

From: Janine Farrell
Sent time: 02/02/2024 08:49:46 AM
To: Christina Koliopoulos <ck@pmrealtyinc.com>; Andrez Beltran
Cc: Petro Dremonas <petro@pmrealtyinc.com>
Subject: RE: Quick Question

Hello Christina,

If you are operating a business from the property (which it sounds like you intend to), then you need to apply for a business license. As for the CO, we need to know if you are making any alterations to the spaces being occupied and if that work requires a building permit. If so, then a CO would be issued at the successful completion of the work – and then the Business License issued. If the work is cosmetic (like painting or new carpeting), you must have an inspection by the Fire District (Pleasantview Fire Protection District) and an inspection by EIS for your elevators. The last elevator inspection we have on file is from October 2023 and it failed. Upon successful completion/approval of those inspections, a CO can be issued.

Thank you,

Janine Farrell, AICP
Community Development Director

From: Christina Koliopoulos <ck@pmrealtyinc.com>
Sent: Thursday, February 1, 2024 2:25 PM
To: Janine Farrell <jfarrell@burr-ridge.gov>; Andrez Beltran <ABeltran@burr-ridge.gov>
Cc: Petro Dremonas <petro@pmrealtyinc.com>
Subject: Quick Question

Thanks for the quick response, Andrez! Hello Janine. Just a quick follow-up regarding the business license and Certificate of Occupancy for **800 Burr Ridge Parkway.**

We need the Certificate of Occupancy for insurance purposes, but we're also planning to occupy some offices for our own business needs. So, the question is, do we need a business license for this setup? Also, how do I obtain a certificate of occupancy for our insurance company?

Your insight on this would be really helpful.

Best,

Christina Koliopoulos
Peter Michael Realty Inc./JD Real Estate

Assistant Project Manager
4333 South Pulaski Road
Chicago, IL 60632
(773) 843-1400 EXT. 37324

From: Christina Koliopoulos <ck@pmrealtyinc.com>
Sent: Thursday, February 1, 2024 2:01 PM
To: Petro Dremonas <petro@pmrealtyinc.com>
Subject: Fw: Burr Ridge Village Response

From: Andrez Beltran <ABeltran@burr-ridge.gov>
Sent: Thursday, February 1, 2024 1:55 PM
To: Christina Koliopoulos <ck@pmrealtyinc.com>; Janine Farrell <jfarrell@burr-ridge.gov>
Cc: Petro Dremonas <petro@pmrealtyinc.com>
Subject: RE: Quick Question

Caution: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize the sender. Please delete or report any suspicious emails.

Good afternoon Christina,

For a business license, you only need to apply for one if you are operating a business in Burr Ridge. Property owners don't need to apply for one if they aren't operating a business out of their property; for instance, if they are just renting it to another business. If you are going to operate out of 800 Burr Ridge Parkway, then you will need a business license. However, licenses are only issued after a Certificate of Occupancy (Occupancy Permit) has been approved.

For a Certificate of Occupancy, you will need to discuss with our Community Development Director Janine Farrell. She will help with all the necessary details that need to be taken care of before one can be issued. I have included her on this message.

Thank you,

Andrez Beltran

Assistant to the Public Works Director

Village of Burr Ridge

451 Commerce Street

Burr Ridge, IL 60527

Phone: (630) 323-4733 Ext. 6070

Cell: (630) 280-8153

abeltran@burr-ridge.gov

From: Christina Koliopoulos <ck@pmrealtyinc.com>

Sent: Thursday, February 1, 2024 1:30 PM

To: Andrez Beltran <ABeltran@burr-ridge.gov>

Cc: Petro Dremonas <petro@pmrealtyinc.com>

Subject: Quick Question

Hi Andrez-- Just a short note to introduce myself as the assistant project manager for JD Real Estate's 7660 S. County Line Road property in Burr Ridge. I've spoken to Gail from your office earlier today and downloaded the Business License application from your website to begin the process of obtaining the Business License and Occupancy Permit. Once we submit, what are next steps? If this is outlined on your website, can I trouble you to tell me where? If not, drop me a note with next steps or simply call (773) 843-1400, Ext. 37324. I'm looking forward to working with you.

Much appreciated, Andrez.

Best,

Christina Koliopoulos

Peter Michael Realty Inc./JD Real Estate

Assistant Project Manager

4333 South Pulaski Road

Chicago, IL 60632

(773) 843-1400, Ext. 37324

From: Christina Koliopoulos <ck@pmrealtyinc.com>
Sent time: 02/23/2024 12:50:52 PM
To: David Preissig; Janine Farrell
Cc: Petro Dremonas <petro@pmrealtyinc.com>
Subject: RE: [Forward from Andrez]RE: Quick Question

Thank you, David. Much appreciated.

Christina Koliopoulos
Peter Michael Realty Inc./JD Real Estate
Assistant Project Manager
4333 South Pulaski Road
Chicago, IL 60632
(773) 843-1400 EXT. 37324

From: David Preissig <dpreissig@burr-ridge.gov>
Sent: Friday, February 23, 2024 12:10 PM
To: Christina Koliopoulos <ck@pmrealtyinc.com>; Janine Farrell <jfarrell@burr-ridge.gov>
Cc: Petro Dremonas <petro@pmrealtyinc.com>
Subject: RE: [Forward from Andrez]RE: Quick Question

Caution: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize the sender. Please delete or report any suspicious emails.

Hi Ms. Koliopoulos,

For future business license inquiries, please use our dedicated email business@burr-ridge.gov. As you probably received an automated message, Andrez is no longer with the Village. Someone else will be managing the business licensing process - via the aforementioned email address.

Janine or I would also be happy to help you with any other questions. Please reach out to either of us whenever we may be of assistance.

Have a great weekend,
Dave

David Preissig, P.E.
Director of Public Works/Village Engineer
Village of Burr Ridge
P: (630) 654-8181 x.6000

From: Christina Koliopoulos <ck@pmrealtyinc.com>
Sent: Friday, February 23, 2024 11:52 AM
To: Andrez Beltran <ABeltran@burr-ridge.gov>; Janine Farrell <jfarrell@burr-ridge.gov>
Cc: Petro Dremonas <petro@pmrealtyinc.com>
Subject: [Forward from Andrez]RE: Quick Question

Thanks for the clarification, Andrez.

Christina Koliopoulos
Peter Michael Realty Inc./JD Real Estate
Assistant Project Manager
4333 South Pulaski Road
Chicago, IL 60632
(773) 843-1400 EXT. 37324

From: Andrez Beltran <ABeltran@burr-ridge.gov>
Sent: Thursday, February 1, 2024 1:55 PM
To: Christina Koliopoulos <ck@pmrealtyinc.com>; Janine Farrell <jfarrell@burr-ridge.gov>
Cc: Petro Dremonas <petro@pmrealtyinc.com>
Subject: RE: Quick Question

Caution: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize the sender. Please delete or report any suspicious emails.

Good afternoon Christina,

For a business license, you only need to apply for one if you are operating a business in Burr Ridge. Property owners don't need to apply for one if they aren't operating a business out of their property; for instance, if they are just renting it to another business. If you are going to operate out of 800 Burr Ridge Parkway, then you will need a business license. However, licenses are only issued after a Certificate of Occupancy (Occupancy Permit) has been approved.

For a Certificate of Occupancy, you will need to discuss with our Community Development Director Janine Farrell. She will help with all the necessary details that need to be taken care of before one can be issued. I have included her on this message.

Thank you,

Andrez Beltran
Assistant to the Public Works Director
Village of Burr Ridge
451 Commerce Street
Burr Ridge, IL 60527
Phone: (630) 323-4733 Ext. 6070
Cell: (630) 280-8153
abeltran@burr-ridge.gov

From: Christina Koliopoulos <ck@pmrealtyinc.com>
Sent: Thursday, February 1, 2024 1:30 PM
To: Andrez Beltran <ABeltran@burr-ridge.gov>
Cc: Petro Dremonas <petro@pmrealtyinc.com>
Subject: Quick Question

Hi Andrez-- Just a short note to introduce myself as the assistant project manager for JD Real Estate's 7660 S. County Line Road property in Burr Ridge. I've spoken to Gail from your office

earlier today and downloaded the Business License application from your website to begin the process of obtaining the Business License and Occupancy Permit. Once we submit, what are next steps? If this is outlined on your website, can I trouble you to tell me where? If not, drop me a note with next steps or simply call (773) 843-1400, Ext. 37324. I'm looking forward to working with you.

Much appreciated, Andrez.

Best,

Christina Koliopoulos
Peter Michael Realty Inc./JD Real Estate
Assistant Project Manager
4333 South Pulaski Road
Chicago, IL 60632
(773) 843-1400, Ext. 37324

From: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Sent time: 03/01/2024 05:49:05 PM
To: Evan Walter
Subject: Re: Meet Up

See you then thanks
Sent from my iPhone

On Mar 1, 2024, at 1:35 PM, Evan Walter <EWalter@burr-ridge.gov> wrote:

Caution: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize the sender. Please delete or report any suspicious emails.

I am available for 30 minutes Monday at 8:30. My staff can continue the meeting at that time if you would like to continue the discussion.

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

From: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Sent: Friday, March 1, 2024 1:08 PM
To: Evan Walter <EWalter@burr-ridge.gov>
Subject: Re: Meet Up

How is Monday morning at 8:30?
Sent from my iPhone

On Mar 1, 2024, at 12:55 PM, Evan Walter <EWalter@burr-ridge.gov> wrote:

Caution: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize the sender. Please delete or report any suspicious emails.

Stephanie-

I am out of town this weekend. Is there a time next week that is available?
Thanks.

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

From: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Sent: Friday, March 1, 2024 12:39 PM
To: Evan Walter <EWalter@burr-ridge.gov>
Subject: Meet Up

Hi there – we made some progress with site plans. Are you able to meet up tomorrow morning to go over? We'd like to get your feedback.

Stephanie Dremonas

Pete's Market
JD Real Estate Inc.
4333 S. Pulaski Rd.
Chicago, IL 60632
Office: (773) 843-1400



From: Peter Tremulis <peter.tremulis@alphaterrarc.com>
Sent time: 12/28/2023 03:07:31 PM
To: Evan Walter
Cc: Eugene Grzynkowicz <eugene@pmrealtyinc.com>; Stephanie Dremonas <stephanie@pmrealtyinc.com>; David H. Sachs <dsachs@hmblaw.com>; Janine Farrell; Shirley Benedict
Subject: RE: 800 Burr Ridge Parkway - Burr Ridge (Huntington Bank Property)

Evan,

Much appreciated and thank you for responding during your vacation.

Best regards,



ALPHATERRA

Peter Tremulis, Managing Member
AlphaTerra Realty Capital, llc
1705 Cranshire Court
Deerfield, IL 60015
847-257-2886



Yardi Matrix

CREXI

peter.tremulis@alphaterrarc.com

www.alphaterrarc.com

<https://www.linkedin.com/in/petertremulis/>

AlphaTerra Realty Capital, llc assumes no responsibility for the accuracy or completeness of any information provided to prospective purchasers and stresses that all purchasers perform their own independent evaluation of each property and related materials in their decision making.

From: Evan Walter <EWalter@burr-ridge.gov>
Sent: Thursday, December 28, 2023 3:01 PM
To: Peter Tremulis <peter.tremulis@alphaterrarc.com>
Cc: Eugene Grzynkowicz <eugene@pmrealtyinc.com>; Stephanie Dremonas <stephanie@pmrealtyinc.com>; David H. Sachs <dsachs@hmblaw.com>; Janine Farrell <jfarrell@burr-ridge.gov>; Shirley Benedict <sbenedict@burr-ridge.gov>
Subject: RE: 800 Burr Ridge Parkway - Burr Ridge (Huntington Bank Property)

Peter-

This recapture was in reference to Public On-Site Road Improvements that were a part of a earlier agreement made with Opus North Corporation. I am attaching R-08-10 which is an amendment to the agreement for a bridge that was contemplated at 71st and Wolf which is now cancelled. In summary, the Village will not collect this recapture due to the Village coming to an alternative agreement with Opus North, thus we are confirming Janine's research which indicated that there is no active recapture agreement related to 800 Burr Ridge Parkway.

Evan Walter
Village Administrator – Village of Burr Ridge

(630) 654-8181 ext. 2000

From: Peter Tremulis <peter.tremulis@alphaterrarc.com>

Sent: Wednesday, December 27, 2023 4:06 PM

To: Janine Farrell <jfarrell@burr-ridge.gov>

Cc: Evan Walter <EWalter@burr-ridge.gov>; Eugene Grzynkowicz <eugene@pmrealtyinc.com>; Stephanie Dremonas <stephanie@pmrealtyinc.com>; David H. Sachs <dsachs@hmbllaw.com>

Subject: RE: 800 Burr Ridge Parkway - Burr Ridge (Huntington Bank Property)

Janine,

Please see the attached recapture agreement from some years ago. Can you please reconfirm that this recapture is no longer in force? You indicated that you did not believe there was an active recapture agreement in place relating to the property.

Thanks for any further confirmation you can provide. Please respond either way sometime tomorrow morning if at all possible.

Best regards,



ALPHATERRA

Peter Tremulis, Managing Member
AlphaTerra Realty Capital, llc
1705 Cranshire Court
Deerfield, IL 60015
847-257-2886



Yardi Matrix

CREXI

peter.tremulis@alphaterrarc.com

www.alphaterrarc.com

<https://www.linkedin.com/in/petertremulis/>

AlphaTerra Realty Capital, llc assumes no responsibility for the accuracy or completeness of any information provided to prospective purchasers and stresses that all purchasers perform their own independent evaluation of each property and related materials in their decision making.

From: Janine Farrell <jfarrell@burr-ridge.gov>

Sent: Thursday, December 14, 2023 3:41 PM

To: Peter Tremulis <peter.tremulis@alphaterrarc.com>

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

Subject: RE: 800 Burr Ridge Parkway - Burr Ridge (Huntington Bank Property)

Hello Mr. Tremulis,

We heard back from our Attorney today that the prior Annexation/Development Agreement has expired, so there are no additional considerations to include.

Thank you,

Janine Farrell, AICP
Community Development Director

From: Janine Farrell
Sent: Tuesday, December 12, 2023 4:28 PM
To: Peter Tremulis <peter.tremulis@alphaterrarc.com>
Cc: Evan Walter <EWalter@burr-ridge.gov>
Subject: RE: 800 Burr Ridge Parkway - Burr Ridge (Huntington Bank Property)

Hello Mr. Tremulis,

Please see below in red for responses.

1. Can the office building be used as multi-tenant in the existing B-2 zoning district? **Zoning Ordinance section VIII lists the permitted and special uses for B-2. The only type of office uses which are allowed in B-2 as special uses are "Medical, Dental, and Optical Offices and Clinics" and "Real Estate Offices."**
[https://burrridge.municipalcodeonline.com/book?type=zoning#name=VIII BUSINESS DISTRICTS](https://burrridge.municipalcodeonline.com/book?type=zoning#name=VIII_BUSINESS_DISTRICTS)
2. Give the B-2 zoning district, can the building be rebuilt in the event of a fire or other casualty? **From a zoning perspective and in accordance with Zoning Ordinance section XII, the building is currently legal, non-conforming, meaning that it can legally exist in its current form, but the building is not automatically entitled to be rebuilt in the event of a total loss casualty. If the prospective buyer wishes to guarantee the current legal, nonconforming use as it currently exists and also the use as previously permitted, including in the event of a casualty, the prospective buyer should seek approval for a Planned Unit Development (a form of special use). This would entitle the building and land as currently exists as well as the prospective uses in Question #1 as being legal and conforming.**
[https://burrridge.municipalcodeonline.com/book?type=zoning#name=XII NON-CONFORMING BUILDINGS, STRUCTURES AND USES](https://burrridge.municipalcodeonline.com/book?type=zoning#name=XII_NON-CONFORMING_BUILDINGS_STRUCTURES_AND_USES)
3. Is there existing storm water storage for the balance of the property in the existing lake features in the business park? **Yes, within the existing retention ponds there are small allocations of stormwater detention available for each vacant parcel. However, this allocation was based on outdated design data, and updated (2020) rainfall data would significantly diminish the actual volume available to a developing parcel.**
4. Are there any plans for redevelopment of nearby properties? **None that I am aware of, and no permits or zoning action has been received for any properties nearby.**
5. What is the status of water and sewer capacity for the subject property and for its future development? **Village water mains exist within all rights-of-way bordering the property and provide adequate pressure. Existing Village sanitary sewer collection mains adjacent to the property all operate by gravity flow and were designed for higher P.E. (population equivalents); therefore, adequate capacity exists in the sanitary system.**
6. Is the recapture agreement still in force? **We did not find an active recapture agreement for the property.**
7. Are there any outstanding code violations or fines outstanding? **There are no open code violations or outstanding fines.**
8. Can the Village perform a pre-purchase inspection of the building to address near term occupancy? **The Village does not perform these types of inspections. You would need to hire an inspector.**
9. Can the building be used to store Jimmy's car collection in the lower level. **About 40 collector cars. Parking of personal vehicles would be permitted. Otherwise, a warehousing or storage use is not permitted in B-2.**

In addition to these questions, the Village is currently researching the status of the Bridewell/EMRO Annexation and Development Agreement which may govern elements of downtown Burr Ridge and whether amendments to these agreements may be necessary.

Thank you,

Janine Farrell, AICP
Community Development Director

From: Evan Walter <EWalter@burr-ridge.gov>
Sent: Thursday, December 7, 2023 2:32 PM
To: Peter Tremulis <peter.tremulis@alphaterrarc.com>
Cc: Janine Farrell <jfarrell@burr-ridge.gov>
Subject: RE: 800 Burr Ridge Parkway - Burr Ridge (Huntington Bank Property)

Peter-

Thank you for your email. Community Development Director Janine Farrell (cc'd) will provide an answer in the next few business days to as many of these as able.

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

From: Peter Tremulis <peter.tremulis@alphaterrarc.com>
Sent: Wednesday, December 6, 2023 3:05 PM
To: Evan Walter <EWalter@burr-ridge.gov>; Stephanie Dremonas <stephanie@pmrealtyinc.com>; Eugene Grzynkowicz <eugene@pmrealtyinc.com>
Cc: David H. Sachs <dsachs@hmblaw.com>
Subject: 800 Burr Ridge Parkway - Burr Ridge (Huntington Bank Property)

Evan,

Thanks for taking the time to discuss the Huntington Bank property today. Here is a list of questions to get started on. We are in the due diligence period so we will need to work quickly with you and your team at the Village.

1. Can the office building be used as multi-tenant in the existing B-2 zoning district?
2. Give the B-2 zoning district, can the building be rebuilt in the event of a fire or other casualty?
3. Is there existing storm water storage for the balance of the property in the existing lake features in the business park?
4. Are there any plans for redevelopment of nearby properties?
5. What is the status of water and sewer capacity for the subject property and for its future development?
6. Is the recapture agreement still in force?
7. Are there any outstanding code violations or fines outstanding?
8. Can the Village perform a pre-purchase inspection of the building to address near term occupancy?
9. Can the building be used to store Jimmy's car collection in the lower level. About 40 collector cars.

There will be additional questions as time permits but this should get us started.

Best regards,



Peter Tremulis, Managing Member
AlphaTerra Realty Capital, llc
1705 Cranshire Court
Deerfield, IL 60015
847-257-2886



peter.tremulis@alphaterrarc.com

www.alphaterrarc.com

<https://www.linkedin.com/in/petertremulis/>

AlphaTerra Realty Capital, llc assumes no responsibility for the accuracy or completeness of any information provided to prospective purchasers and stresses that all purchasers perform their own independent evaluation of each property and related materials in their decision making.



Doc#: 0629022117 Fee: \$46.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/17/2008 03:06 PM Pg: 1 of 12

FOR RECORDER'S USE

ORDINANCE NO. 1071

**ORDINANCE PROVIDING FOR RECAPTURE FEES -
BURR RIDGE CORPORATE PARK**

PIN:

18-30-305-004-0000
18-30-303-016-0000
18-30-300-026-0000
18-30-302-003-0000
18-30-302-004-0000
18-30-303-010-0000
18-30-300-025-0000
18-30-303-018-0000

COMMON ADDRESS:

Vacant 150 Burr Ridge Pkwy., Burr Ridge
Vacant 1300 Burr Ridge Pkwy., Burr Ridge
Vacant 900 Burr Ridge Pkwy., Burr Ridge
Vacant 900 Burr Ridge Pkwy., Burr Ridge
Vacant 900 Burr Ridge Pkwy., Burr Ridge
Vacant 701 McClintock Dr., Burr Ridge
Vacant 11650 Bridewell Dr. Burr Ridge
Vacant 901-945 McClintock Dr., Burr Ridge

**PREPARED & SUBMITTED BY &
RETURN TO:**

**Karen Thomas, Village Clerk
Village of Burr Ridge
7660 S. County Line Road
Burr Ridge, Illinois 60527**

STATE OF ILLINOIS)
COUNTY OF C O O K) SS.
COUNTY OF DU PAGE)

CLERK'S CERTIFICATE

I, KAREN J. THOMAS, the duly elected, qualified, and acting Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Ordinance now on file in my office, entitled:

ORDINANCE NO. 1071

**ORDINANCE PROVIDING FOR RECAPTURE FEES -
BURR RIDGE CORPORATE PARK**

which Ordinance was passed by the Board of Trustees of the Village of Burr Ridge at a regular meeting held on the 11th day of September, 2006 which meeting a quorum was present, and approved by the President of the Village of Burr Ridge on the 11th day of September, 2006.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Burr Ridge was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Burr Ridge, and that the result of said vote was as follows, to-wit:

AYES: 5 - Trustees Sodikoff, Grela, Wott, Paveza & Allen

NAYS: 0 - None

ABSENT: 1 - Trustee DeClouette

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Burr Ridge, this 11th day of September, 2006.


Village Clerk

ORDINANCE NO. 1071

**ORDINANCE PROVIDING FOR RECAPTURE FEES -
BURR RIDGE CORPORATE PARK**

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

Section 1: This Board of Trustees finds and determines as follows:

A. That Opus North Corporation (hereinafter referred to as the "Developer"), pursuant to a Development Agreement between itself and the Village of Burr Ridge dated April 29, 2005, and as part of the development of the Burr Ridge Town Center (the "Development"), is required to construct and install certain street improvements referred to in the Development Agreement as "Public On-Site Roadway Improvements," in conformance with certain plans approved by the Village, together with any required accessories and/or appurtenances (hereinafter collectively referred to as the "Improvements"). Said Development is legally described on **EXHIBIT A** attached hereto and hereby made a part hereof, and is located in Cook County, Illinois.

B. That the Improvements have yet to be commenced, but will be made concurrent with the development of Burr Ridge Town Center.

C. That the construction of the Improvements has been authorized by the Board of Trustees.

D. That the cost to Developer to construct the Improvements is estimated to be \$1,327,000.00, but the amount to be recaptured hereunder shall be \$283,500.00.

E. That the owners of property adjacent to the Development, as listed in **EXHIBIT B**, will be served by and be the beneficiaries of the Improvements.

Section 2: That the recapture fees provided for by this Ordinance shall be applicable to the properties described on **EXHIBIT B** of this Ordinance.

Section 3: That the Village hereby determines that it will require that as a condition to the Village's issuance of any permit for construction of any building or other improvement on all or any part of any part of any properties identified in **EXHIBIT B**, payment of a recapture fee to the Village based on floor area for each parcel, as estimated for planned uses based on FAR or PUD regulations, and as set forth in **EXHIBIT B** attached hereto and made a part hereof.

Section 4: That the recapture fees for the development of real estate described in **EXHIBIT B** are hereby established pursuant to and in conformance with the calculations set forth in **EXHIBIT B**. Permits for construction shall only be issued after payment of the applicable recapture fee set forth in **EXHIBIT B**. Permits for construction shall only be issued after payment of the applicable recapture fees set forth in **EXHIBIT B**, provided, however, at the request of the property owner, the fee can be paid in no more than three installments, as follows: one-third of the fee upon issuance of the first building permit; one-third of the fee upon issuance of the first occupancy permit; and, in all events, any amounts not paid shall all be due and payable by December 1, 2008.

Section 5: The recapture fees provided for above are in addition to any other Village fees or charges established from time to time by Village ordinance or by separate agreements, including applicable annexation agreements, and said owners of the lots or

parcels of property described in **EXHIBIT B** (before or after division into any additional lots or parcels) shall, in addition to the charges established herein, remain responsible for such other fees and charges and all other fees established by applicable Village ordinances or separate agreements, including applicable annexation agreements.

Section 6: The Village shall have no liability or other obligation to pay or cause the payment of any sum of money to Developer on account of the funds collected by the Village pursuant to this Recapture Fee Ordinance. The Village shall use any reasonable means to enforce this Ordinance, but shall not be required to (but may in its discretion) pursue litigation to collect any such amounts.

Section 7: That following substantial completion of the Improvements, and inspection and approval of same by the Village Engineer, the Developer shall dedicate the Improvements to the Village and the Village shall accept same, and shall maintain the Improvements in the same manner as other public improvements in the Village pursuant to Village policies and ordinances in effect from time to time.

Section 8: That this Ordinance shall be in full force and effect, from and after its adoption and approval as provided by law. The Village Clerk is directed to record a copy of this Ordinance with the Recorder of Deeds of Cook County, Illinois.

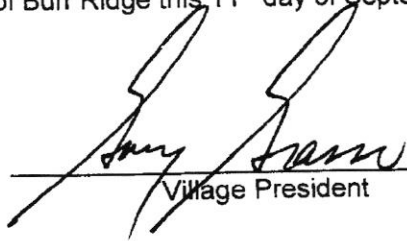
PASSED this 11th day of September, 2006, pursuant to a roll call vote of the Corporate Authorities of the Village of Burr Ridge as follows:

AYES: 5 – Trustees Sodikoff, Grela, Wott, Paveza, & Allen

NAYS: 0 – None

ABSENT: 1 – Trustee DeClouette

APPROVED by President of the Village of Burr Ridge this 11th day of September ,
2006.



Village President

ATTEST:



Village Clerk

THAT PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE PERMANENT EASEMENT FOR HIGHWAY PURPOSES (INTERSTATE ROUTE 55) PER INSTRUMENT RECORDED AUGUST 12, 1959 AS DOCUMENT NUMBER 17627674, WITH THE WESTERLY LINE OF BURR RIDGE PARKWAY IN BURR RIDGE PARK UNIT 1, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 30, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1984 AS DOCUMENT NUMBER 26915064; THE FOLLOWING THREE COURSES ARE ALONG THE WESTERLY LINE OF SAID BURR RIDGE PARKWAY; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 690.00 FEET, AN ARC DISTANCE OF 642.83 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 34 DEGREES 14 MINUTES 40 SECONDS WEST ALONG A LINE TANGENT TO LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT 81.30 FEET TO A POINT OF CURVATURE IN SAID LINE, THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 865.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 274.49 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY LINE OF SAID BURR RIDGE PARKWAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 865.00 FEET, HAVING A CHORD BEARING OF SOUTH 05 DEGREES 17 MINUTES 23 SECONDS WEST, AN ARC DISTANCE OF 325.28 TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 05 DEGREES 29 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF SAID BURR RIDGE DRIVE, BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 279.36 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID BURR RIDGE PARKWAY, BEING A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 675.00 FEET, AN ARC DISTANCE OF 321.83 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 21 DEGREES 50 MINUTES 04 SECONDS WEST ALONG THE WESTERLY LINE OF SAID BURR RIDGE PARKWAY, 363.20 FEET TO POINT OF CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID BURR RIDGE PARKWAY, BEING A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 705.00 FEET, AN ARC DISTANCE OF 547.22 FEET TO A POINT OF COMPOUND CURVATURE, SAID POINT BEING THE INTERSECTION OF SAID WESTERLY LINE WITH THE NORTHEASTERLY LINE OF FRONTAGE ROAD ACCORDING TO THE PLAT OF DEDICATION RECORDED MARCH 19, 1985 AS DOCUMENT NUMBER 27479279; THE FOLLOWING FOUR COURSES ARE ALONG THE

EXHIBIT A

NORTHEASTERLY LINE OF SAID FRONTAGE ROAD; THENCE WESTERLY ALONG A CURVED LINE CONVEX SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 49.57 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE NORTH 19 DEGREES 01 MINUTES 32 SECONDS WEST, 115.88 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 231.81 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE NORTH 50 DEGREES 16 MINUTES 35 SECONDS WEST, 138.72 FEET; THENCE NORTH 39 DEGREES 38 MINUTES 59 SECONDS EAST, 131.71 FEET; THENCE SOUTH 80 DEGREES 19 MINUTES 25 SECONDS EAST, 157.13 FEET; THENCE NORTH 40 DEGREES 14 MINUTES 07 SECONDS EAST, 184.47 FEET; THENCE NORTH 09 DEGREES 38 MINUTES 57 SECONDS EAST, 159.30 FEET; THENCE ALONG A NONTANGENTIAL CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 50.00 FEET, HAVING A CHORD BEARING OF NORTH 09 DEGREES 38 MINUTES 57 SECONDS EAST, AN ARC DISTANCE OF 164.29; THENCE NORTH 09 DEGREES 38 MINUTES 57 SECONDS EAST ALONG A LINE NOT TANGENT TO LAST DESCRIBED CURVED LINE, 256.92 FEET; THENCE NORTH 80 DEGREES 21 MINUTES 03 SECONDS WEST, 232.69 FEET; THENCE NORTH 30 DEGREES 21 MINUTES 01 SECONDS WEST, 347.50 FEET TO A POINT ON THE EASTERLY LINE OF THE PERMANENT EASEMENT FOR HIGHWAY PURPOSES AS PER INSTRUMENT RECORDED AUGUST 12, 1959 AS DOCUMENT NO. 17627674; THE FOLLOWING TWO COURSES ARE ALONG THE EASTERLY LINE OF SAID PERMANENT EASEMENT FOR HIGHWAY PURPOSES: THENCE NORTH 54 DEGREES 06 MINUTES 58 SECONDS EAST, 350.62 FEET; THENCE NORTH 28 DEGREES 39 MINUTES 26 SECONDS EAST, 108.94 FEET TO A POINT BEING 3644.26 FEET NORTH AND 1888.33 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 30, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE SOUTH 80 DEGREES 06 MINUTES 52 SECONDS EAST, 426.44 FEET; THENCE SOUTH 51 DEGREES 06 MINUTES 52 SECONDS EAST, 94.61 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT B**150 Burr Ridge Parkway**PIN #: **18-30-305-004-0000**

THAT PART OF LOT 1 IN BURR RIDGE PARK UNIT 1, BEING A SUBDIVISION IN THE WEST ½ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1984 AS DOCUMENT NO. 26915064, TOGETHER WITH THAT PART OF LOT 5 AND VACATED EMRO DRIVE PER DOCUMENT NO. 88266186, IN BURR RIDGE PARK UNIT 2, BEING A SUBDIVISION IN THE WEST ½ OF SECTION 30, AFORESAID, ACCORDING TO THE PLAT OF SAID BURR RIDGE PARK UNIT 2 RECORDED MARCH 19, 1985 AS DOCUMENT NO. 27479283, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4 IN SAID BURR RIDGE PARK UNIT 2; THENCE NORTH 83 DEGREES 48 MINUTES 40 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, 127.87 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTH 89 DEGREES 59 MINUTES 26 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, 3.98 FEET TO POINT OF CURVATURE IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4 AND SAID NORTHERLY LINE EXTENDED EASTERLY, SAID NORTHERLY LINE BEING ALSO THE SOUTHERLY LINE OF BURR RIDGE PARKWAY IN SAID BURR RIDGE PARK UNIT 1 AND BEING A CURVED LINE CONVEX SOUTHERLY, HAVING A RADIUS OF 805.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 297.82 FEET TO A POINT FOR A PLACE OF BEGINNING (CHORD OF SAID ARC BEARS NORTH 79 DEGREES 24 MINUTES 39 SECONDS EAST, 296.13 FEET); THENCE SOUTH 20 DEGREES 29 MINUTES 48 SECONDS EAST, 115.68 FEET; THENCE NORTH 81 DEGREES 12 MINUTES 57 SECONDS EAST, 353.62 FEET; THENCE NORTH 54 DEGREES 28 MINUTES 54 SECONDS WEST, 259.86 FEET TO THE SOUTHERLY LINE OF BURR RIDGE PARKWAY, AFORESAID; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, BEING A CURVED LINE CONVEX SOUTHERLY AND HAVING A RADIUS OF 805.00 FEET, AN ARC DISTANCE OF 203.49 FEET TO THE PLACE OF BEGINNING (THE CHORD OF SAID ARC BEARS SOUTH 61 DEGREES 34 MINUTES 14 SECONDS WEST, 202.94 FEET), IN COOK COUNTY, ILLINOIS.

1300 Burr Ridge ParkwayPIN #: **18-30-303-016-0000**

Lot Two (2) in the Burr Ridge Hotel Partners Plat of Resubdivision, a resubdivision of Lots 8 thru 10 in Burr Ridge Park Unit 1, Being a Resubdivision in the West Half of Section 30, Township 38 North, Range 12, East of the Third Principal Meridian, According to the Plat Recorded June 18th, 2003 A.D., as Document No. 0316945067, in Cook County, Illinois

900 Burr Ridge ParkwayPIN #: **18-30-300-026-0000****18-30-302-003-0000, 18-30-302-004-0000**

ALL OF LOTS 2 TO 5, INCLUSIVE, IN BURR RIDGE PARK UNIT 1, BEING A SUBDIVISION IN THE WEST 2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1984 AS DOCUMENT NO. 26915064, TOGETHER WITH THAT PART OF THE WEST 2 OF SAID SECTION 30, TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 2; THE FOLLOWING FOUR COURSES ARE ALONG THE WESTERLY LINE OF SAID LOTS 2, 3, 4 AND 5; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 805.00 FEET, AN ARC DISTANCE 121.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 21 DEGREES 50 MINUTES 04 SECONDS EAST, 363.20 FEET TO A POINT OF CURVATURE. THENCE NORTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 775.00 FEET, AN ARC DISTANCE OF 369.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 05 DEGREES 29 MINUTES 00 SECONDS WEST, 87.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 84 DEGREES 31 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5 AND SAID LINE EXTENDED EASTERLY, BEING ALSO THE SOUTHERLY LINE OF MC CLINTOCK DRIVE AS DEDICATED IN BURR RIDGE PART UNIT 1, AFORESAID, 348.22 FEET TO A POINT OF CURVATURE IN SAID SOUTHERLY LINE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE SOUTHWESTERLY AND WESTERLY LINE OF MC CLINTOCK DRIVE AS DEDICATED IN BURR RIDGE PARK UNIT 1, AFORESAID, AND BURR RIDGE PART UNIT 3, BEING A SUBDIVISION IN THE WEST 2 OF SAID SECTION 30, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1985 AS DOCUMENT NO. 27479287, BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 252.00 FEET, AN ARC DISTANCE OF 528.91 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 24 DEGREES 46 MINUTES 18 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID MC CLINTOCK DRIVE, 766.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID MC CLINTOCK DRIVE, BEING A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 379.48 FEET, AN ARC DISTANCE OF 147.09 FEET TO THE NORTHEASTERLY LINE OF LINCOLNSHIRE DRIVE AS DEDICATED IN BURR RIDGE PART UNIT 1, AFORESAID; THENCE NORTHWESTERLY ALONG SAID LAST DESCRIBED NORTHEASTERLY LINE, BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 570.00 FEET, AN ARC DISTANCE OF 194.14 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE NORTH 65 DEGREES 51 MINUTES 12 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LINCOLNSHIRE DRIVE, 36.72 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 IN BURR RIDGE PART UNIT 1, AFORESAID; THE FOLLOWING TWO COURSES ARE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE NORTH 65 DEGREES 51 MINUTES 12 SECONDS WEST, 80.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 1127.38 FEET, AN ARC DISTANCE OF 180.72 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

701 McClintock DrivePIN #: **18-30-303-010-0000**

LOT 2 IN DEARBORN RESUBDIVISION OF LOTS 2 AND 3 IN BURR RIDGE PARK UNIT 3, BEING A SUBDIVISION IN THE WEST ½ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1987 AS DOCUMENT NUMBER 87060824, IN COOK COUNTY, ILLINOIS.

11650 Bridewell Drive**PIN #: 18-30-300-025-0000**

That part of the West ½ of Section 30 Township 38 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point on the east line of the Northwest ¼ of said Section 30, 741.69 feet, as measured along said east line, north of the southeast corner of the Northwest ¼ of said Section 30, said point being also the Northeast corner of Lot 7 in Burr Ridge Park Unit 1, being a subdivision in the west ½ of said Section 30, according to the plat thereof recorded January 3, 1984 as Document No. 26915064; thence north 87 degrees, 57 minutes, 06 seconds west along the north line of said lot 7, 653.98 feet to the northwest corner thereof, being also the southeast corner of Lot 8 in said Burr Ridge Park Unit 1; the following three courses are along the easterly line of Lots 8, 9 and 10 in said Burr Ridge Park Unit 1; Thence North 00 degrees, 09 Minutes, 48 Seconds East, 400.00 feet; Thence North 02 degrees, 23 Minutes, 05 Seconds West, 318.92 feet; Thence North 00 degrees, 39 Minutes, 54 Seconds East, 465.00 feet to the Northeast corner of said Lot 10, being also a point of the southerly line of the permanent easement for highway purposes as per instrument recorded August 12, 1959 as document No. 17627674; thence North 70 degrees, 51 Minutes, 56 Seconds East along the southerly line of said permanent easement for highway purposes, 696.26 feet to an intersection with the East Line of the Northwest ¼ of said Section 30; thence south 00 degrees, 06 Minutes, 00 seconds east along said last described line, 1435.22 feet to the place of beginning, in Cook County, Illinois.

901-945 McClintock Drive**PIN#: 18-30-303-018-0000**

Lot Two (2) in the Plat of Resubdivision of Lot 2 in the Burr Ridge Associates Subdivision, Being a Resubdivision in the West Half of Section 30, Township 38 North, Range 12, East of the Third Principal Meridian, According to the Plat Recorded June 18th, 2003 A.D., as Document No. 0316945066, in Cook County, Illinois

**EXHIBIT B
RECAPTURE AMOUNT - \$283,500**

Remaining Vacant Parcels in the Corporate Park							
Address	PIN	Current Owner/Name	Area-Acres	Existing Zoning	Floor Area*	Floor Area %	Recapture Amount
150 Burr Ridge Pkwy	18-30-305-004-0000	County Line Square Outlot	1.0	B-1	8,000	2%	\$5,670
1300 Burr Ridge Pkwy	18-30-303-016-0000	Corporex	3.0	0-2	20,000	5%	\$14,175
900 Burr Ridge Pkwy	18-30-300-026-0000 18-30-302-003-0000 18-30-302-004-0000	TCF Bank	4.0	L-1	70,000	17%	\$48,195**
701 McClintock Dr	18-30-303-010-0000	ZAUSA Homes	1.8	L-1	20,000	5%	\$14,175
11650 Bridewell Dr	18-30-300-025-0000	Stahelin	16.6	0-2	180,774	44%	\$124,740
901-945 McClintock Dr	18-30-303-018-0000	Stahelin	8.0	0-2	112,340	27%	\$76,545
		Total:	34.4		411,114	100%	\$283,500

*Floor Area is estimated for planned uses based on FAR or PUD regulations.

**Payable upon issuance of 1st Building Permit on any PIN number.

RESOLUTION NO. R-08-10

RESOLUTION AUTHORIZING THE EXECUTION
OF A FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT
TOLLING/STANDSTILL AGREEMENT - BURR RIDGE TOWN CENTER
OPUS NORTH CORPORATION

WHEREAS, the Corporate Authorities of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, did hold a public meeting to consider an Amendment to Development Agreement for certain property, a true and correct copy of such Amendment being attached hereto and made a part hereof as EXHIBIT 1; and

WHEREAS, the Corporate Authorities of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, have determined that it is in the best interests of said Village of Burr Ridge that said Amendment to Development Agreement be entered into by the Village of Burr Ridge.

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

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Burr Ridge Hereby find that it is in the best interests of the Village of Burr Ridge and its residents that the aforesaid "Fourth Amendment to Development Agreement Tolling/Standstill Agreement - Burr Ridge Town Center" be entered into and executed by said Village of Burr Ridge, with said Amendment to Development Agreement to be substantially in the form attached hereto and made a part hereof as EXHIBIT 1.

Section 3: That the President of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, is hereby authorized to execute for an on behalf of said Village of Burr Ridge the aforesaid Amendment to Development Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

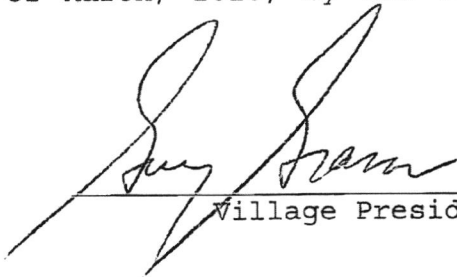
ADOPTED this 22nd day of March, 2010, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 6 - Trustees Sodikoff, Wott, Paveza, Allen, Grela
and DeClouette

NAYS: 0 - None

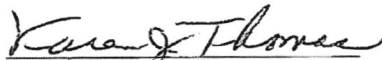
ABSENT: 0 - None

APPROVED this 22nd day of March, 2010, by the President of the Village of Burr Ridge.



Village President

ATTEST:



Village Clerk

DRAFT 3/24/10

**FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT
TOLLING/STANDSTILL AGREEMENT – BURR RIDGE TOWN CENTER**

This Agreement (the "Amendment") made as of the _____ day of _____, 2010 by and between the Village of Burr Ridge, an Illinois municipal corporation ("Village") and Opus North Corporation, an Illinois corporation and Opus Real Estate IL VII, L.L.C., a Delaware limited liability company (individually and collectively referred to as "Opus"):

RECITALS

1. Village and Opus are parties to a certain "Development Agreement Between Village of Burr Ridge and Opus North Corporation (Burr Ridge Town Center)" dated as of April 29, 2005, as amended (the "Development Agreement") and also a certain "Incremental Sales Tax Rebate Agreement" also dated as of April 29, 2005, as amended ("Sales Tax Agreement") (the Development Agreement and Sales Tax Agreement are collectively hereinafter referred to as the "Agreements"). Capitalized words and terms used in this Amendment shall have the same meanings ascribed to such words and terms as in the Development Agreement. Any reference to the Development Agreement shall mean and refer to the Development Agreement, as amended, whether or not such reference expressly refers to any such amendments.
2. Section Two of the Development Agreement provides for the construction of and payment/reimbursement for certain "Off-Site Roadway Improvements" including the 71st Street Extension to Wolf Road (the "Bridge Project").
3. Section Two, A, 4 of the Development Agreement provides that the Village will use its best efforts to substantially complete the Bridge Project by December 31, 2010, while Section Two, A, 1 of the Development Agreement provides that Opus will pay for the construction thereof up to a maximum of \$4,000,000 (which maximum both parties hereby acknowledge will not be exceeded) subject to reimbursement by the Village to Opus for a portion of the total cost of the Off-Site Roadway Improvements in accordance with Section 2, C of the Development Agreement and also the terms and conditions of the Sales Tax Agreement.

4. Section Two, D of the Development Agreement requires Opus to provide a letter of credit to the Village securing the payment of the cost of construction of the Bridge Project at the time set for commencement of construction of the Off-Site Improvements.

5. Section Two, D of the Development Agreement further provides that if the Village has not commenced construction of the Bridge Project by April 1, 2010, or if the Village elects not to construct the Bridge Project it will release any letter of credit that has been provided (none has been provided as noted above). The Village has commenced the Bridge Project by, among other things, acquiring needed land for the Bridge Project, substantially completing the engineering for the Bridge Project, obtaining grant money and submitting the plans for the Project for required governmental approvals and obtaining such approvals.

6. The Village has completed the County Line Improvements. Opus has previously paid to the Village approximately \$1,200,000 of the cost of the Off-Site Roadway Improvements, and has not been reimbursed as of the date hereof for any portion of such payment pursuant to the Sales Tax Agreement because of insufficient sales tax revenue resulting in no reimbursement yet being due to Opus under either of the Agreements.

7. By letter dated January 11, 2010 (a copy of which is attached hereto and hereby made a part hereof) and by related oral communications Opus has indicated it is unwilling to meet its obligation to fund the Bridge Project "until the Development Agreement can be revisited" and potential changes can be discussed/negotiated. Opus has indicated that it believes the fundamental economic circumstances underpinning the Agreements have changed dramatically due to events beyond the reasonable control or foreseeability of the parties, such that it would be in the best interests of the parties to consider aligning the rights and obligations of the parties with such changed economic circumstances.

NOW, THEREFORE, in consideration of the foregoing recitals, the promises and conditions set forth therein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The provision of Section Two, A, 4 of the Development Agreement requiring the Village to complete construction of the Bridge Project by December 31, 2010 is hereby amended by extending the date to complete construction of the Bridge Project to June 30, 2011.

2. The provision of Section Two, D of the Development Agreement requiring the Village to release the applicable letter of credit if it had not commenced construction of the Bridge Project by April 1, 2010 is hereby extended to April 15, 2010.
3. Opus and Village agree to meet and negotiate in good faith a resolution of all issues in relation to the Bridge Project and potential related amendments to the Agreements. Both parties agree to use their best efforts to complete said discussions and negotiations within two months of the date hereof.
4. All terms and conditions in the Agreements shall remain in full force and effect except as modified herein and the parties hereto ratify and confirm each and every provision thereof.
5. This Amendment shall be binding upon and inure to the benefit of the parties hereto, successor owners of record of the Subject Property, assignees, lessees and upon any successor municipal authorities of said Village and successor municipalities. This Amendment shall be recorded in the office of the Recorder of Deeds of Cook County, Illinois, at Owner's expense. The terms and conditions of this Amendment shall constitute covenants which shall run with the land.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be signed and delivered by their duly authorized officers.

Dated: _____, 2010

VILLAGE OF BURR RIDGE

By:
Name: Gary A. Grasso
Title: Mayor

Dated: _____, 2010

OPUS NORTH CORPORATION

By:
Name:
Title:

STATE OF ILLINOIS)
COUNTY OF C O O K) SS
COUNTY OF DU PAGE)

CLERK'S CERTIFICATE

I, KAREN J. THOMAS, the duly appointed, qualified and acting Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Resolution now on file in my office entitled:

RESOLUTION NO. R-08-10

**RESOLUTION AUTHORIZING THE EXECUTION OF A FOURTH AMENDMENT TO
DEVELOPMENT AGREEMENT TOLLING/STANDSTILL AGREEMENT
BURR RIDGE TOWN CENTER OPUS NORTH CORPORATION**

which Resolution was adopted by the Board of Trustees of the Village of Burr Ridge at a regular meeting held on the 22nd day of March, 2010, at which meeting a quorum was present, and approved by the Village President of the Village of Burr Ridge on the 22nd day of March, 2010.

I further certify that the vote on the question of the passage of said Resolution by the Board of Trustees of the Village of Burr Ridge was taken by the Ayes and Nays and that the result of said vote was as follows, to-wit:


AYES: 6 - Trustees Sodikoff, Wott, Paveza, Allen, Grela
and DeClouette

NAYS: 0 - None

ABSENT: 0 - None

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safe-keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Burr Ridge this 22nd day of March, 2010.



Village Clerk

From: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Sent time: 12/19/2023 04:15:47 PM
To: Gary Grasso
Cc: Evan Walter
Subject: RE: TCF. Tomorrow

Yes see you then.

Stephanie Dremonas
Pete's Market
JD Real Estate Inc.
4333 S. Pulaski Rd.
Chicago, IL 60632
Office: (773) 843-1400



From: Gary Grasso <ggrasso@burr-ridge.gov>
Sent: Tuesday, December 19, 2023 8:53 AM
To: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Cc: Evan Walter <EWalter@burr-ridge.gov>
Subject: TCF. Tomorrow

Caution: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize the sender. Please delete or report any suspicious emails.

Confirming for breakfast tomorrow at Yolk at 8:30

Sent from my iPhone

Gary Grasso
Mayor
630.654.8181 x 1000
312.498.3202 (c)

This message, including attachments, is covered by the Electronic Communication Privacy Act, 18 U.S.C., sections [2510-2521](#), is CONFIDENTIAL and also may be protected by ATTORNEY/CLIENT PRIVILEGE. If you believe you received this e-mail in error, do not read it. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. If the reader of this message is not the intended recipient, I did not intend to waive and do not waive any privileges or confidentiality of this message or the attachments. Please reply to the sender that you have received the message in error, then delete it. Thank you for considering the environmental impact of printing emails.

From: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Sent time: 12/16/2023 12:54:15 PM
To: Gary Grasso
Cc: Evan Walter
Subject: RE: TCF Property

Thanks, ill note on the calendar and let you know if anything changes with his flights.

Stephanie Dremonas
Pete's Market
JD Real Estate Inc.
4333 S. Pulaski Rd.
Chicago, IL 60632
Office: (773) 843-1400



From: Gary Grasso <ggrasso@burr-ridge.gov>
Sent: Saturday, December 16, 2023 12:54 PM
To: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Cc: Evan Walter <EWalter@burr-ridge.gov>
Subject: Re: TCF Property

Caution: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize the sender. Please delete or report any suspicious emails.

Sure. Yolk at 8:30 Wednesday 12/20

Sent from my iPhone

Gary Grasso
Mayor
630.654.8181 x 1000
312.498.3202 (c)

This message, including attachments, is covered by the Electronic Communication Privacy Act, 18 U.S.C., sections [2510-2521](#), is CONFIDENTIAL and also may be protected by ATTORNEY/CLIENT PRIVILEGE. If you believe you received this e-mail in error, do not read it. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. If the reader of this message is not the intended recipient, I did not intend to waive and do not waive any privileges or confidentiality of this message or the attachments. Please reply to the sender that you have received the message in error, then delete it. Thank you for considering the environmental impact of printing emails.

On Dec 16, 2023, at 12:50 PM, Stephanie Dremonas <stephanie@pmrealtyinc.com> wrote:

Jimmy jumped on a plane this afternoon to Florida, I guess my mom surprised him! He'll be back Tuesday afternoon. Can we plan for Wednesday breakfast.

Stephanie Dremonas
Pete's Market
JD Real Estate Inc.
4333 S. Pulaski Rd.
Chicago, IL 60632
Office: (773) 843-1400



From: Gary Grasso <ggrasso@burr-ridge.gov>
Sent: Friday, December 15, 2023 6:23 PM
To: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Subject: Re: TCF Property

Caution: This email originated from outside of the organization. DO NOT click links or open attachment unless you recognize the sender. Please delete or report any suspicious emails.

Monday 8:30am at York in Village Center? Can I bring Evan Walter the Village Administrator?

Sent from my iPhone

Gary Grasso
Mayor
630.654.8181 x 1000
312.498.3202 (c)

This message, including attachments, is covered by the Electronic Communication Privacy Act, 18 U.S.C., sections [2510-2521](#), is CONFIDENTIAL and also may be protected by ATTORNEY/CLIENT PRIVILEGE. If you believe you received this e-mail in error, do not read it. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. If the reader of this message is not the intended recipient, I did not intend to waive and do not waive any privileges or confidentiality of this message or the attachments. Please reply to the sender that you have received the message in error, then delete it. Thank you for considering the environmental impact of printing emails.

On Dec 15, 2023, at 4:31 PM, Stephanie Dremonas <stephanie@pmrealtyinc.com> wrote:

A breakfast is easier for me. How does your Monday look at 8:30?

Stephanie Dremonas
Pete's Market
JD Real Estate Inc.
4333 S. Pulaski Rd.
Chicago, IL 60632
Office: (773) 843-1400

<image001.png>

From: Gary Grasso <ggrasso@burr-ridge.gov>
Sent: Tuesday, December 12, 2023 9:12 AM
To: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Subject: Re: TCF Property

Caution: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize the sender. Please delete or report any suspicious emails.

This Friday or next week if it works for your dad and you.

Sent from my iPhone

Gary Grasso
Mayor
630.654.8181 x 1000
312.498.3202 (c)

This message, including attachments, is covered by the Electronic Communication Privacy Act, 18 U.S.C., sections [2510-2521](#), is CONFIDENTIAL and also may be protected by ATTORNEY/CLIENT PRIVILEGE. If you believe you received this e-mail in error, do not read it. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. If the reader of this message is not the intended recipient, I did not intend to waive and do not waive any privileges or confidentiality of this message or the attachments. Please reply to the sender that you have received the message in error, then delete it. Thank you for considering the environmental impact of printing emails.

On Dec 12, 2023, at 9:05 AM, Stephanie Dremonas <stephanie@pmrealtyinc.com> wrote:

Hi there - yes let me get you some dates. I'm home bound until my daughter recovers from covid so I'll have to let you know. Hopefully I can get away tomorrow for something.

Sent from my iPhone

On Dec 12, 2023, at 8:30 AM, Gary Grasso <ggrasso@burr-ridge.gov> wrote:

Caution: This email originated from outside of the organization. DO NOT click links unless you recognize the sender. Please delete or report any suspicious emails.

Stephanie hope your family and you are well. Regards to your father. I reached out last week to your broker (Mr Tremulis?) asking to meet with your father and you about this Property that I understand you have on a no-contingency contract w Huntington. I know it's the holidays but if there is a date that works I'd like to meet. Capri for lunch?

Sent from my iPhone

Gary Grasso
Mayor
630.654.8181 x 1000
312.498.3202 (c)

This message, including attachments, is covered by the Electronic Communication Privacy Act, 18 U.S.C., sections [2510-2521](#), is CONFIDENTIAL and also may be protected by ATTORNEY/CLIENT PRIVILEGE. If you believe you received this e-mail in error, do not read it. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. If the reader of this message is not the intended recipient, I did not intend to waive and do not waive any privileges or confidentiality of this message or the attachments. Please reply to the sender that you have received the message in error, then delete it. Thank you for considering the environmental impact of printing emails.

From: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Sent time: 12/28/2023 11:41:33 AM
To: Gary Grasso <ggrasso@grassolaw.com>
Cc: Evan Walter
Subject: RE: TCF Closing?

Tomorrow.

Stephanie Dremonas
Pete's Market
JD Real Estate Inc.
4333 S. Pulaski Rd.
Chicago, IL 60632
Office: (773) 843-1400



From: Gary Grasso <ggrasso@grassolaw.com>
Sent: Thursday, December 28, 2023 11:26 AM
To: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Cc: Evan Walter <ewalter@burr-ridge.gov>
Subject: TCF Closing?

Caution: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize the sender. Please delete or report any suspicious emails.

Did you close on TCF yesterday?

Sent from my iPhone
Gary Grasso
Grasso Law, PC
Hinsdale, Illinois 60521
630.654.4500 (o)
312.498.3202 (c)

This message, including attachments, is covered by the Electronic Communication Privacy Act, 18 U.S.C., sections [2510-2521](#), is CONFIDENTIAL and also may be protected by ATTORNEY/CLIENT PRIVILEGE. If you believe you received this e-mail in error, do not read it. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. If the reader of this message is not the intended recipient, I did not intend to waive and do not waive any privileges or confidentiality of this message or the attachments. Please reply to the sender that you have received the message in error, then delete it. Thank you for considering the environmental impact of printing emails.

From: Evan Walter
Sent time: 03/04/2024 04:21:22 PM
To: Peter Tremulis <peter.tremulis@alphaterrarc.com>; Janine Farrell
Cc: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Subject: RE: Brochure for Condo Site - Dremonas Property - Burr Ridge

Thank you Peter.

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

From: Peter Tremulis <peter.tremulis@alphaterrarc.com>
Sent: Monday, March 4, 2024 3:43 PM
To: Evan Walter <EWalter@burr-ridge.gov>; Janine Farrell <jfarrell@burr-ridge.gov>
Cc: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Subject: Brochure for Condo Site - Dremonas Property - Burr Ridge

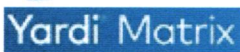
Evan and Janine,

Thanks for meeting with us this morning. Attached please find the marketing brochure I am sending to qualified condo developers for their consideration of the 4 acre portion of the site we discussed. I expect that you will be getting some calls from interested developers in this regard. We look forward to working with you.

Best regards,



Peter Tremulis, Managing Member
AlphaTerra Realty Capital, Ilc
1705 Cranshire Court
Deerfield, IL 60015
847-257-2886



peter.tremulis@alphaterrarc.com

www.alphaterrarc.com

<https://www.linkedin.com/in/petertremulis/>

AlphaTerra Realty Capital, Ilc assumes no responsibility for the accuracy or completeness of any information provided to prospective purchasers and stresses that all purchasers perform their own independent evaluation of each property and related materials in their decision making.



Luxury Condo Site 112 Unit Development Burr Ridge, IL



112 Unit Luxury Condo
Site, Burr Ridge

Offered by: Alpha Terra Realty Capital, LLC
Peter Tremulis, Managing Member
1705 Cranshire Court
Deerfield, IL 60015
peter.tremulis@alphaterrarc.com
847-257-2886

00:33



ALPHATERRA

+/- 4 Acre Condo Site

AlphaTerra Realty Partners, llc is pleased to offer this high profile Luxury Condo Development site in Burr Ridge, Illinois.

Village in Complete Support and will Zone PUD.

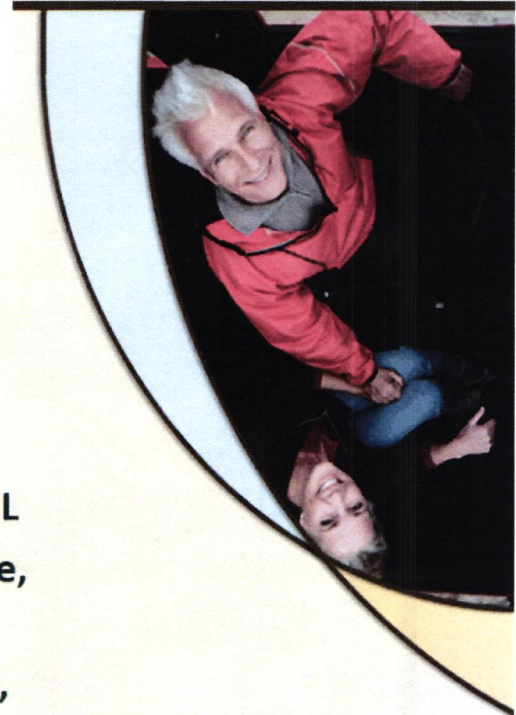
Adjacent to Burr Ridge Town Center Shopping District.

Easy Access to I-55 via County Line Road in Burr Ridge, IL

Walk to Shopping, Dining, Hospitality, Office, Healthcare, Fitness, Grocery, Convenience Shopping

Well located close to Oak Brook, Orland Park, LaGrange, Palos Heights, Hinsdale.

Adjacent to planned restaurants and other amenities.





ALPHATERRA

+/- 4 Acre Condo Site

Location Map

Burr Ridge, IL



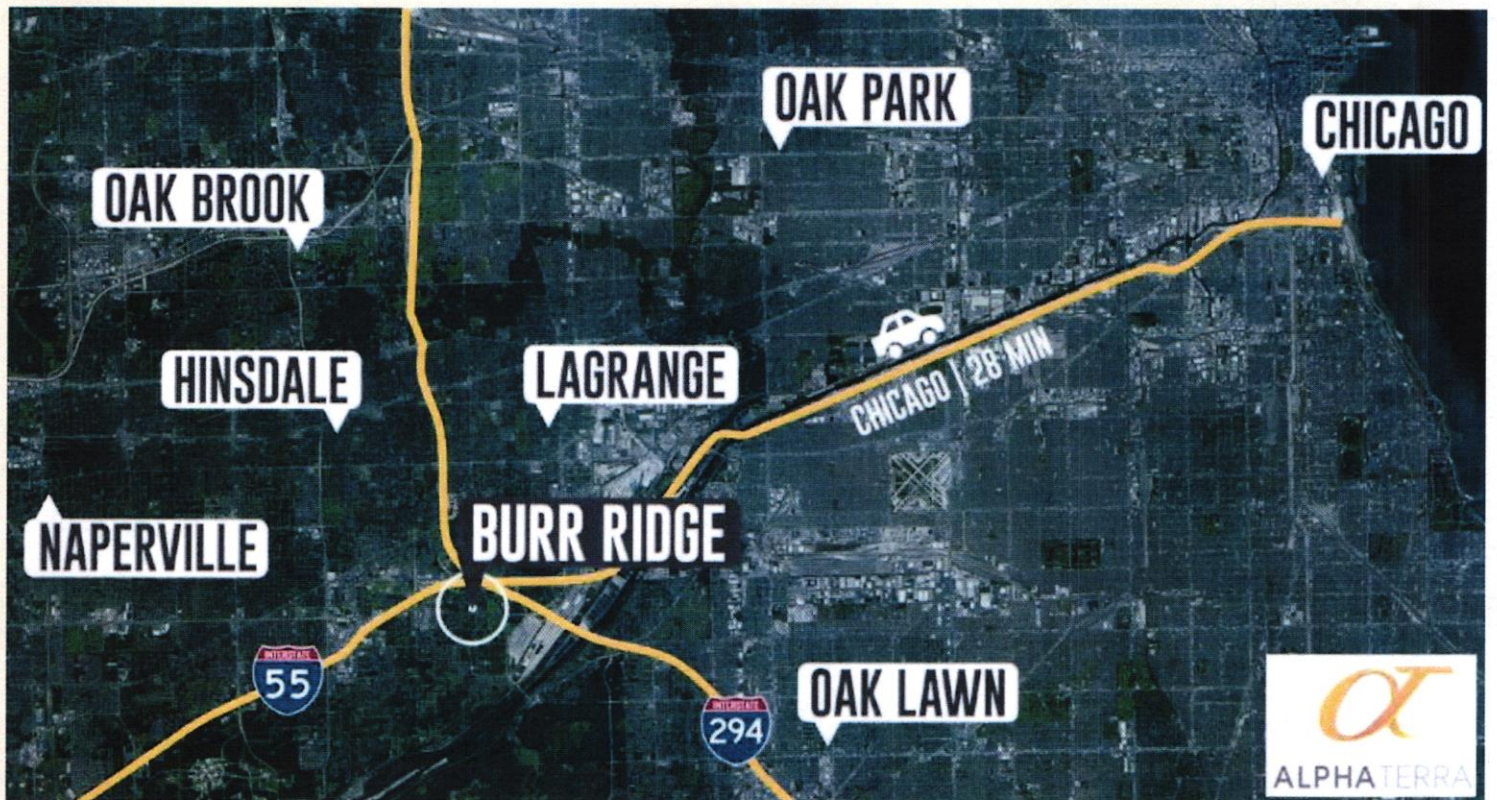


ALPHA TERRA

+/- 4 Acre Condo Site

Location Map

Burr Ridge, IL





ALPHA TERRA

+/- 4 Acre Condo Site

Location Map

Burr Ridge, IL





ALPHA TERRA

+/- 4 Acre Condo Site

Location Map

Burr Ridge, IL





ALPHA TERRA

+/- 4 Acre Condo Site

Location Map

Burr Ridge, IL



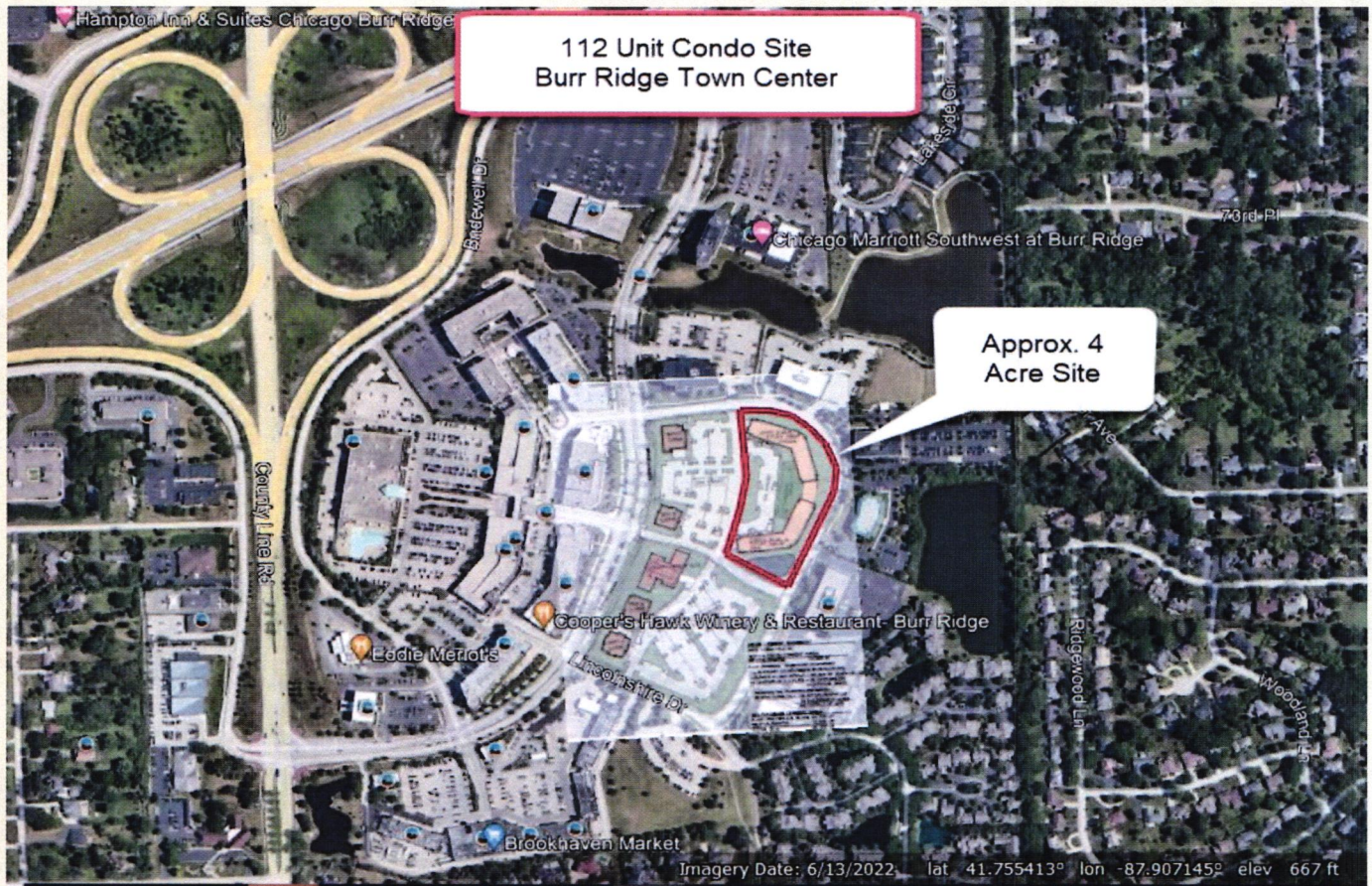


ALPHA TERRA

+/- 4 Acre Condo Site

Location Map

Burr Ridge, IL





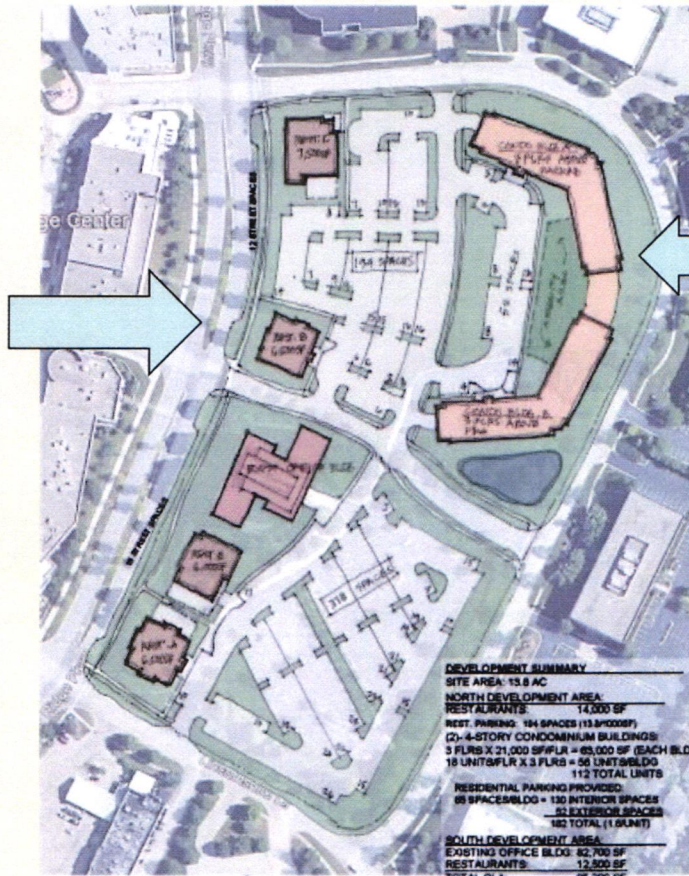
ALPHA TERRA

4 Acre Condo Site

Overall Conceptual Plan

Walk to Shopping

Proposed Restaurants, Office, Senior Housing, Retail, Adjacent to Burr Ridge Town Center



Approx. 4 Acre Site for 112 Condo Units - Three Stories over Parking



ALPHA TERRA

4 Acre Condo Site

Concept Architecture

Luxury Condo Elevations





ALPHA TERRA

4.0 Acre Condo Site

Authentic Lifestyle Town Center downtown Burr Ridge, Illinois



4 Acre Condo Site


ALPHA TERRA

Burr Ridge has a median household income of \$197,023 which is 61% higher than the average within the 10 County metropolitan area.

Demand will be strong based upon a growing market segment and lack of new product in the Luxury Condo arena.

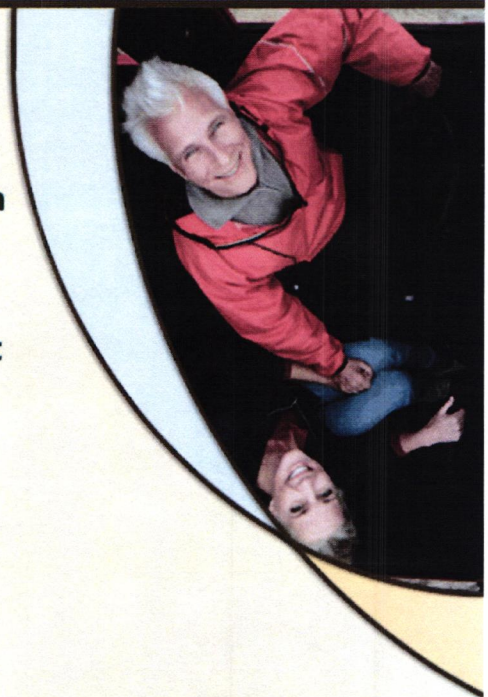
High end location adjacent to luxury homes.

Great access at County Line Road and Interstate 55.

Easy access to Midway Airport to get to Florida and Arizona.

Walk to great restaurants in a safe neighborhood.

Starbucks one block away.

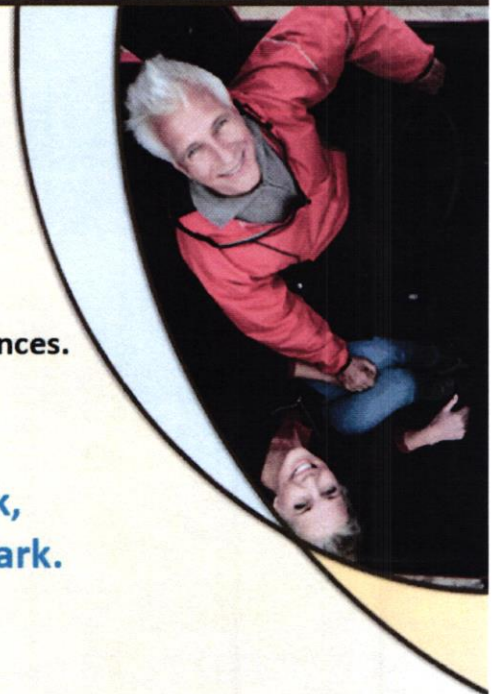


4.0 Acre Condo Site


ALPHATERRA

Burr Ridge, Illinois

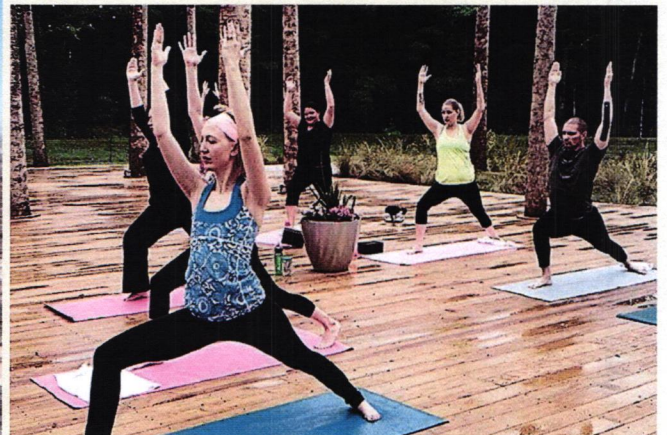
- Burr Ridge boasts a desirable luxury oriented Town Center.
- Many quaint shops, restaurants, clothing, Grocery and conveniences.
- 2 minutes to I-55 expressway and major employment hubs.
- **Luxury Condo demand is high for this highly rated community with easy access to Hinsdale, Oak Brook, LaGrange, Palos Heights, Westchester and Orland Park.**



*4.0 Acre Condo
Site*

Burr Ridge

**A Place to Live, Love, Work
and Play**





4.0 Acre Condo Site

4 Acre Luxury Condo Site Available at Burr Ridge Town Center

Contact:

AlphaTerra Realty Capital, llc

Attn.: Peter Tremulis

Phone: 847-257-2886

Email: peter.tremulis@alphaterrarc.com

From: Evan Walter
Sent time: 01/11/2024 11:16:22 AM
To: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Subject: Re: TCF Meeting

That is fine!

Get [Outlook for iOS](#)

From: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Sent: Thursday, January 11, 2024 11:13:15 AM
To: Evan Walter <EWalter@burr-ridge.gov>
Subject: RE: TCF Meeting

Ok I will be there after I put my baby down to sleep, so 7:05. Will that be ok, or is that rude?

Stephanie Dremonas
Pete's Market
JD Real Estate Inc.
4333 S. Pulaski Rd.
Chicago, IL 60632
Office: (773) 843-1400



From: Evan Walter <EWalter@burr-ridge.gov>
Sent: Wednesday, January 10, 2024 1:58 PM
To: Stephanie Dremonas <stephanie@pmrealtyinc.com>
Subject: TCF Meeting

Caution: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize the sender. Please delete or report any suspicious emails.

Stephanie-

The Village has set a meeting to discuss potential uses for the formerly-TCF property at 800 Burr Ridge Parkway for tomorrow, Thursday, January 11 at 6:30pm at the Police Station (agenda attached). This meeting is advisory only; it is intended to continue the discussion regarding what the community may or may not support at 800 Burr Ridge Parkway. As the new owner of this property, please feel free to attend and participate in this discussion. The meeting will be comprised of several Trustees, a few Plan Commissioners, a few residents, and a few business owners in our community.

Hope to see you there!

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