

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

MARCH 21, 2011

1. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:32 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, Manieri, Perri, Grunsten, and Trzupek

ABSENT: 2 – Stratis and Bolos

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 Manieri to approve minutes of the March 7, 2011 Plan Commission Meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Perri

MOTION CARRIED by a vote of 5-0.

3. PUBLIC HEARINGS

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

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

Mr. Pollock said that the petitioner sent an email today asking for a second continuance. Mr. Pollock said that the petitioner was revising the site plan and was not sure if he still needed to request a variation or to withdraw the variation.

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

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Franzese to continue V-02-2011 to the April 4, 2011 Plan Commission Meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

B. Z-01-2011: 7521 Brush Hill Road (GE); Special Use for Outside Storage of Commercial Vehicles

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

Mr. Pollock said that the petitioner seeks to lease part of the building at 7521 Brush Hill Road as a warehouse facility for its air emission testing business; that the petitioner's business includes the use of up to 12 commercial vehicles including vans and trailers; and that this petition seeks approval to store those vehicles within the parking lot.

Mr. Doug Ryan of GE said he had nothing to add to the staff's comments.

Chairman Trzupek asked if anyone in attendance wanted to speak on this matter.

Mr. Steve Less said he is a resident of Chestnut Hills Subdivision. He said he is concerned about the appearance of the vehicles and suggested that some type of screening should be provided.

There being no other public comments, Chairman Trzupek asked for Plan Commission questions and comments.

Commissioner Cronin asked about screening and the location of the vehicles. Mr. Ryan showed the designated location on a site plan and said there would be a maximum of 12 vehicles.

In response to Commissioner Cronin, Mr. Ryan said that employees park in the available spaces and that there are 78 parking spaces designated for his business.

Commissioner Franzese asked staff if there were sufficient parking spaces available. Mr. Pollock said that based on the information provided, there is sufficient parking.

In response to Commissioner Franzese, Mr. Ryan said that there are very few customers coming to the site and that the vehicles did not use back up beepers.

Commissioner Manieri asked about hours of operation and when the latest a vehicle may be returned to the property. Mr. Ryan said most employees work 9 to 5 with occasional overtime. He said most trucks would be returned during that time but occasionally may stay out later.

Commissioner Manieri suggested that the vehicles would be visible from the residential properties on 75th Street and that some type of landscaping screening should be provided. He suggested evergreen trees complemented by deciduous trees.

Commissioner Perri asked about tenancy in the building, the length of the petitioner's lease, and the contents of the trailer. Mr. Ryan said that there would be two tenants in the building; GE occupying about 32,000 square feet and the landlord's existing business which occupies about 18,000 square feet. He said GE was considering a five year lease and that the vehicles are mobile labs containing emission monitoring equipment.

Commissioner Grunsten asked if the designated area is the only area where commercial vehicles will be parked and if year round landscape screening could be provided. Mr. Ryan said yes to both questions.

Chairman Trzupsek asked how the parking spaces would be marked so that they are reserved for commercial vehicles. Mr. Ryan said they could erect signs or mark the pavement.

Chairman Trzupsek referenced an email message from Commissioner Stratis who asked about screening and moving the truck parking to the southeast corner of the property.

Commissioner Cronin suggested that it makes more sense operationally for the petitioner to store their vehicles in the designated area on the north side of the property. He also asked for clarification from Commissioner Manieri regarding the recommended screening.

Commissioner Manieri said 7 or more evergreens planted at 6 feet in height plus 2 or more deciduous trees should be adequate if they are planted along the north edge of the designated parking area.

A **MOTION** was made by Commissioner Manieri and **SECONDED** by Commissioner Cronin to close the public hearing for Z-01-2011

ROLL CALL VOTE was as follows:

AYES: 6 – Manieri, Cronin, Franzese, Perri, Grunsten, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Commissioner Manieri asked Mr. Ryan if he would agree to the landscape screening as discussed. Mr. Ryan said yes.

A **MOTION** was made by Commissioner Manieri and **SECONDED** by Commissioner Cronin to recommend to the Board of Trustees approval of Z-01-2011 subject to the following conditions:

1. The special use shall be limited to General Electric International, Inc. and shall expire at such time that they no longer occupy the building.

2. There shall be no more than 12 commercial vehicles; said vehicles shall be limited to the vans and trailers as shown on the submitted photograph; and all such vehicles shall be parked within the parking area designated on the submitted site plan.
3. The area for the parking of commercial vehicles shall be designated with pavement markings identifying the area as reserved for said vehicles.
4. Landscaping shall be provided along the north edge of the designated commercial vehicle parking area subject to staff review and approval. A minimum of 7 evergreen trees planted at a minimum height of 6 feet and a minimum of 2 deciduous trees shall be provided.

ROLL CALL VOTE was as follows:

AYES: 6 – Manieri, Cronin, Franzese, Perri, Grunsten, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

C. Z-02-2011: 15W308-320 North Frontage Road (Martin)

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

Mr. Pollock said that the petitioner came before the Plan Commission in January for an informal discussion regarding a powder coating business that is located in the building at 15W308 North Frontage Road. He said the business moved into the building without the approval of the Village and without a Zoning Certificate of Occupancy. Mr. Pollock said the Plan Commission discussed several options for zoning of this business and the property. He added that the property owner also owns the buildings at 15W320 and the petition includes both properties (i.e. the entire block between North Frontage Road, 74th Street, Park Avenue, and Giddings Avenue).

Mr. Theodore Martin said he is the property owner and is seeking to find an appropriate use for the property.

Chairman Trzupsek asked for questions and comments from the public.

Mrs. Judith Mackowiak, 15W121 74th Street, said she is worried about air pollution from this property and its impact on her husband and neighbors who have breathing problems.

In response, the owner of the business, Mr. Richard, said that all chemicals used in the powder coating business are non-toxic and are filtered.

Chairman Trzupsek asked him to explain the powder coating operation. Mr. Richard said that all powder coating is done in a sealed booth and that nothing floats away – it either sticks to the product being coated or floats to the ground. He said there is a door on the

north side of the building but that it is kept closed during powder coating operations.

Mr. Frank Mensik, 7339 Hamilton Avenue, said that he does not object to the current business but does not want the property zoned LI Light Industrial as that may allow more objectionable uses.

Mrs. Camellia Mensik, 7339 Hamilton Avenue, asked if it were rezoned would a similar business have a public hearing first. Mr. Pollock said that this business would be permitted in an LI District and would not require a public hearing.

There was no one else in attendance to speak to this matter. Chairman Trzupsek asked for questions and comments from the Plan Commission.

Commissioner Grunsten said she is not in favor of rezoning the property but may consider a special use under the existing zoning.

Commissioner Perri agreed and said he is concerned about other businesses that may be allowed in the LI District.

Commissioner Manieri said he would like to see a continuation of the T-1 District that is located one block away from this property. He said that the T-1 District is ideal for this property as it is a buffer between a highway and a residential neighborhood.

Mr. Martin said that he would agree to the T-1 but that he cannot find a buyer to use the property for offices.

Commissioner Manieri added that for this business to continue at this location, the property must be cleaned up. He confirmed with Mr. Pollock that the outside storage of cars is not permitted.

Chairman Trzupsek asked Mr. Pollock if the T-1 District was an option.

Mr. Pollock said that initially he thought the T-1 District was not an option if the powder coating business was to remain but after conferring with legal counsel he believes it is possible to rezone the property to T-1 and have an agreement with the property owner to allow the business to remain for a temporary period of time. He described this as a third option. Mr. Pollock said that if the LI District is not acceptable, the only other option is to grant a special use under the existing B-2 District.

Mr. Martin asked why not leave it B-2, grant a special use for the powder coating business, and rezone the property when a permanent user came forward.

Commissioner Franzese said he had no problem with the powder coating process relative to potential impacts on neighbors. He said he is concerned about allowing the LI District and its many different permitted uses which may negatively impact the residential area. He was not sure about classifying the use as auto repair and service and suggested adding automobile parts fabricating and finishing as a special use in the B-2 District. He added

that he would only agree to allow any zoning relief if the property maintenance issues were first resolved.

Commissioner Cronin also suggested that the violations for parking and storage of cars should be resolved.

Commissioner Manieri said he is concerned about the precedent of allowing this use in a B-2 District and would prefer rezoning to the T-1 District with an agreement with the property owner to phase out the powder coating business.

It was the consensus of the Plan Commission to consider further the option of a T-1 District rezoning with an agreement to allow the powder coating business to remain for a defined period of time. Mr. Pollock suggested a continuance to allow staff to prepare a draft Ordinance to this affect.

A **MOTION** was made by Commissioner Manieri and **SECONDED** by Commissioner Cronin to continue the public hearing for Z-02-2011 to May 2, 2011.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

4. CORRESPONDENCE

Commissioner Manieri asked the other Commissioners if they were aware of the Board's consideration to televise the Plan Commission meetings. He said that this was discussed in budget meetings and the cost was about \$8,500 per year.

Chairman Trzupek said he is concerned with that proposal for several reasons one of which is that the Commission meetings are more like workshops that are not conducive to television broadcasting.

Commissioner Perri said that the broadcast may intimidate the public and discourage attendance at meetings. He said a lot of people do not want to go on television to voice complaints or criticisms of neighboring properties.

Commissioner Manieri said that the cost of televising the Plan Commission meetings over a three year period would be enough to pay for a new squad car or a new vehicle for the Public Works Department.

Commissioner Franzese said that it may discourage participation at public hearings because people do not want to be on television.

Commissioner Cronin said he was unaware of any demand from the public to have the Commission meetings televised.

A **MOTION** was made by Commissioner Manieri and **SECONDED** by Commissioner Cronin to provide notice to the Village Board that the Plan Commission opposes the telecasting of the Plan Commission meetings.

ROLL CALL VOTE was as follows:

AYES: 6 – Manieri, Cronin, Franzese, Perri, Grunsten, and Trzupcek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

5. OTHER CONSIDERATIONS

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

Mr. Pollock asked that this matter be continued to the May 2, 2011 meeting as staff has not completed its draft ordinance amendments.

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Perri to continue S-02-2011 to May 2, 2011.

ROLL CALL VOTE was as follows:

AYES: 6 – Grunsten, Perri, Manieri, Cronin, Franzese, and Trzupcek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

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

Mr. Pollock said that the Plan Commission had previously identified some potential updates to the Zoning Ordinance and at this time, the Commission needs to determine which of those updates should be included in a public hearing and if separate public hearings should be held for any of the particular updates. Mr. Pollock listed the potential updates as follows: Driveway Gates – An amendment reducing minimum lot width if increased setback is provided; Maximum Height of Retaining Walls – putting the Subdivision guidelines into the Zoning Ordinance; Salt Protection Fences on Major Arterial Streets - a response to an inquiry from a resident on County Line Road; Home Occupations – apply to residential condos in mixed use PUD; Parking and Storage of Trucks and Trailers Accessory to Residential Uses in Mixed Use PUD; Reformat General Regulations.

Mr. Pollock also suggested that the rooftop screening requirements still need to be amended to apply to office and business districts. He said that the Board did not want to adopt the changes that would require older buildings to screen rooftop equipment. He said during the public hearings, no one objected to the requirement that new buildings in office and business districts be required to screen equipment. Mr. Pollock said that this was required for most buildings anyway as a condition of site plan approval.

Commissioner Franzese noted that the equipment on some new buildings is visible when viewed from I-55. Mr. Pollock said that could be because the definition of screening

only required equipment to be screened from exterior boundary lines. He said it may make sense to require screening simply to be extended above the height of the equipment.

Commissioner Manieri noted that the recent variation for a driveway gate provides a good guideline for allowing gates on more narrow properties but with greater setbacks.

Chairman Trzupsek asked for clarification on the amendment to reformat the general regulations. Mr. Pollock said that he would not propose any changes in substance but was looking at making Section IV more user-friendly and better for access on the website.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to request authorization from the Board of Trustees to conduct a public hearing for the following potential Zoning Ordinance amendments:

1. Driveway Gates – An amendment reducing minimum lot width if increased setback is provided;
2. Maximum Height of Retaining Walls – putting the Subdivision guidelines into the Zoning Ordinance;
3. Salt Protection Fences on Major Arterial Streets - a response to an inquiry from a resident on County Line Road;
4. Home Occupations – apply to residential condos in mixed use PUD;
5. Parking and Storage of Trucks and Trailers Accessory to Residential Uses in Mixed Use PUD;
6. Reformat General Regulations;
7. Rooftop Screening; making regulations applicable to new buildings in business and office districts and redefining how screening may be provided.

ROLL CALL VOTE was as follows:

AYES: 6 – Franzese, Cronin, Manieri, Perri, Grunsten, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

6. FUTURE SCHEDULED MEETINGS

Mr. Pollock said there were no public hearings scheduled for April 18, 2011 nor any other business scheduled for that meeting.

A **MOTION** was made by Commissioner Perri and **SECONDED** by Commissioner Cronin to cancel the April 18, 2011 meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Perri, Cronin, Manieri, Franzese, Grunsten, and Trzupsek

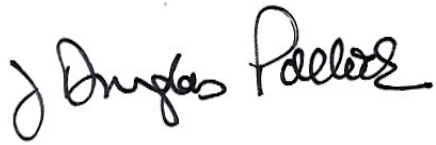
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Manieri to **ADJOURN** the meeting at 9:17 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:17 p.m.

Respectfully Submitted:

A handwritten signature in black ink that reads "J Douglas Pollock". The signature is written in a cursive style with a large initial "J".

J. Douglas Pollock, AICP

April 4, 2011