

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

MAY 16, 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: 7– Cronin, Franzese, Bolos, Perri, Stratis, Grunsten, and Trzupek

ABSENT: None

Also present was Community Development Director Doug Pollock.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Bolos and **SECONDED** by Commissioner Franzese to approve minutes of the May 2, 2011 Plan Commission Meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Bolos, Franzese, Perri, Stratis, Grunsten, and Trzupek

NAYS: 0 – None

ABSTAIN: 1 - Cronin

MOTION CARRIED by a vote of 6-0.

3. PUBLIC HEARINGS

There were no public hearings scheduled.

4. CORRESPONDENCE

There was no discussion regarding any of the correspondence on the agenda.

5. OTHER CONSIDERATIONS

A. Z-06-2011: 201 Bridewell Drive (Eddie Merlot's); Special Use

Mr. Pollock reported that this petition was remanded to the Plan Commission by the Board of Trustees for the review and recommendation relative to a revised building elevation. Mr. Pollock said that the Plan Commission recommended approval of the special use requests at the May 2, 2011 meeting and that one of the conditions of the site

plan approval required modification of the building elevation to reduce the amount of stucco and increase the amount of brick and stone on the façade of the building. He said that the petitioner submitted revised building elevations to the Board in response to the Plan Commission recommendation.

Mr. Pollock added that the petitioner was showing an outdoor seating area on the revised site plan but was not requesting special use approval for outdoor dining at this time. He said the petitioner showed the outdoor seating to give the Commission an idea of where it would be located and that the petitioner understands they will have to request special use approval for outdoor seating.

Mr. Bruce Krauss, Director of Operations for Eddie Merlot's Restaurants, presented a PowerPoint description of the restaurant. He said he wanted to be sure the Plan Commission had a good understanding of the restaurant.

Mr. Ron Zick of Design Collaborative, the architects for the project, presented a description of the revised building elevations. He said that they have significantly increased the amount of masonry on the building and that most of the existing brick will remain uncovered. He said the only existing brick that is being removed is in the location where the addition is being made to the building.

Chairman Trzupsek asked what type of stucco is being used. Mr. Rich Busfield of Design Collaborative, said that it is a Portland cement based stucco with three layers on lath. He said there is no EIFS or insulation board type synthetic stucco. He said the insulation would be in the stud cavities.

Mr. Krauss said that he expects the restaurant to do \$6,000,000 in annual sales and to provide 120 jobs.

Chairman Trzupsek asked for Plan Commission comments and questions.

Commissioner Cronin confirmed that the restaurant will have valet parking. He asked about moisture control for the stucco application and about roof top equipment. In response, Mr. Busfield described the stucco and moisture control. He said that the building would have a flat roof and that the parapet wall would be at least as tall as any equipment or vent stacks on the roof.

Commissioner Franzese asked if the building would have any EIFS on its façade. Mr. Busfield said there would be no EIFS. Commissioner Franzese said he did not initially realize how much stucco existed on the building and that the building remodeling compares favorably in that regard. He added that he was glad to see the petitioner planning for an outdoor seating area.

Commissioner Bolos said she too was glad to see the outdoor seating area on the plan. She also noted that there were some windows added to the east façade.

Commissioner Perri asked about the service area. Mr. Busfield explained that the west elevation was incorrect in showing access to the service area. He said the access to the service area would not be changed and it is currently located on the east side.

Commissioner Perri asked about the height of the stone and if it would be hidden by landscaping. Mr. Busfield said that the stone course would be 2 feet-8 inches in height. He showed on the site plan that portions would be behind landscaping but most of the stone would be exposed.

Commissioner Stratis said he thought the revised elevation looked good. He did not have any further questions.

Commissioner Grunsten said that she concurs.

Chairman Trzuppek asked about landscaping removal for the outdoor patio area. Mr. Busfield said some landscaping would have to be removed to accommodate the patio. He noted other areas where landscaping would be provided. In response to Chairman Trzuppek, Mr. Pollock said staff had not evaluated the patio area as they are not requesting approvals at this time.

Commissioner Perri asked about exterior lighting. Mr. Busfield explained that there would be sconces between windows similar to those shown on the Louisville store slide.

There being no other questions or comments from the Plan Commission, Chairman Trzuppek asked if the revised elevations satisfied the condition requiring changes to the façade materials.

Commissioner Franzese said that he thinks the changes have accomplished the intent of the Plan Commission's recommendations. Commissioners Grunsten and Stratis concurred.

A MOTION was made by Commissioner Franzese and SECONDED by Commissioner Bolos to recommend to the Board of Trustees that the revised building elevations be approved and that said elevations satisfy the prior condition recommended by the Plan Commission subject to the stucco being a Portland cement based stucco with no EIFS on the building façade.

ROLL CALL VOTE was as follows:

AYES: 7 – Franzese, Bolos, Cronin, Perri, Stratis, Grunsten and Trzuppek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

B. PC-03-2011: Discussion Regarding Regulations for Stucco Building Facades

Mr. Pollock said that at the time of its review of the recommendation for the Eddie Merlot's restaurant, the Board asked that the Plan Commission discuss amending existing development regulations to reflect its desires relative to the use of stucco on building

facades. He said that Board wants Village regulations to provide information to potential developers to avoid conflicts regarding development regulations. Mr. Pollock referenced information he had provided in the agenda packet that indicates what some other Village's do to regulate building facades and the use of stucco.

Commissioner Stratis asked why there was concern with stucco.

In response, Chairman Trzupsek explained the difference between stucco and EIFS and said that there have been cases where the EIFS is not installed correctly and has resulted in mold and other problems. He also said that EIFS is not as durable and can be more easily damaged than real stucco.

Commissioner Franzese said he liked the regulations used by the Village of Marengo which prohibits the use of EIFS and limits the amount of stucco to a percentage of the façade.

Chairman Trzupsek said that EIFS can be used effectively for a roof screen and that perhaps it should not be banned completely. He added, however, that he agrees that stucco should be limited to a percentage of the building façade. He said that generally stone or brick buildings are perceived as higher quality buildings.

Commissioner Cronin said that he would agree that EIFS should be banned, that stucco should be limited, and that stucco should not be located on the first 8 feet of a building above ground level. He said that a brick or stone base gives a building a more grounded appearance and is more durable.

Commissioner Stratis asked if anyone knew how much more expensive brick or stone is compared to stucco. Chairman Trzupsek said that stucco is usually 30 to 40% cheaper.

Mr. Pollock said that he is not looking for a recommendation at this time as he believes more research needs to be done. He said that he would put this back on the agenda for a future meeting.

C. S-02-2011: Sign Ordinance Text Amendments; Draft Ordinance

Mr. Pollock explained that this consideration was tabled to June 6 but that with the May 16 meeting re-scheduled, he decided to prepare the staff report for this meeting. He proceeded to describe the various recommendations for amendments to the Sign Ordinance as provided in the written staff report.

Mr. Pollock described the amendments to the Sign Ordinance as follows:

Temporary Signs; The draft amendment classifies temporary signs that exceed the permitted size or number of signs as conditional signs. This means that temporary signs that exceed the standards must be presented to the Plan Commission for a recommendation to the Board. No changes to the standards are proposed.

Transitional District Signs: As directed, the draft amendment increases the size of ground signs in a Transitional District from 16 to 50 square feet. This is consistent with a number of approved variations for such signs.

Billboard Signs: The draft amendment does not include any text for amortization of off-premise advertising signs (billboards). As indicated by the written report from the Village Attorney, amortizing billboard signs can be costly and subject to strict legal requirements. Mr. Pollock said that staff does not recommend amortizing billboards at this time. In response to Commissioner Stratis, Mr. Pollock said there currently are no billboards in the Village.

Human Signs: The draft amendment clarifies that human-carried portable signs are considered prohibited portable signs. Mr. Pollock said the draft amendment is limited to human carried signs that advertise retail sales and services.

Stucco Monument Signs: The draft amendment adds stucco or EIFS signs as prohibited ground signs.

Number of Signs: Mr. Pollock said that the Plan Commission agreed to look at increasing the area of signs for properties that abut I-55. The draft amendment allows an increase in sign area for such properties. The increase would be based on the size of the building and also would require a minimum frontage for increased signage.

Mr. Pollock said that the draft amendment proposes an additional one square foot of sign area would be permitted for each 1,000 square feet of floor area exceeding 50,000. He said this is similar to the existing code but lowers the threshold from 100,000 square feet. Mr. Pollock said that subsequent to preparing the draft amendment, he looked at building sizes along I-55. He presented a PowerPoint slide showing the building sizes. Mr. Pollock suggested that it may be appropriate to lower the 50,000 square feet even lower.

Chairman Trzupsek asked about allowing more than one sign on a building to accommodate buildings with more than one tenant. Mr. Pollock responded that the additional sign area would allow such buildings to have one larger sign with more than one tenant name. He noted the JPD Kitchen and LA Fastener building as an example where they have one sign with two tenant names.

Commissioner Stratis said that he thought the 50,000 square feet was an appropriate cut off. Commissioners Bolos and Franzese indicated their agreement.

Commissioner Franzese asked about right of way signs and there was a general discussion regarding such signs.

A MOTION was made by Commissioner Cronin and SECONDED by Commissioner Franzese to recommend that the Board of Trustees approve the amendments to the Sign Ordinance as drafted by staff.

ROLL CALL VOTE was as follows:

AYES: 7 – Cronin, Franzese, Bolos, Perri, Stratis, Grunsten and Trzupsek
NAYS: 0 – None
MOTION CARRIED by a vote of 7-0.

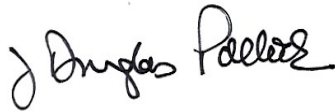
6. FUTURE SCHEDULED MEETINGS

Chairman Trzupsek noted that the next meeting was scheduled for June 6, 2011. Mr. Pollock confirmed that there were several public hearings scheduled for that meeting.

7. ADJOURNMENT

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

Respectfully Submitted:



J. Douglas Pollock, AICP

June 6, 2011