.

Thank you for your time, and we look forward to working together.

**Dr. Dave Palzet**  
Superintendent, Pleasantdale School District 107

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

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**SUBJECT: Fwd: Initial Discussion**  
**FROM: Dave Palzet <dpalzet@d107.org>**  
**TO: Sean Mason <board.mason@d107.org>, Jason Nash <board.nash@d107.org>**  
**DATE: 20/01/2025 10:30**

Hi Guys,

3/17/25, 8:59 AM

Do either of these dates work for you for a meeting with Mayor Grasso?

DP

PS - you can "reply all" to this email (it's not an OMA violation).

✉ **Dave Palzet**  
Superintendent, Pleasantdale SD 107  
[www.d107.org](http://www.d107.org) | To create a community of inspired learners  
 

Begin forwarded message:

**From:** Evan Walter <EWalter@burr-ridge.gov>  
**Date:** January 20, 2025 at 10:18:55AM CST  
**To:** Dave Palzet <dpalzet@d107.org>  
**Subject:** RE: Initial Discussion



3/17/25, 8:59 AM

Dave-

Thank you for the invitation. Suggesting January 28 or 30 at 1:30p at Village Hall.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

*I sent this at a time convenient to my schedule.  
Please respond at a time convenient to yours.*

**From:** Dave Palzet <dpalzet@d107.org>  
**Sent:** Friday, January 17, 2025 3:18 PM  
**To:** Evan Walter <EWalter@burr-ridge.gov>  
**Cc:** Sean Mason <board.mason@d107.org>; Jason Nash <board.nash@d107.org>  
**Subject:** Initial Discussion

Good Afternoon, Evan,

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Dear Mayor Grasso,

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**Dr. Dave Palzet**  
**Superintendent, Pleasantdale School District 107**

3/17/25, 8:59 AM

Website [d107.org](http://d107.org) Email [dpalzet@d107.org](mailto:dpalzet@d107.org)

Address [7450 S. Wolf Rd., Burr Ridge IL](#)

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**SUBJECT:** Re: Initial Discussion  
**FROM:** Sean Mason <[board.mason@d107.org](mailto:board.mason@d107.org)>  
**TO:** Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>  
**CC:** Jason Nash <[board.nash@d107.org](mailto:board.nash@d107.org)>  
**DATE:** 20/01/2025 10:54

Either day works for me.

On Jan 20, 2025, at 10:30 AM, Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)> wrote:

Hi Guys,

Do either of these dates work for you for a meeting with Mayor Grasso?

DP

PS - you can "reply all" to this email (it's not an OMA violation).

 **Dave Palzet**  
Superintendent, Pleasantdale SD 107  
[www.d107.org](http://www.d107.org) | To create a community of inspired learners  
 

Begin forwarded message:

**From:** Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)>  
**Date:** January 20, 2025 at 10:18:55AM CST  
**To:** Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>

3/17/25, 8:59 AM

**Subject: RE: Initial Discussion**

Dave-

Thank you for the invitation. Suggesting January 28 or 30 at 1:30p at Village Hall.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

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**Cc:** Sean Mason <board.mason@d107.org>; Jason Nash <board.nash@d107.org>  
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**Dr. Dave Palzet**  
**Superintendent, Pleasantdale School District 107**

3/17/25, 8:59 AM

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**FROM: Dave Palzet <[dpalzet@d107.org](mailto:dpalzet@d107.org)>**

**TO: Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)>**

**CC: Jason Nash <[board.nash@d107.org](mailto:board.nash@d107.org)>, Sean Mason <[board.mason@d107.org](mailto:board.mason@d107.org)>, Jason Nash <[jason.nash521@gmail.com](mailto:jason.nash521@gmail.com)>**

**DATE: 20/01/2025 12:03**

Good Afternoon, Evan,

I heard back from both Sean and Jason and January 30 at 1:30 at Village Hall works for us!

Thanks,  
Dave

On Jan 20, 2025, at 10:18 AM, Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)> wrote:

Dave-

Thank you for the invitation. Suggesting January 28 or 30 at 1:30p at Village Hall.

**Evan Walter, ICMA-CM**  
**Village Administrator – Village of Burr Ridge**  
**(630) 654-8181 ext. 2000**

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**Superintendent, Pleasantdale School District 107**

3/17/25, 8:59 AM

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