

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

MARCH 7, 2011

1. ROLL CALL

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

ROLL CALL was noted as follows:

PRESENT: 6 – Cronin, Franzese, Bolos, Manieri, Grunsten, and Trzupek

ABSENT: 2 – Stratis and Perri

Also present was Community Development Director Doug Pollock.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Grunsten to approve minutes of the January 17, 2011 Plan Commission Meeting.

ROLL CALL VOTE was as follows:

AYES: 3 – Franzese, Grunsten, and Trzupek

NAYS: 0 – None

ABSTAIN: 3 – Cronin, Bolos, Manieri

MOTION CARRIED by a vote of 3-0.

3. PUBLIC HEARINGS

Chairman Trzupek confirmed all those present who plan to speak at one of the scheduled public hearings.

Due to a request for continuance, Chairman Trzupek asked for consideration of the following public hearing first.

A. V-02-2011: 230 Devon Drive (Paintsil) – Garage Variation

Mr. Pollock said that the petitioner sent an email today asking for a continuance. Mr. Pollock said that there had been one neighbor contact him about the petition and that Mr. Pollock told the neighbor the public hearing would likely be continued.

There was no one in attendance to speak at the public hearing.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to continue V-02-2011 to the March 21, 2011 Plan Commission Meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Franzese, Cronin, Bolos, Manieri, Grunsten, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

B. V-01-2011: 15W151 87th Street (Webb); Driveway Gate Variation

Chairman Trzupek opened the public hearing and asked Mr. Pollock to provide an overview of the public hearing.

Mr. Pollock said that the petitioner is requesting to construct a driveway gate for an existing home and that the property consists of approximately 2.5 acres and has 165 feet of frontage on 87th Street. Mr. Pollock said that the Zoning Ordinance permits driveway gates on properties that exceed 2 acres in area and 220 feet of street frontage. He explained that the subject property has sufficient land area but does not meet the requirement for lot frontage. Mr. Pollock said that staff is recommending approval of the variation provided the gate is moved further away from 87th Street consistent with a similar variation that was granted for a property on 79th Street in 2010.

Mr. Martin of Prairie Path Pavers was present to represent the property owner. He said it would be difficult to move the gate further back because of the location of a coy pond and landscaping.

Chairman Trzupek asked if there was anyone in the audience wishing to speak on this matter. Seeing none, Chairman Trzupek opened the hearing for questions and comments from the Plan Commission.

Chairman Trzupek asked how a car would turnaround if the gate were closed and they could not get access. Mr. Martin said they would have to back out of the driveway. Chairman Trzupek suggested that a turnaround may be needed.

Commissioner Grunsten said that she would prefer to have the gate moved further away from the street. She suggested that where lots are narrower than the minimum requirement, that moving the gate back would reduce the visual impact of gates.

Commissioner Manieri asked about the materials for the gate and lighting. Mr. Martin said that the piers were all natural stone, the gate was wrought iron and that there would be two, up-lights on the piers.

Commissioner Manieri said he would prefer to see the gate moved back so that it was a minimum of 80 feet from the center line of 87th Street and that the driveway be provided with a turnaround area.

Commissioner Bolos said that she agrees with Commissioner Manieri.

Commissioner Franzese questioned whether a UPS truck or similar vehicle would protrude into the street with the proposed gate location.

Commissioner Cronin noted that less than a year ago the Plan Commission recommended a similar variation with a 120 foot setback for the gate. He said there is sufficient room on the property to move the gate further back and he will not support the variation with the gate in its proposed location.

Chairman Trzuppek said that it is not evident where the coy pond and landscaping is located on the lot. He said that makes it difficult for the Plan Commission to determine its preferred location for the gate.

Mr. Martin said that he would be glad to go to the property right now and measure the distances.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Manieri to table this public hearing until after the next public hearing so that the petitioner can do a quick field check on the property and come back to the Commission with further information. The **MOTION CARRIED** by a unanimous voice vote of the Plan Commission.

C. Z-09-2010: Zoning Ordinance Text Amendment – Rooftop Screening

Chairman Trzuppek opened the public hearing and asked Mr. Pollock to provide an overview of the public hearing.

Mr. Pollock said that the Plan Commission opened the public hearing at their October 4, 2010 meeting, continued it to January 17, 2011 date to provide for notices to affected property owners and continued it once again to today's meeting so that a draft Ordinance could be prepared for review by the Commission. Mr. Pollock described the draft Ordinance.

Chairman Trzuppek asked for comments and questions from the audience.

Mrs. Margarite Guido said she owns the building known as 260-262 Shore Court and 16W261-311 South Frontage Road. She said that the cost of screening units would be substantial and that building owners cannot pass that cost along to tenants. She added that Hinsdale Industrial Park is an older area and visible rooftop screening is typical for such industrial parks. She said that Hinsdale Industrial Park is isolated and should be exempted. Mrs. Guido also said that many of the rooftop equipment are not visible.

Mr. Pollock explained that the existing Ordinance and the proposed Ordinance only requires screening of rooftop equipment that is visible from the exterior edges of the property.

Mr. Kip Layland, 1 Marrassa Court, said that he owns buildings in the Burr Ridge Industrial Commons that pre-date the 1997 Ordinance. He said that the additional screening should not be required due to the cost. He added that snow loads may cause a problem as many of the roofs are designed for snow to blow off and the screening walls may prevent snow from being blown off the rooftops.

There being no one else in the audience wishing to speak at this time, Chairman Trzupsek asked the Plan Commission for questions and comments.

In response to Commissioner Cronin, Mr. Pollock confirmed that if the Ordinance is passed, a property owner will not have to do anything unless they are doing other work on the building and then only if the work exceeds one of the thresholds in the Ordinance.

Commissioner Cronin asked how the visibility of a rooftop is defined and how many permits are issued each year for remodeling of commercial buildings. Mr. Pollock said the Ordinance defines visibility as being from the edge of a property and that there are about 20 permits issued for non-residential remodeling each year and only a handful of those would exceed the thresholds.

Commissioner Franzese said he is not concerned about screening from I-55 but agrees with screening from arterial and collector streets. He asked about how many buildings may be impacted. Mr. Pollock said there were about 150 buildings constructed before the requirement for rooftop screening in 1997 and of those about 75 to 100 are non-conforming.

Commissioner Bolos said she is not comfortable adding a cost to business during the current economic times.

Commissioner Manieri said he likes not having a specific date or deadline for conformance. He suggested a trigger based on a new roof may also be appropriate.

Commissioner Bolos asked about the first trigger listed in the draft Ordinance that would require screening of all equipment if one new piece of equipment is added. She suggested that this may be too onerous and said she would agree that this trigger be removed.

Commissioner Grunsten said she agrees with Commissioner Bolos especially in regards to the first trigger.

Chairman Trzupsek said he agrees that the first trigger is excessive. He said that he generally agrees with the rest of the draft Ordinance except that the thresholds for remodeling should be higher.

Commissioner Manieri agreed that the first trigger is excessive.

Mr. Pollock suggested that the Commission look at this in light of the cost of construction. He asked if anyone had an idea of per square foot cost for a remodeling. Chairman Trzupsek said the cost of commercial remodeling could range anywhere from \$50 to \$150 per square

foot depending on the type of construction. Thus, a 10,000 square foot remodeling would be \$500,000 minimum. Mr. Pollock added that NASS paid about \$1,400 per lineal foot for its rooftop screening but Commissioner Cronin suggested that was because they made it an extension of the building and that typical costs would be much less.

Chairman Trzupsek said that he supports the amendment subject to the following changes: removal of the first trigger requiring screening of all equipment when one piece is replaced be removed; raising of the minimum square footage of construction work that would trigger rooftop screening; and adding Village Engineer review of a structural engineering report when an owner is seeking waiver of the requirements. Chairman Trzupsek asked for a straw poll of the other Commissioners.

Commissioner Bolos said she does not support the amendment.

Commissioner Franzese said that he is concerned this would lead some property owners to do work without a permit. He said he does not support the amendment.

Commissioner Cronin said that he agrees with a statement made previously by Commissioner Stratis that zoning has to look at the long term. He said that he would support the amendment if the first trigger is removed. He added that if the rooftop screening is not required, the Village should encourage building owners to paint exposed rooftop equipment.

Commissioner Manieri agreed that zoning is a long term consideration. He also agreed that the first trigger is excessive. He said that a trigger requiring screening when a new roof is constructed should be added. With those changes, Commissioner Manieri said he would support the amendment.

Commissioner Grunsten said that with the current state of the economy she does not want to add a burden to the business community. She said she does not support the amendment at this time.

Chairman Trzupsek said he had received correspondence from Commissioners Perri and Stratis and that Commissioner Stratis generally supports the amendment but that Commissioner Perri does not.

Chairman Trzupsek asked for a motion.

A **MOTION** was made by Commissioner Manieri and **SECONDED** by Commissioner Cronin to approve the staff prepared draft amendment for Z-09-2010 subject to the following changes:

1. Removal of paragraph G-1 requiring screening of all equipment when one piece is replaced be removed.
2. Addition of requirement to provide for screening of rooftop equipment at any time that the roof of a building is replaced.

3. Modification of paragraph G-2 to change the 20% to 40% and to increase the minimum floor area from 10,000 square feet to 20,000 square feet.
4. Modification of paragraph G-7 to add the review and recommendation of the Village Engineer relative to a structural engineering report when an owner is seeking waiver of the requirements.

ROLL CALL VOTE was as follows:

AYES: 3 – Manieri, Cronin, and Trzupek

NAYS: 3 – Franzese, Bolos, and Grunsten

MOTION FAILED by a vote of 3-3.

Chairman Trzupek asked if there were any alternative motions. There were none. He said that this matter would be forwarded to the Board of Trustees without a recommendation from the Plan Commission.

B. V-01-2011: 15W151 87th Street (Webb); Driveway Gate Variation

Chairman Trzupek re-opened the public hearing, which was tabled from the beginning of tonight's meeting. Mr. Martin had returned to the Board Room.

Mr. Martin said that the gate would either have to be at 84 feet from the center line or moved back to 135 feet. He said between these two locations there are trees and topography that would be problems. He said that one or more mature evergreens would have to be removed to place the gate and the adjoining walls within this area.

In response to Commissioner Franzese, Mr. Martin confirmed that the existing piers on either side of the driveway would be removed.

Commissioner Manieri suggested that a formula is needed to calculate the required setback when the lot width is reduced. He said that the proposed 84 foot setback from the center line creates an approximately 1 to 3 ratio – an increase of a 1 foot setback for every 3 foot decrease in the lot width.

Commissioner Bolos said she was ok with the 84 foot setback.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Grunsten to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 6 – Franzese, Grunsten, Cronin, Bolos, Manieri, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Bolos to recommend approval of V-01-2011 subject to the following conditions:

1. The gate shall be setback a minimum of 84 feet from the center line of 87th Street.
2. A turnaround shall be provided at approximately 60 feet from the center line and on the west side of the driveway. The gate shall use the same brick pavers as the driveway and shall provide sufficient area for a vehicle to turnaround and exit the driveway.
3. A 110 volt light shall be provided on each of the two brick pillars that support the gate.
4. The gate design shall conform to the renderings submitted to the Plan Commission.
5. Final plans shall be subject to a building permit and the review and approval of the Community Development Director prior to construction.

ROLL CALL VOTE was as follows:

AYES: 5 – Cronin, Bolos, Franzese, Manieri, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

4. CORRESPONDENCE

In regards to the Subdivision Report, Commissioner Manieri asked staff to research the status of Savoy Club to determine who owns the land.

5. OTHER CONSIDERATIONS

A. S-02-2011: Sign Ordinance Text Amendments

Mr. Pollock said that the Sign Ordinance Task Force had recommended review or changes to the following sections of the Sign Ordinance: **Number of Signs** - an overlay district as an option for properties abutting I-55; **Temporary Signs** - conditional sign approval for increases in the size or duration of temporary real estate advertising signs; **Transitional District Signs** - allow signs up to 50 square feet in the transitional districts; **Billboard Signs** - amortization clauses for off-premise advertising signs (billboards); **Human Signs** - regulations that would prohibit or restrict signs carried by people such as is commonly used for retail sales events; **Stucco Monument Signs** - review of stucco monument signs in light of the recent review of the sign at 15W256 North Frontage Road.

Commissioner Franzese asked if the Task Force had discussed LED signs. Chairman Trzupek said they did but did not recommend any changes to the current regulations.

Mr. Pollock said that the most significant changes related to the number of signs and the temporary signs. He said that most requests for additional signs come from properties facing I-55 and that the Task Force suggested tying the size of signs to the buildings. In regards to temporary signs, Mr. Pollock said that the primary purpose was to establish a

conditional sign review process so that requests for additional temporary signs above the Ordinance minimum would go through a process beginning with the Plan Commission.

Chairman Trzupsek suggested that staff prepare draft regulations so that the Plan Commission will have a starting point for discussions. Mr. Pollock agreed.

Commissioner Manieri asked that staff provide some examples of sign regulations from other communities that have frontages on interstate highways.

Commissioner Franzese said that he would not want to see any increase in the size of temporary real estate signs in residential districts.

Chairman Trzupsek said that this item would be tabled to the next Plan Commission meeting pending draft regulations to be prepared by staff.

B. PC-01-2011: Annual Zoning Ordinance Review

Chairman Trzupsek suggested that this matter be continued. Mr. Pollock agreed. By unanimous consent, the matter was tabled to the next Plan Commission meeting.

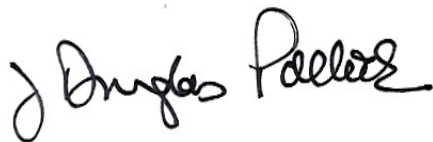
6. FUTURE SCHEDULED MEETINGS

There was no discussion on this matter.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Manieri and **SECONDED** by Commissioner Cronin to **ADJOURN** the meeting at 9:04 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:04 p.m.

Respectfully Submitted:



J. Douglas Pollock, AICP

March 21, 2011