



**REGULAR MEETING  
VILLAGE OF BURR RIDGE  
PLAN COMMISSION**

**June 6, 2016  
7:30 P.M.**

**I. ROLL CALL**

**Greg Trzupek, Chairman**

**Mike Stratis  
Dehn Grunsten  
Robert Grela**

**Luisa Hoch  
Greg Scott  
Mary Praxmarer  
Jim Broline, Alternate**

**II. APPROVAL OF PRIOR MEETING MINUTES**

- A. May 16, 2016 Plan Commission Regular Meeting**

**III. PUBLIC HEARINGS**

- A. V-03-2016: 11801 German Church Road (Smutny); Variations and Findings of Fact**

Requests variations from Section IV.I of the Burr Ridge Zoning Ordinance to permit a fence, a swimming pool and associated hardscape including stone/concrete patio surfaces, retaining and landscape walls and equipment in an interior side buildable area (east of the existing home) rather than in the rear buildable area (south of the existing home).

**IV. CORRESPONDENCE**

- A. Board Report – May 9, 2016**

**V. OTHER CONSIDERATIONS**

- A. Z-05-2016: 10S371 Madison Street (Valincius); Rezoning Upon Annexation; Remanded by the Board of Trustees**
- B. PC-04-2016: Annual Appointment of Plan Commission Vice Chairperson**

**VI. FUTURE SCHEDULED MEETINGS**

- A. June 20, 2016:** There are no public hearings scheduled. The filing deadline for this meeting was May 30, 2016
- B. July 18, 2016:** The filing deadline for this meeting is June 27, 2016

**VII. ADJOURNMENT**

---

**PLEASE NOTE:** All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their June 13, 2016 Regular Meeting beginning at 7:00 P.M. Commissioner Grunsten is the scheduled Plan Commission representative for the June 13, 2016 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS  
VILLAGE OF BURR RIDGE  
MINUTES FOR REGULAR MEETING OF  
MAY 16, 2016**

**I. ROLL CALL**

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

**ROLL CALL** was noted as follows:

**PRESENT:** 6 – Stratis, Hoch, Broline, Praxmarer, Grela, and Scott

**ABSENT:** 2 – Grunsten and Trzupek

Also present was Community Development Director Doug Pollock and Trustees Bolos, Franzese, Schiappa and Paveza.

Due to the absence of Chairman Trzupek, Vice Chairperson Hoch served as acting Chair of the meeting.

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to approve the minutes of the May 2, 2016 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Stratis, Scott, Hoch, and Broline

**NAYS:** 0 – None

**ABSTAIN:** 2 – Praxmarer and Grela

**MOTION CARRIED** by a vote of 4-0.

**III. PUBLIC HEARINGS**

Vice Chairperson Hoch confirmed all those wishing to speak during the public hearing on the agenda for tonight's meeting.

**V-02-2016: 638 Gregford Road (Bryant); Fence Variation and Findings of Fact**

As directed by Vice Chairperson Hoch, Mr. Pollock described this request as follows: the petitioner proposes to replace an existing wood fence located on the side lot line. The existing fence is a seven-foot tall, solid wood fence that is located in the rear yard, side yard and front yard. The reason for the fence is to provide a screen between the subject property, a single-family residence, and the adjacent park which contains six paddle ball courts located approximately 50 to 60 feet from the common property line. The Zoning Ordinance limits the location of fences to the rear yard, requires that fences be at least 50% open, and limits the height to five feet. Thus, variations are required for the location, the height and the design of the fence.

Vice Chairperson Hoch asked the petitioner if he had anything to add. Mr. Christopher Bryant said that he is the owner and has nothing to add.

Vice Chairperson Hoch asked for public comments and questions. There were none. Vice Chairperson Hoch asked for comments and questions from the Plan Commission.

Commissioner Scott asked if the fence was needed for security reasons. Mr. Bryant said it was more about screening the noise and view of the paddle ball courts.

Commissioner Grela said in most cases he would not consider such a variation but due to the unique location of this property adjacent to the paddle ball courts he thinks it is justified.

Commissioner Praxmarer said she agrees.

Commissioner Broline said he looks favorably on this request due to the lights and noise from the paddleball courts.

Commissioner Stratis said he agrees with the other Commissioners as did Vice Chairperson Hoch.

There being no further discussion, Vice Chairperson Hoch asked for a motion to close the hearing.

At 7:37 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the hearing for V-02-2016.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Grela, Hoch, Broline, Praxmarer, and Scott

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to adopt the petitioner's findings of fact and recommend that the Board approve V-02-2016 subject to the compliance with the submitted plans.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grela, Scott, Stratis, Hoch, Broline, and Praxmarer

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**Z-07-2016: 1400 Burr Ridge Parkway and 11650 Bridewell Drive (David Weekley Homes); Rezoning, Text Amendment or Variation, Planned Unit Development, and Findings of Fact**

As directed by Vice Chairperson Hoch, Mr. Pollock described this request as follows: the petitioner is seeking rezoning and a Planned Unit Development (PUD) to build 75, detached, single-family clustered homes on private streets. The property is located within the Burr Ridge Corporate Park and consists of 20.2 acres.

Vice Chairperson Hoch asked the petitioner for their presentation.

Mr. Robert Sodikoff, Attorney for the petitioner, introduced the petition and provided a summary of the findings of fact and the justification for the proposed zoning changes. He introduced Mr. Kevin Seay from Weekley Homes to describe the specific development plans.

Mr. Seay said he is the Land Acquisition Manager for David Weekley Homes. He introduced the consultants for the petitioner. He reviewed his company and their experience and attributes. Mr. Weekley then described the site plan, building elevations, engineering and landscaping plans.

Vice Chairperson Hoch asked for public comments and questions.

Ms. Kristy Tramontana said she is the General Manager for the Burr Ridge Village Center and also acts as the property manager for the Burr Ridge Park Property Owners Association. She said the Village Center and the Corporate Park Association support the proposed development. She said the neighborhood character of the development would add to the pedestrian feel of the entire area and the demographics of the neighborhood are identical to the target demographics for shoppers in the Village Center.

Ms. Carol Pangercic, 11450 73<sup>rd</sup> Place, said that she votes no for the development. She said there are already too many cars, too many bikes, and too many dog walkers and she does not know who the people are.

Mr. Frank Podczerwinski, 11475 73<sup>rd</sup> Place, said that we are swallowing up too much of the land. He said he is not against development but there are too many homes and too concentrated. He said that this development would kill the existing pond.

Ms. Kathleen Blank, 11465 73<sup>rd</sup> Place, said that the presentation was lovely. She said she is an empty nester and that a third of the homes on her street are empty nesters. She questioned the parking and said she is opposed to the project. She suggested that the Village looks closely at the traffic impact.

Mr. Fred Boskovich, 11229 72<sup>nd</sup> Street, asked why the traffic study was not presented. He said that is very important. He said that safety is the first concern. He is concerned about safety on 72<sup>nd</sup> Street which cannot handle the traffic.

Dr. Ghasson Abboud, 206 Ambriance!, said that the land owner has the right to develop his land and that development under the existing zoning for offices would create a much bigger impact on traffic. He said this is a type of home needed in the Village and he supports the project. He said more residents in this type of housing would be good for the Village and good for the Village Center.

Mr. Don Craggs, 7215 Central Avenue, said this is too much density and does not like that there is only 10 feet between the homes. He said that traffic is bad on 72<sup>nd</sup> Street and he is opposed.

Mrs. Bonnie Craggs, 7215 Central Avenue, said there used to be a sign at Burr Ridge Parkway and Bridewell saying prohibiting right turns.

Mr. Seay said that he would like to have his traffic consultant provide an overview of the traffic impact study. He introduced Mr. Michael Workman of KLOA.

Mr. Workman described the traffic study and concluded that the traffic would not have a significant impact on the existing streets and that the existing zoning would generate 3 to 4 times as much traffic as the proposed development during peak hours. He also described the access to the development.

Commissioner Stratis asked about visitor parking. Mr. Joe Mathews, Land Planner for the developer, said that there is on-street parking provided and that there is a minimum of 18 feet of driveway for parking and that they can provide additional parking if requested.

Commissioner Stratis said that they could build over 200,000 square feet of office space which would be a minimum of 800 parking spaces and 500 to 600 cars. He said he agrees with the applicant that this would be less traffic impact than an office development. He said he is concerned about the width of the street.

Commissioner Grela clarified that this is a private street. He said that he lives on a private street and that recently someone had a party with 22 cars on his street. He said he is concerned about whether there was enough parking for guests.

Mr. Robert Prock, 7257 Commonwealth Avenue, expressed his concerns about preservation of the trees along the west side of Commonwealth, resident access to the ponds and the overall density of the project.

In response, Mr. Seay said that they would preserve the resident's access to the pond and that they will add more guest parking.

Ms. Ellen Raymond, 11538 Ridgewood Lane, said she is opposed to the density and believes it is too high. She said that she does not believe the developer has satisfied the PUD standards.

Mr. Marvin Sass, 7225 Commonwealth Avenue, said he is concerned the development is too dense. He said he has no problems with homes on the property but he thinks 75 is too many. He asked about the prices for the homes and in response, Mr. Seay said the homes would range from \$560,000 to almost 1 million.

Ms. Blank asked if the police and fire departments had reviewed the plan for emergency access and asked about the number of students that would be generated. She said that there could be 250 cars in this development as each home would have at least 2 to 3 cars. She also suggested that there could be a negative impact on the schools.

Mr. Seay said they had not yet submitted to the Fire District but that they would do that.

Ms. Cathleen Rhoades, 7201 Fair Elm said that traffic is already bad on 72<sup>nd</sup> Street and this would make it worse. She said that safety and density were concerns.

Mr. Don Raymond, 11538 Ridgewood Lane, said it was a nice design but it was too dense.

Mr. Andrew Morman said he owns the office building at 50 Burr Ridge Parkway. He asked if the property were converted to residential, would they still have to pay into the property owners association. Mr. Pollock said that is a private matter, but he is confident that the change from office to residential would not change the requirement to participate in the property owners association.

Ms. Allison Koehler, 7415 Arbor Drive, suggested that the developer be required to connect the pathway on the east side of the pond to complete the pathway around the entire pond.

Mr. Mark Toma, 7515 Drew Avenue, asked the developer about other projects they have done, if the detention area is included in the open space calculation, and said that he thinks there is no hardship that creates the need for the proposed density.

Ms. Raymond said she is skeptical about the home prices described by the petitioner and questioned how those were determined. Mr. Seay said they did a market study with a nationally known firm and determined the market for the homes.

There being no further public comment, Vice Chairperson Hoch asked for comments and questions from the Plan Commission.

Commissioner Stratis said that he has no problem with residential on this property and agrees that office is not a viable use for this property. He said it makes no sense for R-3 or R-2A with larger lots. He said he is concerned that it is not age restricted. He said that children would have an impact on the schools. Mr. Seay responded that this community is not for people with children. He said that they believe it is not necessary to make it age restricted because the design would preclude families with children.

Commissioner Stratis said that his main concern with the deviations proposed via the PUD is the street widths. He asked if all sides would use the same brick material as shown on the elevations. Mr. Seay said that they would use hardy board on the sides and rear walls.

In response to a question from Commissioner Stratis, Mr. Seay said they would like to leave Commonwealth Avenue alone. He said they have a nice quiet street and he wants to avoid making any changes to the current conditions. Commissioner Stratis suggested that the residents be asked for their preference regarding street improvement.

Commissioner Stratis asked about development of the property under the R-5 District without any deviations from the code. He wondered how many homes could be built under the normal R-5 standards. He suggested that if it cannot be developed under the straight R-5, perhaps the seller needs to lower the price. Mr. Seay responded that they are less than the density of Chasemoor and the difference is Weekley is proposing detached units rather than attached. He said this was because the type of buyer they are targeting prefers a detached unit.

Commissioner Stratis concluded that he likes the idea of residential on this property that he would like to see it be age restricted, and he would like for the density to be reduced.

Commissioner Broline said he was not understanding the concern about the width of the streets. Mr. Seay said the streets will meet Village standards for street widths and only the right-of-way is reduced.

Commissioner Broline asked what they are doing regarding the waterways. Mr. Seay said the lake is maintained by the Burr Ridge Park Association and that this subdivision will contribute to that maintenance. He said the lake is regulated by the Army Corps and rather than modify the lake for their stormwater detention, they decided to create their own stormwater facilities. He said that they would collect stormwater separate from the existing lake, filter that water and regulate its flow into the lake. He said as a result, the water from this property that goes into the lake will be cleaner and the quality of the lake will improve. Mr. Dwayne Gilligan from V3 engineering confirmed and provided additional detail.

Commissioner Broline asked about traffic patterns and access to 72<sup>nd</sup> Street. Mr. Seay said the traffic study measured existing conditions and the impact of this development. He said the intent of the design was direct traffic to Burr Ridge Parkway and not to Bridewell Drive.

Commissioner Praxmarer said that she is concerned about density and guest parking. She said that there is not sufficient guest parking. Mr. Seay said that they meet or exceed the Village Ordinance but they will look into adding more guest parking. He described the various places that guests can park on the street and in designated areas.

Commissioner Praxmarer asked about snow removal and where they would put snow. Mr. Seay said that they have asked their maintenance people to provide a report on how they would do snow removal and where they put snow.

Commissioner Praxmarer asked about the density of the projects Weekley has done in the Chicago area. Mr. Seay said the Glenview project was 48 units but he did not know the acreage.

Commissioner Grela said that he thinks this project is good but not for Burr Ridge. He said the project is sub-standard. He said he sees no benefit of this project to the community. He mentioned that other projects put in a park and sidewalk connection is not sufficient. He said that the traffic impact would be substantial on 72<sup>nd</sup> Street. He said the project should be designed to meet the standards of Burr Ridge. He said he is not convinced that there is a need for this project. He suggested 36 units built to subdivision standards of the Village. He said he is not questioning the quality of the project but instead the subdivision standards. He questioned the idea of a maintenance free project. He said residents don't do maintenance themselves anyway but just call others to do the maintenance. Mr. Seay said their intent is that the residents would not have to worry about calling anyone and particularly, when empty nesters go on vacation for extended periods of time.

Commissioner Grela said that development for the sake of development is not good. He said from his perspective, no less than half the number of homes would be appropriate and that the setbacks would have to meet code. He noted the through lots and that they are not desirable. Mr. Seay said that they see this site as being different from other locations in Burr Ridge and that they do not think they could sell homes at such a low density in this location.

Commissioner Grela described the original failure of the Savoy Club project. He said he was concerned about homes next the highway and the noise. In response, Mr. Seay said that because of the location of the property next to the highway is why he would not want to build larger homes on larger lots.

Commissioner Grela concluded that he cannot support the project.

Commissioner Scott said he agrees with the developer's analysis of the market and agrees that we will not likely see an office development on this property. He said something residential is probably the best option for the property. His concern, he said, was the density. He said there is nothing quite like this in the Village. He said the other cluster homes in the Village are less dense and more clustered rather than in a row. Commissioner Scott said he has no problem with an R-5 at this location if it looks like Chasemoor but he does have a problem with R-5 if it looks like the proposed development.

Commissioner Scott asked for clarification regarding the acreage dedicated for the stormwater pond and the open space at the south end of the property. He said if you remove the 5 acres from the density calculation, you have a much higher density. Commissioner Scott said the perception of the density is what people will see. He said there are other ways to get to the density without



pushing everything to one area of the property. Mr. Seay said they intentionally designed the subdivision in this manner so that everyone can enjoy the open space.

Vice Chairperson Hoch said she also has a problem with the density and believes that this is too many homes for the property. She said she does not see any compelling reason to change the Comprehensive Plan for this development. She suggested that if the Village know what we want to see on this property that we consider rezoning the property accordingly.

Vice Chair Hoch read into the record the comments received from Chairman Trzupsek who could not attend the meeting. Chairman Trzupsek's comments included questions about the emergency access, the enforcement of variety in home types, whether the developer is going to build on speculation, guest parking, the pocket park, responses to the traffic review study, and whether the Comprehensive Plan should be amended for the proposed project and whether this project and this property is really a transitional area.

Mr. Seay responded that they will work with the Fire District regarding the emergency access gate, that they would have a monotony code to ensure variety in housing types, that some show houses would be built on speculation but the majority of homes would be built for customers, that they will provide additional information regarding the guest parking and the traffic study, and that they do believe there project would be transitional use between the Village Center and the residential neighborhood to the east.

Vice Chairperson Hoch asked if there were any further questions or comments.

At 10:19 p.m. a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to close the hearing for **Z-07-2016**.

Mr. Pollock said that if the hearing is closed, there would be no opportunity for further information to be provided. Commissioner Grela said they had heard from everyone.

Commissioner Stratis suggested that the hearing be continued so that Chairman Trzupsek and others could ask questions.

Commissioner Grela said he thought all questions were answered.

Mr. Pollock suggested asking the petitioner if they want a continuance and if they are willing to reduce the density.

Commissioner Broline said he would like to continue the hearing and get answers regarding parking and other issues.

Vice Chair Hoch asked the petitioner if he would be willing to reduce the density. Mr. Seay said they would like to provide information regarding parking, access and similar issues but is not willing to reduce the density in half as was suggested. He said he is willing to continue the hearing and may be able to reduce the density somewhat but not by a lot.

There being no further discussion, Vice Chairperson Hoch asked for a roll call on the motion to close the hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grela, Scott, Stratis, Hoch, and Praxmarer

**NAYS:** 1 – Broline

**MOTION CARRIED** by a vote of 5-1.

Commissioner Grela said that he will make a motion to deny based on the density and the lack of compliance with Village standards.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to direct staff to prepare findings of fact and recommend that the Board deny Z-07-2016.

Commissioner Broline said that he has talked to other people who are looking for ways to stay in the community when they need to downsize their homes. He said he has heard that in Hinsdale and believes it to be true in Burr Ridge. He said residents would like to have more places to stay in the Village and they want different types of places to live such as proposed. He said that Chasemoor has been very successful and continues to be. He said he cannot imagine any zoning for the subject property that would be preferable to the proposed project at this location and that office would be more traffic and that R-2 or R-3 would not be successful.

Commissioner Grela said that if they are not willing to reduce the density, there is no reason to continue.

Commissioner Stratis said he agreed, but that he does think this is the right type of project for this property. He added that the issue of traffic on 72<sup>nd</sup> Street is larger than this project and should be addressed by the Village Board.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grela, Scott, Stratis, Hoch, Broline, and Praxmarer

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

#### **IV. CORRESPONDENCE**

Mr. Pollock said he has nothing to add to the Board Report.

#### **V. OTHER CONSIDERATIONS**

##### **PC-03-2016: Amendment to the Comprehensive Plan – Burr Ridge Park Sub-Area**

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to recommend denial of the PC-03-2016, an amendment to the Comprehensive Plan.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Scott, Hoch, Praxmarer, Grela, and Broline

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**Z-05-2016: 10S371 Madison Street (Valincius); Adoption of Findings of Fact**

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to adopt the findings of fact as presented.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Scott, Hoch, Praxmarer, Grela, and Broline

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**VI. FUTURE SCHEDULED MEETINGS**

Mr. Pollock said there were two matters scheduled for the June 6 meeting.

**VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 10:27 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:27 p.m.

Respectfully  
Submitted:

June 6, 2016

---

J. Douglas Pollock, AICP



**VILLAGE OF BURR RIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT AND SUMMARY**

**V-03-2016: 11801 German Church Road (Smutny); Requests variations from Section IV.I of the Burr Ridge Zoning Ordinance to permit a fence, a swimming pool and associated hardscape including stone/concrete patio surfaces, retaining and landscape walls and equipment in an interior side buildable area (east of the existing home) rather than in the rear buildable area (south of the existing home).**

**Prepared For:** Village of Burr Ridge Plan Commission / Zoning Board of Appeals  
Greg Trzupek, Chairman

**Prepared By:** Doug Pollock, AICP  
Community Development Director

**Date of Hearing:** June 6, 2016

**GENERAL INFORMATION**

**Petitioner:** Glenn R. Smutny, c/o the  
Field Development Group,  
Inc.

**Property Owner:** John Roxas

**Petitioner's  
Status:** Architect and Builder

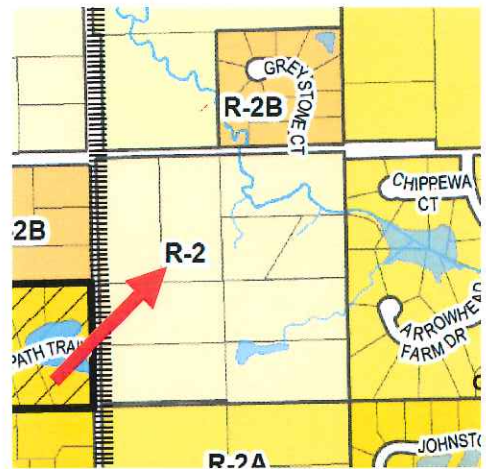
**Land Use Plan:** Recommends Single-Family  
Residential Uses

**Existing Zoning:** R-2 Single Family Residence  
District

**Existing Land Use:** Single Family Residence

**Site Area:** 5 Acres

**Subdivision:** None



### **SUMMARY**

The petitioner represents the owner of a five acre property with a single-family residence. The existing home was built prior to annexation of the property into the Village in 2003. At this time, the owner wants to construct a detached accessory building (to be used as a pool house and garage) and an in-ground swimming pool with a fence, patios, walls and other features.

A variation is requested to permit the pool and fence in a side yard rather than the requirement that pools and fences be located in the rear yard. The variation request is based on the orientation of the house. The house sits at an angle on the property with the front door facing west and the back door of the house facing east. For zoning purposes, the area east of the house is considered a side yard even though architecturally, it is a rear wall.

All of structures will meet the interior side yard setback of 20 feet as well as all other building and zoning regulations. The initial filing for this petition and the legal notice for the public hearing also included a variation to permit the detached accessory building to be located in the interior side yard. However, the architect was able to adjust the plans so that the accessory building is entirely within the rear yard.

### **Findings of Fact and Recommendations**

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission recommends approval of this petition, the variation should be made subject to the compliance with the submitted plans.

## **Finding of Fact**

### **Variation from the Village of Burr Ridge Zoning Ordinance**

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

**RESPONSE:** *This is TRUE. This home was positioned and constructed well before the adoption of the current zoning ordinance. The original home was positioned on the site to take advantage of the property's unique topographical characteristics and large historic trees. The location and positioning of the proposed construction will continue to take advantage of these features.*

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

**RESPONSE:** *This is TRUE. Based on the current position and layout of the primary structure on the site, it would not be practical to construct the proposed site improvements in any other reasonable way.*

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

**RESPONSE:** *This is TRUE. Due to this property's unique topographical characteristics, and historic positioning of this home, the area typically considered the buildable side area, is the homes back yard. Thus, our application for the variances.*

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

**RESPONSE:** *This is True. No financial gain is intended should this variance be granted. The sole purpose of this variance is to allow the Owner to utilize their property in a practical and reasonable manner.*

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

**RESPONSE:** *This home was constructed prior to Burr Ridge being incorporated and the current zoning ordinance being adopted. The current property Owner did not build this home.*

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

**RESPONSE:** *This is True.*

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

**RESPONSE:** *This is True.*

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

**RESPONSE:** *This is True.*

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

**RESPONSE:** *This is True. The Owner wishes to maintain the property's original estate-like character which is in alignment with the purpose of the Burr Ridge Zoning Ordinance.*

KABAL SURVEYING COMPANY  
Land Surveying Services  
11801 German Church Road, Burr Ridge, IL 60527  
Tel: 630-887-8000  
Fax: 630-887-8022  
www.kabal.com

KABAL SURVEYING COMPANY  
Land Surveying Services  
Plat of Survey  
This plat was prepared by the undersigned, a duly Licensed Professional Engineer, in accordance with the provisions of the Illinois Surveying Act, Chapter 120, Illinois Compiled Statutes (625 ILCS 120/1-120/10), and the rules and regulations of the Board of Professional Engineers, Geologists and Environmental Engineers, State of Illinois, and is hereby certified to be a true and correct copy of the original.



This plat was prepared by the undersigned, a duly Licensed Professional Engineer, in accordance with the provisions of the Illinois Surveying Act, Chapter 120, Illinois Compiled Statutes (625 ILCS 120/1-120/10), and the rules and regulations of the Board of Professional Engineers, Geologists and Environmental Engineers, State of Illinois, and is hereby certified to be a true and correct copy of the original.

This plat was prepared by the undersigned, a duly Licensed Professional Engineer, in accordance with the provisions of the Illinois Surveying Act, Chapter 120, Illinois Compiled Statutes (625 ILCS 120/1-120/10), and the rules and regulations of the Board of Professional Engineers, Geologists and Environmental Engineers, State of Illinois, and is hereby certified to be a true and correct copy of the original.

# KABAL SURVEYING COMPANY

## Land Surveying Services

### Plat of Survey

The East half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 31, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 11801 German Church Road, Burr Ridge

VARIANCE REQUEST

11801 German Church Road, Burr Ridge, IL 60527

PLAT OF SURVEY

Glenn R. Smutny

Builders of Fine Homes

27 South Garfield Avenue

Hinsdale, Illinois 60521

TEL: 630-887-8000

FAX: 630-887-8022

E-MAIL: G.Smutny@comcast.net







## Property Data

- Zoning: R-2
- Lot Area: 219,618 SF
- Acreage: 5.04 Acres
- Front Setback: 237 feet



VARIANCE REQUEST

11801 German Church Road, Burr Ridge, IL 60527

AERIAL SITE PLAN

Glenn R. Smutny

Builders of Fine Homes

27 South Garfield Avenue

Hinsdale, Illinois 60521

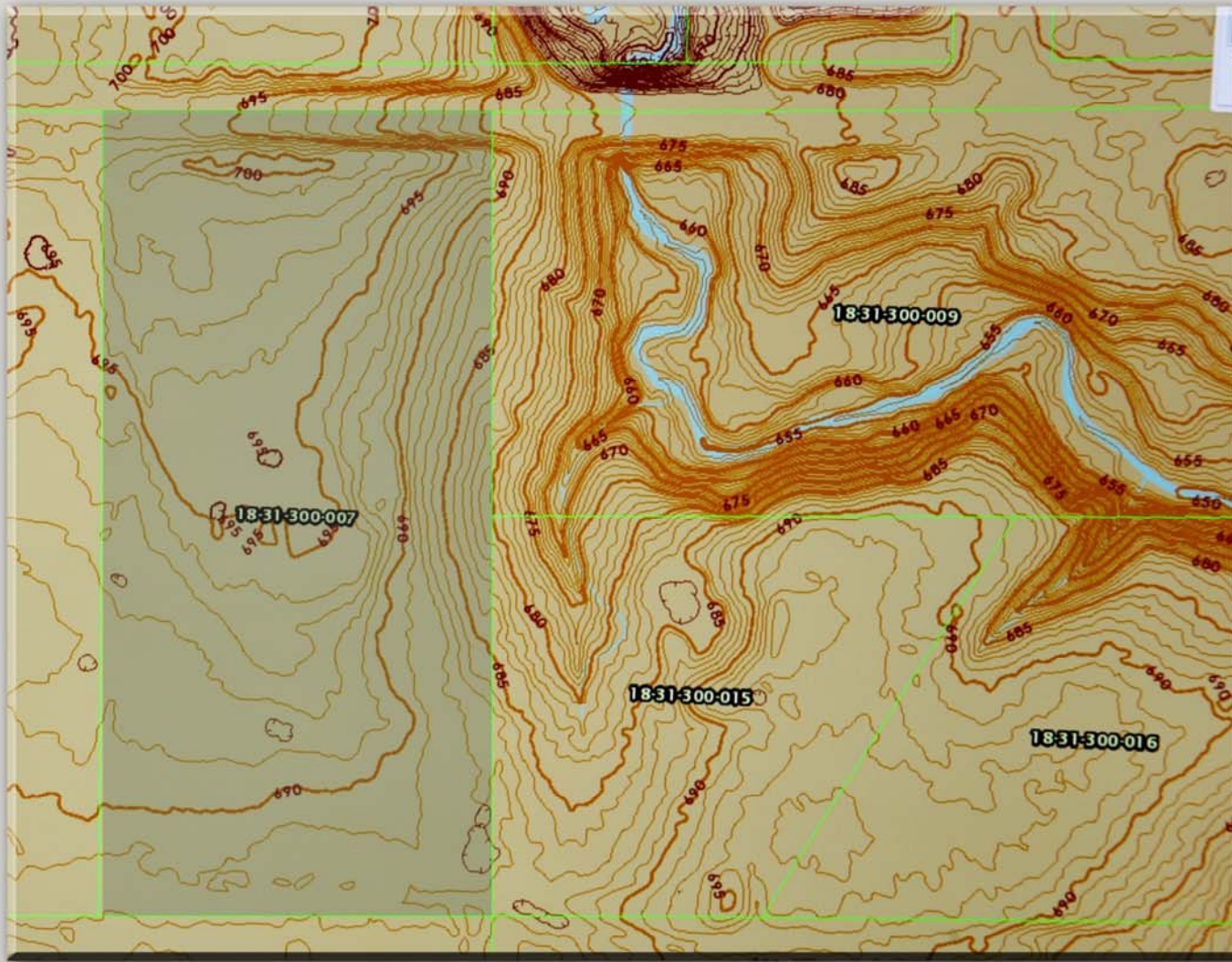
TEL: 630-887-8000

FAX: 630-887-8022

E-MAIL: G.Smutny@comcast.net







VARIANCE REQUEST

11801 German Church Road, Burr Ridge, IL 60527

TOPOGRAPHICAL SURVEY

Glenn R. Smutny

Builders of Fine Homes

27 South Garfield Avenue

Hinsdale, Illinois 60521

TEL: 630-887-8000

FAX: 630-887-8022

E-MAIL: G.Smutny@comcast.net







Looking East at the Property Entrance along German Church Road.



Looking Southeast toward the home from the Property Entrance.



Looking North along the East Property Line.

VARIANCE REQUEST

11801 German Church Road, Burr Ridge, IL 60527

EXISTING CONDITIONS

**Glenn R. Smutny**

**Builders of Fine Homes**

27 South Garfield Avenue

Hinsdale, Illinois 60521

TEL: 630-887-8000

FAX: 630-887-8022

E-MAIL: G.Smutny@comcast.net







VARIANCE REQUEST

11801 German Church Road, Burr Ridge, IL 60527

PROPOSED SITE IMPROVEMENTS

Glenn R. Smutny

Builders of Fine Homes

27 South Garfield Avenue

Hinsdale, Illinois 60521

TEL: 630-887-8000

FAX: 630-887-8022

E-MAIL: G.Smutny@comcast.net



West Elevation



South Elevation



VARIANCE REQUEST      11801 German Church Road, Burr Ridge, IL 60527

CONCEPTUAL ELEVATIONS

Glenn R. Smutny

Builders of Fine Homes

27 South Garfield Avenue

Hinsdale, Illinois 60521

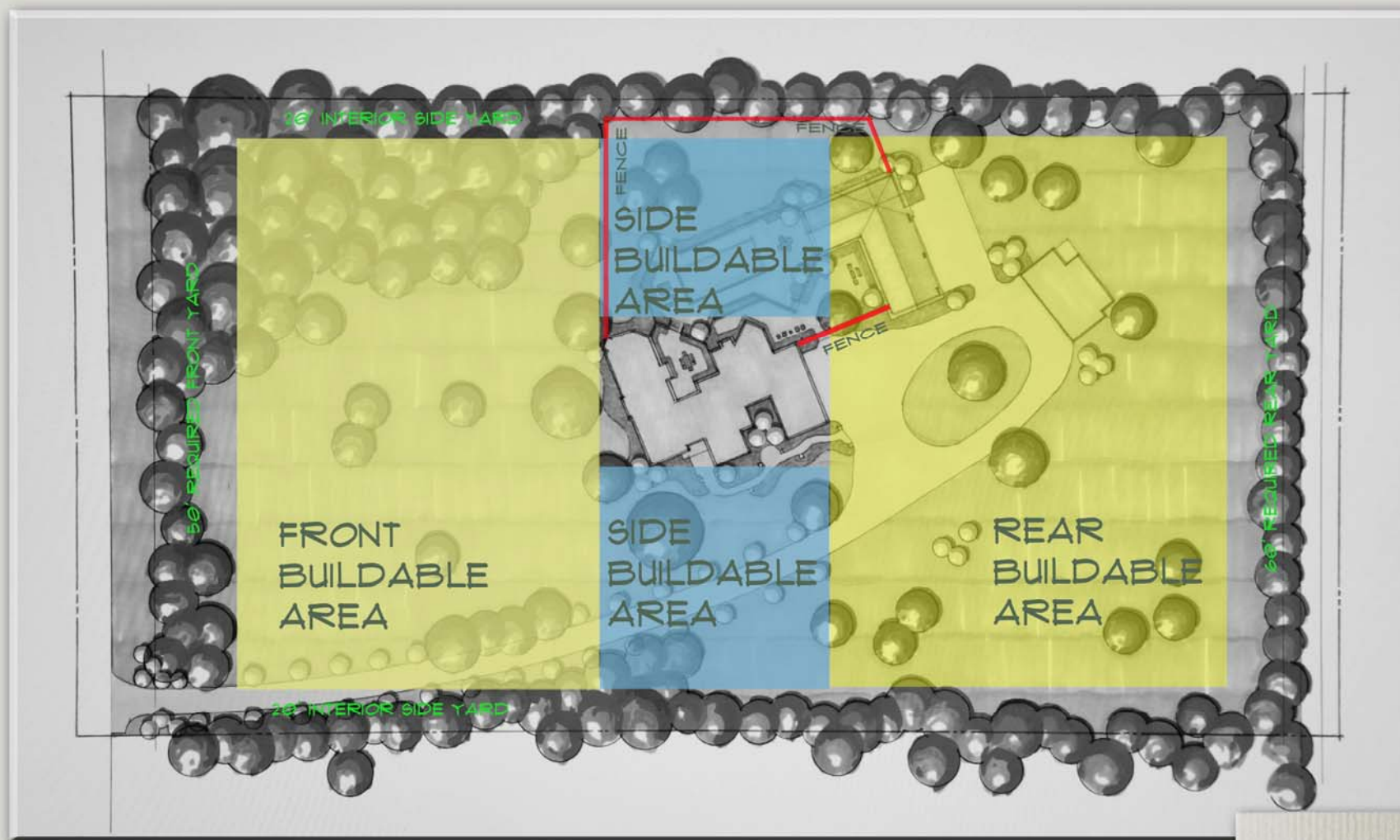
TEL: 630-887-8000

FAX: 630-887-8022

E-MAIL: G.Smutny@comcast.net







VARIANCE REQUEST

11801 German Church Road, Burr Ridge, IL 60527

## BUILDABLE YARD SUMMARY

Glenn R. Smutny

Builders of Fine Homes

27 South Garfield Avenue

Hinsdale, Illinois 60521

TEL: 630-887-8000

FAX: 630-887-8022

E-MAIL: G.Smutny@comcast.net





**Item #1 - Section IV - I. Permitted Accessory Building, Structures and Uses - Location & Regulation**

33 . Swimming Pools (Private)

Swimming pools (private) may be located in the required rear yard, but not closer than 10 feet to the rear lot line.

***REQUEST: To be allowed to located a swimming pool and the associated hardscape including stone/concrete patio surfaces, retaining and landscape walls and equipment in the buildable side area due to the historic positioning of the principal building on the lot.***

-----

**Item #2 - Section IV - J. Fences**

1. b. Such fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot.

***REQUEST: To be allowed to located a required security fence relative to the construction of a Private Swimming Pool in the buildable side area due to the historic positioning of the principal building on the lot.***

-----

**Item #3 - Section XIII - H. Variations**

5. Revocation

Where a variation has been granted pursuant to the provisions of this Ordinance, such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Village Board of Trustees.

***REQUEST: While it is the Property Owner's intent to immediately begin construction of the accessory structure during the 2016 construction season, his preference would be to not start construction of the private swimming pool until 2019. We kindly request that this variation not become null and void until the end of 2019. (Three years.)***

VARIANCE REQUEST      11801 German Church Road, Burr Ridge, IL 60527

VARIANCE REQUEST SUMMARY

**Glenn R. Smutny**

**Builders of Fine Homes**

27 South Garfield Avenue

Hinsdale, Illinois 60521

TEL: 630-887-8000

FAX: 630-887-8022

E-MAIL: G.Smutny@comcast.net





# **LEGAL NOTICE**

## **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing at the following time on Monday, June 6, 2016, at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois 60527.

1. At 7:30 p.m. or as soon thereafter as the matter may be heard, the Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Glenn R. Smutny of the Field Development Group, Inc. for variations from Section IV.I of the Burr Ridge Zoning Ordinance to permit accessory residential structures in an interior side buildable area (east of the existing home) rather than in the rear buildable area (south of the existing home). Said structures to include a fence, a detached accessory building, a swimming pool and the associated hardscape including stone/concrete patio surfaces, retaining and landscape walls and equipment. The petition number and property address is **V-03-2016: 11801 German Church Road** and the Permanent Real Estate Index Number is: **18-31-300-007**.

The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

**BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.**

**GREG TRZUPEK**  
**CHAIRMAN**

**MEMBERS: MIKE STRATIS, DEHN GRUNSTEN, LUISA HOCH, ROBERT GRELA, GREGORY SCOTT, MARY PRAXMARER, AND JIM BROLINE.**



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

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

Mickey Straub  
Mayor

Karen J. Thomas  
Village Clerk

Steven S. Stricker  
Village Administrator

May 17, 2016

**NOTICE OF PUBLIC HEARING**

Dear Property Owner:

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

1. **V-03-2016: 11801 German Church Road;** the Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Glenn R. Smutny of the Field Development Group, Inc. for variations from Section IV.I of the Burr Ridge Zoning Ordinance to permit accessory residential structures in an interior side buildable area (east of the existing home) rather than in the rear buildable area (south of the existing home). Said structures to include a fence, a detached accessory building, a swimming pool and the associated hardscape including stone/concrete patio surfaces, retaining and landscape walls and equipment. The petition number and property address is **V-03-2016: 11801 German Church Road** and the Permanent Real Estate Index Number is: **18-31-300-007.**

A public hearing to consider this petition is scheduled for:

**Date:** Monday, June 6, 2016  
**Time:** 7:30 P.M. or as soon thereafter as the matter may be heard.  
**Location:** Village of Burr Ridge  
Board Room  
7660 South County Line Road  
Burr Ridge, IL 60527

Additional information is on file and available for public review at the Burr Ridge Village Hall or contact:

Doug Pollock, Community Development Director  
(630) 654-8181 ext. 3000  
[dpollock@burr-ridge.gov](mailto:dpollock@burr-ridge.gov)

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

*Sent 5-17-16*

Cook County Addresses

18-31-102-004

Caroline Kostelny  
1400 Sixteenth, 3rd Floor  
Oak Brook, IL 60523

18-31-102-011

Mohammad Alattar  
8285 Greystone Court  
Burr Ridge, IL 60527

18-31-102-013

Edward C Mayes  
8253 Greystone Court  
Burr Ridge, IL 60527

18-31-102-015

Joe and Sophie Ligas  
8221 Greystone Court  
Burr Ridge, IL 60527

18-31-102-017

Ed & Melanie Peterson  
8204 Greystone Court  
Burr Ridge, IL 60527

18-31-102-019

Lou Korompilas  
6655 Lee Court  
Burr Ridge, IL 60527

18-31-102-009

Bharat B Mittal  
601 Midwest Club  
Oak Brook, IL 60523

18-31-102-010

Bridal Path Community  
8237 Greystone Court  
Burr Ridge, IL 60527

18-31-102-012

Nancy Partipilo  
8269 Greystone Court  
Burr Ridge, IL 60527

18-31-102-014

Zed Francis  
8237 Greystone Court  
Burr Ridge, IL 60527

18-31-102-016

Anthony Cairo  
8205 Greystone Court  
Burr Ridge, IL 60527

18-31-102-018

Maunak & Unati Rana  
8220 Greystone Court  
Burr Ridge, IL 60527

18-31-102-020

Shashi & Neelam Tandom  
8252 Greystone Court  
Burr Ridge, IL 60527

18-31-102-021

Tax Payer of:  
8268 Greystone Court  
Burr Ridge, IL 60527

18-31-103-022

NO TAX HISTORY  
8200 Steepleside Drive  
Burr Ridge, IL 60527

18-31-304-022

Nasir A. Shamsi  
7 Chippewa Court  
Burr Ridge, IL 60527

18-31-304-013

Thomas Soudan  
8492 Arrowhead Farm Road  
Burr Ridge, IL 60527

18-31-304-015

Bobby Simmons  
8481 Arrowhead Farms Road  
Burr Ridge, IL 60527

18-31-300-012

Michael A Pizzuto 200  
16 W 485 S Frontage Road  
Burr Ridge, IL 60527

18-31-302-010

Richard Gilsdorf  
1443 N North Park Avenue  
Chicago, IL 60610

18-31-103-023

NO TAX HISTORY  
8350 Steepleside Drive  
Burr Ridge, IL 60527

18-31-304-003

NSB Home LLC  
10 S. 660 Kingery Highway  
Willowbrook, IL 60527

18-31-304-023

Thomas Soudan  
8492 Arrowhead Farm Road  
Burr Ridge, IL 60527

18-31-304-014

James Valukas  
8497 Arrowhead Farm Road  
Burr Ridge, IL 60527

18-31-300-004

Joe Salmone  
11640 Walnut Court  
Burr Ridge, IL 60527

18-31-300-013

James Schiappa  
341 Westminster Drive  
Burr Ridge, IL 60527

18-31-302-004

Western National Bank 6603  
8505 S County Line Road  
Burr Ridge, IL 60527

18-31-300-014

Richard Gilsdorf  
1443 N North Park Avenue  
Chicago, IL 60610

18-31-300-004

Joe Salmone  
11640 Walnut Court  
Burr Ridge, IL 60527

18-31-300-016

Thomas Soudan  
8492 Arrowhead Farm Road  
Burr Ridge, IL 60527

18-31-300-007

John Roxas  
11801 German Church Road  
Burr Ridge, IL 60527

09-36-208-017

FIJJA, LLC  
8200 S. County Line Road  
Burr Ridge, IL 60527

09-36-400-010

Juanita A Andrews  
8320 S. County Line Road  
Burr Ridge, IL 60527

09-36-408-017

James H & Sutera Martin  
8322 S. County Line Road  
Burr Ridge, IL 60527

18-31-300-005

Sheri & Victor Aletich  
8363 S County Line Road  
Burr Ridge, IL 60527

18-31-300-015

Hayden L Wesley  
100 Via Capri  
New Smyrna B, FL 32169

18-31-300-008

Raymond Lucas  
11955 German Church Road  
Burr Ridge, IL 60527

DuPage County Addresses

09-36-400-038

C & Stefaniak Buckridge  
8300 S. County Line Road  
Burr Ridge, IL 60527

09-36-400-007

Barbara Dohrman  
15 W 055 83rd Street  
Burr Ridge, IL 60527

09-36-408-015

Somboon Sriaroon  
1 Deer Path Trail  
Burr Ridge, IL 60527



09-36-408-014

Kamal & Priya Dutt  
11 Deer Path Trail  
Burr Ridge, IL 60527

09-36-404-035

Edwin & Susan Apel  
2 Deer Path Trail  
Burr Ridge, IL 60527

09-36-404-049

Robert & Debra Corrigan  
8400 S. County Line Road  
Burr Ridge, IL 60527

09-36-404-034

Lemont National Bank  
1201 State Street  
Lemont, IL 60439



Mon, 05/23/2016



V-03-16

11801 German Church

1:51 PM MMS



**BURR RIDGE**

A VERY SPECIAL PLACE

7660 County Line Rd.

Burr Ridge, IL 60527

Denise Kent, President  
Arrowhead Farm Homeowners Association  
8 Seneca Court  
Burr Ridge, IL 60527



VILLAGE OF  
**BURR RIDGE**

A VERY SPECIAL PLACE

7660 County Line Rd.

Burr Ridge, IL 60527

Bridle Path Homeowners Association  
Zed S. Francis III, President  
8237 Greystone Court  
Burr Ridge, IL 60527






## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Doug Pollock, AICP 

**DATE:** June 2, 2016

**RE:** Board Report for May 23, 2016 Plan Commission Meeting

---

At its May 23, 2016 meeting, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

**Z-06-2016: 510 Village Center Drive (Coopers Hawk);** The Board of Trustees approved an Ordinance for the approval of this request as recommended by the Plan Commission.

**V-02-2016: 638 Gregford Road (Bryant);** The Board of Trustees concurred with the Plan Commission and directed staff to prepare an Ordinance granting this fence variation.

**Z-07-2016: 1400 Burr Ridge Parkway and 11650 Bridewell Drive (David Weekley Homes);** This petition was withdrawn by the petitioner prior to consideration by the Board of Trustees.

**PC-03-2016: Amendment to the Comprehensive Plan – Burr Ridge Park Sub-Area;** The Village staff removed this matter from further consideration as it was no longer relevant after the withdrawal of Z-07-2016.



**VILLAGE OF BURR RIDGE**  
**MEMORANDUM**

**TO:** Burr Ridge Plan Commission  
Greg Trzupek, Chairman

**FROM:** Doug Pollock, AICP, Community Development Director

**DATE:** June 2, 2016

**RE:** **Z-05-2016: 10S371 Madison Street (Valinicuis);** Rezoning Upon Annexation;  
Remanded by the Board of Trustees

At its May 2, 2016 meeting, the Plan Commission considered a request from the property owner to rezone the property upon annexation to the R-3 District. The Plan Commission did not agree with the R-3 District zoning request and instead forwarded a recommendation to the Board to rezone the property upon annexation to the R-2B District. At the May 9, 2016 Board of Trustees meeting, the petitioner asked the Board to remand this matter to the Plan Commission so that they could submit a preliminary plat showing how the property under the R-3 District. A preliminary plat has been prepared and is attached.

Also attached is the original staff summary for this request, the petitioner's findings of fact in support of the R-3 District, the Plan Commission's findings of fact in support of the R-2B District and an excerpt of the minutes from the May 2 public hearing. The petitioner is requesting further consideration by the Plan Commission of their request for R-3 District zoning. The Plan Commission should review the plat and consider another motion either to confirm its previous recommendation for R-2B zoning or to modify the motion from the May 2 meeting and recommend R-3 zoning.



**VILLAGE OF BURR RIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT AND SUMMARY**

**Z-05-2016: 10S371 Madison Street (Valincius); Requests rezoning upon annexation to the R-3 District as per the Village of Burr Ridge Zoning Ordinance #834.**

**Prepared For:** Village of Burr Ridge Plan Commission / Zoning Board of Appeals  
Greg Trzupek, Chairman

**Prepared By:** Doug Pollock, AICP  
Community Development Director

**Date of Hearing:** May 2, 2016

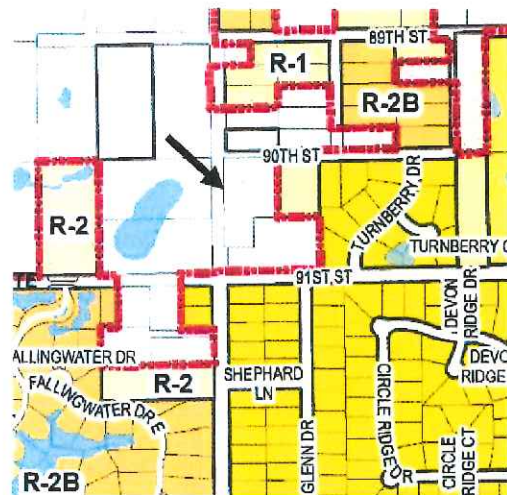
**GENERAL INFORMATION**

**Petitioner:** Laisvunas Valincius

**Property Owner:** Laisvunas Valincius

**Petitioner's Status:** Property Owner

**Land Use Plan:** Recommends Single Family Residential Use



**Existing Zoning:** Unincorporated

**Existing Land Use:** One, Single-Family Residence

**Site Area:** 3.3 Acres

**Subdivision:** None





### SUMMARY

The subject property is unincorporated but contiguous to the Village border. The property owner would like to annex the property to gain access to the Village water system on Madison Street. To accomplish this, the property owner has filed petitions for annexation and. The annexation will be considered by the Board of Trustees after a recommendation regarding zoning by the Plan Commission. The zoning requested by the property owner is R-3.

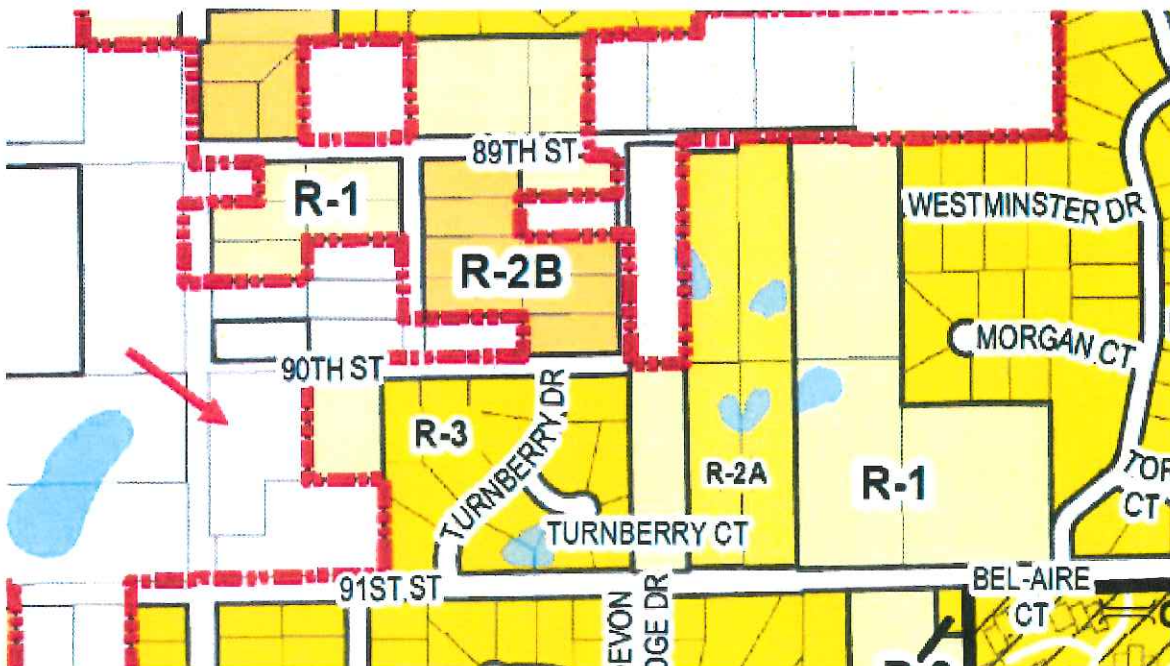
### PROPOSED ZONING

This petition proposes rezoning upon annexation to the R-3 District. The R-3 District permits lot sizes of 20,000 square feet in area. The subject property is large enough to be subdivided. Surrounding properties include:

- To the East: This property was never rezoned after annexation and, thus, remains within the R-1 District (five acre minimum). Farther east is the Turnberry Subdivision which was developed in 1988 and is within the R-District.
- To the North: The property adjacent to the north has a pre-annexation agreement with the Village and will be annexed immediately after the annexation of the subject property. The pre-annexation agreement does not designate zoning upon annexation for this contiguous property.

The larger area on the north side of 90<sup>th</sup> Street is a subdivision platted in Du Page County in 1931. The lots in that subdivision are 30,000 square feet in area or more. More than half of those lots have been annexed into Burr Ridge and the ones that have been rezoned have been rezoned to the R-2B District.

- To the South: Adjacent to the south is an unincorporated parcel. Further south is the Space Valley Subdivision (southeast corner of 91<sup>st</sup> and Madison Streets) with is within the R-3 District)



**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The Comprehensive Plan recommends that "Future residential developments should be encouraged to have lot sizes of 30,000 square feet or larger." The proposed zoning is R-3 which would permit lots of 20,000 square feet.

**FINDINGS OF FACT AND RECOMMENDATIONS**

The petitioner has submitted findings of fact which can be adopted if the Plan Commission is in agreement with the R-3 District. There is both R-3 and R-2B zoning in the immediate area and potentially contiguous to this property. However, the Comprehensive Plan recommends that lot sizes consistent with the R-2B District be encouraged whenever possible.



## Findings of Fact For a Map Amendment (Rezoning) to the Village of Burr Ridge Zoning Ordinance

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires the following findings for the approval of a request for rezoning. The petitioner must respond to and confirm each and every one of these findings by indicating the facts supporting such findings.

- a. Existing uses of property within the general area of the property in question.

The property has 3.28 acres of land and currently is unincorporated to the village of Burr Ridge. Requesting annexation and property subdivision with R-3 zoning.

- b. The zoning classification(s) of property within the general area of the property in question.

- c. The suitability of the property in question to the uses permitted under the existing zoning classification.

R-2-B zoning requires a minimum lot size of 30,000 sq ft. These lot areas would exclude land that would have to be dedicated for streets in annexation (40 ft for Madison, 33 ft for 90<sup>th</sup> St), leaving 113,520 sq ft of net land area.

- d. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and

Most areas in the vicinity are zoned R-3, particularly on the east side of Madison Street.

- e. The impact upon the objectives of the Official Comprehensive Plan of the Village of Burr Ridge, as amended.





**Findings of Fact For a  
Map Amendment (Rezoning) to the  
Village of Burr Ridge Zoning Ordinance**

Z-05-2016:  
10S371  
Madison Street

The following findings are adopted by the Plan Commission in support of its recommendation to rezone the referenced property to the R-2B District.

- a. Existing uses of property within the general area of the property in question.

**The property is adjacent to residential properties on larger lots all exceeding 30,000 square feet.**

- b. The zoning classification(s) of property within the general area of the property in question.

**There is a mix of R-3 and R-2B District properties in the broader area. The property immediately north is not yet in the Village but is anticipated to be in the R-2B District.**

- c. The suitability of the property in question to the uses permitted under the existing zoning classification.

**The property is not unique in any way and is suitable in general for residential use.**

- d. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and

**More recent annexation and zoning in the area trends toward the R-2B District.**

- e. The impact upon the objectives of the Official Comprehensive Plan of the Village of Burr Ridge, as amended.

**The Comprehensive Plan recommends that new annexation and development be on lots of 30,000 square feet or more, thus, supporting the R-2B District.**

**PLAN COMMISSION/ZONING BOARD OF APPEALS  
VILLAGE OF BURR RIDGE  
MINUTES FOR REGULAR MEETING OF  
MAY 2, 2016**

**I. ROLL CALL**

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

**ROLL CALL** was noted as follows:

**PRESENT:** 5 – Stratis, Hoch, Broline, Scott and Trzupek

**ABSENT:** 3 – Grunsten, Grela, and Praxmarer

Also present was Community Development Director Doug Pollock.

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to approve the minutes of the April 18, 2016 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Stratis, Hoch, Broline, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 1 – Scott

**MOTION CARRIED** by a vote of 4-0.

**III. PUBLIC HEARINGS**

Chairman Trzupek confirmed all those wishing to speak during the public hearing on the agenda for tonight's meeting.

**Z-05-2016: 10S371 Madison Street (Valincius); Rezoning upon annexation to the R-3 District and Findings of Fact.**

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The subject property is unincorporated but contiguous to the Village border. The property owner would like to annex the property to gain access to the Village water system on Madison Street. To accomplish this, the property owner has filed petitions for annexation and zoning. Mr. Pollock referenced the zoning map shown on the overhead screen and the surrounding R-3 and R-2B District zoning. Mr. Pollock added that the Comprehensive Plan encourages zoning for 30,000 square foot lots.

Chairman Trzupek asked the petitioner to make their presentation.



Mrs. Sega Valincius said that she is the wife of the property owner. She said that in order to subdivide, they have to give up a lot of land for the streets and that is why they want to have the R-3 District zoning.

Chairman Trzupek asked for public comments and questions.

Mr. David Styka, 15W731 90<sup>th</sup> Street, said that he is glad they are annexing but he thinks the larger lots should be required.

Mr. Alan Hruby, 10S455 Madison Street, said he has no objection to either the R-2B or the R-3 District zoning.

There being no further public comments, Chairman Trzupek asked for comments and questions from the Plan Commission.

Commissioner Stratis asked about the R-1 zoning in the area to the north. Mr. Pollock explained that those lots are part of a larger subdivision, most of which has been annexed into the R-2B District. Mr. Pollock said those lots were annexed without zoning and therefore, default into the R-1 District. He said that he anticipates rezoning those lots to the R-2B District because the entire subdivision has 32,000 square foot lots.

Commissioner Stratis asked about the zoning of the subject property in Du Page County. Mr. Pollock said the existing zoning requires even larger lots than the 30,000 square foot required by the R-2B District. Mr. Valincius confirmed.

Commissioner Hoch said that she thinks the Commission should encourage the larger lots of the R-2B District. In response, Mr. Valincius said that he would get one less lot if he was forced to the R-2B District.

Commissioner Broline said that the area to the north has larger lots and that all of the other adjacent properties are larger lots. He said it is not contiguous to any R-3 lots.

Commissioner Scott said that this appears to be an R-2B property, but that if the petitioner wanted to make a case for R-3 he would have to come back in the future with a plat of subdivision showing details of an R-3 subdivision.

Chairman Trzupek said he agrees with the R-2B District and that the petitioner can come back with a plat and a request to rezoning to the R-3 District in the future. He said that is the only way the petitioner could make a case for an R-3 zoning.

There being no further discussion, Chairman Trzupek asked for a motion to close the hearing.

At 7:53 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to close the hearing for Z-05-2016.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Hoch, Scott, Stratis, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to direct to prepare findings of fact in support of the R-2B District for the subject property and to make a recommendation to the Board of Trustees that the property be rezoned to the R-2B District upon annexation.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Scott, Hoch, Stratis, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

**Z-06-2016: 590 Village Center Drive (Cooper's Hawk); Special Use and Findings of Fact.**

Chairman Trzupek asked Mr. Pollock to summarize this request. Mr. Pollock said that the petitioner is the Architect for Coopers Hawk restaurant in the Village Center and the Coopers Hawk is expanding into tenant space adjacent to the restaurant. He said that a new special use is required for the expansion of a restaurant with sales of alcoholic beverages and with live entertainment.

Mr. Dan Bernatek was present on behalf of Coopers Hawk. He had nothing to add.

There being no public comment, Chairman Trzupek asked for questions from the Plan Commission.

Commissioner Broline asked what stores are being replaced. Mr. Pollock said that Yankee Candle had moved out some time ago and that Sunglass Hut was moving out.

Commissioner Hoch asked if the new exit door was for the public or for emergency only. Mr. Bernatek said it was for emergency only.

There were no other questions or comments.

At 8:00 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to close the hearing for Z-06-2016.

**ROLL CALL VOTE** was as follows:

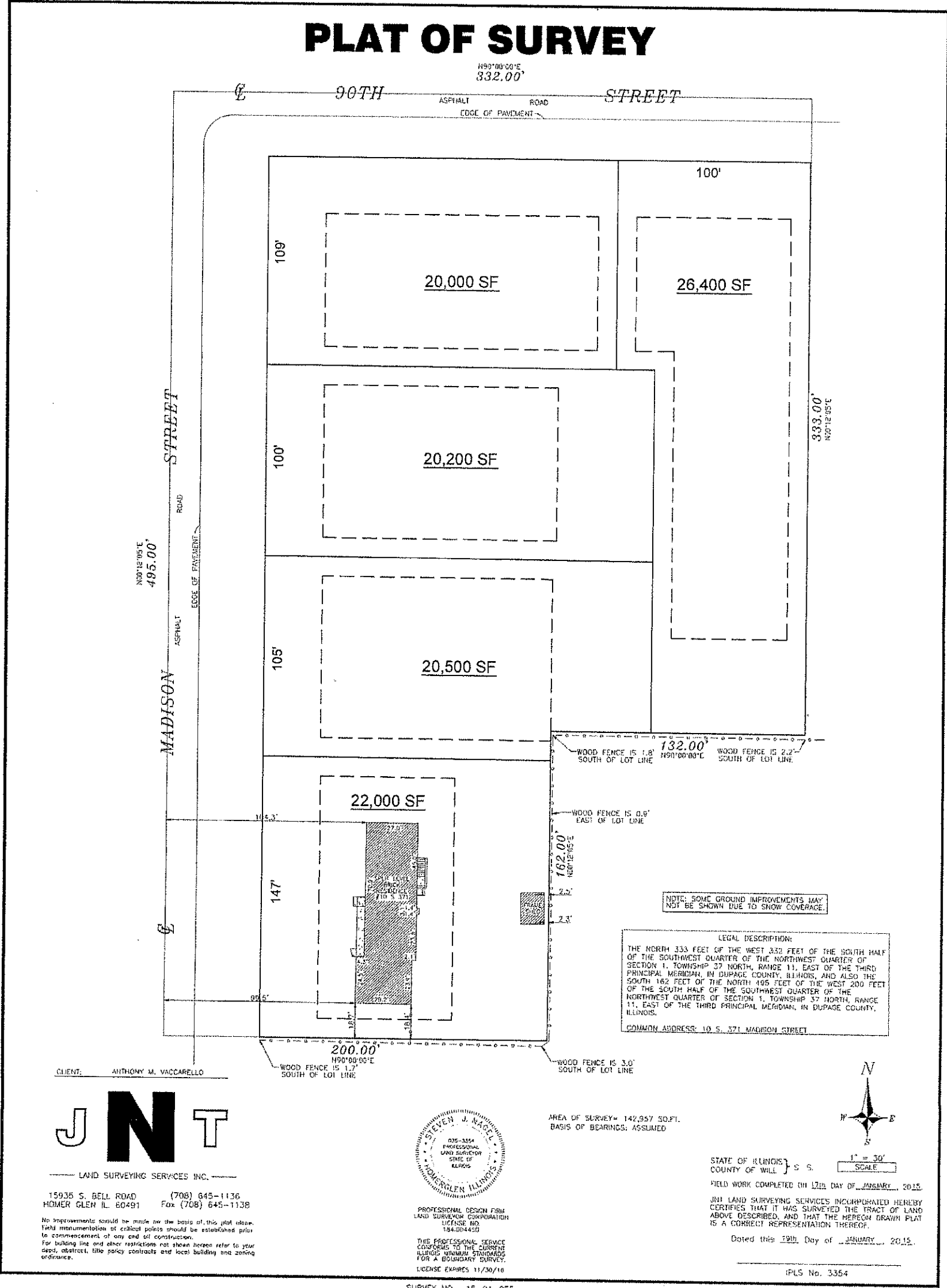
**AYES:** 5 – Stratis, Hoch, Scott, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and to make a recommendation to the Board of Trustees that the special use be granted as requested by Z-06-2016 and subject to the following conditions:


1. The construction and use of the restaurant shall substantially comply with the submitted floor plans.
2. The special use permit shall be limited to Coopers Hawk and the current owners and shall expire at such time that Coopers Hawk Restaurant and the current owners no longer own and operate the business at 510 Village Center Drive.





**VILLAGE OF BURR RIDGE**  
**MEMORANDUM**

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

**FROM:** Doug Pollock, AICP, Community Development Director 

**DATE:** June 2, 2016

**RE:** **PC-04-2016; Annual Appointment of Plan Commission Vice Chairperson - One Year Term Ending June 9, 2017**

The Rules of Procedure for the Plan Commission require a rotating Vice Chair with an annual nomination by the Plan Commission and approval by the Board of Trustees. The appointment of the current Vice Chair of the Plan Commission, Luisa Hoch, will expire on June 9, 2016. The sole duty of the Vice Chair is to serve as acting Chair when the Chairperson is not in attendance.

The Vice Chair position has been held by the following Commissioners over the course of the last several years:

2015-16: Commissioner Hoch  
2014-15: Commissioner Scott  
2013-14: Commissioner Grunsten  
2012-13: Commissioner Franzese  
2011-12: Commissioner Franzese  
2010-11: Commissioner Stratis  
2009-10: Commissioner Cronin  
2008-09: Commissioner Stratis

The rules state that the Vice Chair position should rotate among those willing to serve. The Plan Commission should make a recommendation and forward that recommendation to the Village Board for confirmation.