

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

JUNE 6, 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: 5– Cronin, Franzese, Bolos, Grunsten, and Trzupek

ABSENT: 2- Perri and Stratis

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 Cronin to approve minutes of the May 16, 2011 Plan Commission Meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

3. PUBLIC HEARINGS

Chairman Trzupek confirmed all present who wished to give testimony at any of the public hearings on the agenda.

A. Z-02-2011; 15W308-320 North Frontage Road (Martin)

Chairman Trzupek asked Mr. Pollock to provide a summary of this public hearing.

Mr. Pollock said that the petitioner is seeking approval to allow a business that powder coats automobile parts to remain in the building at 15W308 North Frontage Road. He said that the public hearing was continued to this meeting to allow the petitioner to address several zoning and property maintenance violations on the property. Mr. Pollock said that the petitioner has cleaned the property and addressed all of the violations except for the abandoned wall signs which he intends to re-use if this petition is approved.

Mr. Pollock added that the petition requests either a text amendment and special use as per Section VIII.C.2 of the Burr Ridge Zoning Ordinance or in lieu thereof, rezoning of the property from the B-2 General Business District to either the T1 Transitional District or the LI Light Industrial District; all or any of which would be to permit a powder coating business to operate in the building at 15W308 North Frontage Road. Mr. Pollock said that the Plan Commission had previously dismissed the idea of rezoning the property to the LI District but had indicated that the business could be classified as an automobile service business which is a special use in the B-2 District. He said that there was discussion regarding rezoning to the T1 District but that the petitioner did not want to rezone until such time that there is an office user willing to buy or otherwise occupy the property.

Chairman Trzupek asked the petitioner for comments. The petitioner, Mr. Ted Martin, said he had nothing to add to the staff report.

There being no one responding to his request for public comments, Chairman Trzupek asked for questions and comments from the Plan Commission.

Commissioner Cronin said the property looks much better.

Commissioner Franzese agreed and thanked the petitioner for the work on the property. He suggested that he would support the special use but that if there were any violations, the approval should be voided. He said also that the number of vehicles stored should be limited to five vehicles.

Commissioner Grunsten said that the property looks noticeably different and improved.

Chairman Trzupek asked the petitioner if they agreed with the conditions recommended by staff. Mr. Martin said they agreed.

Chairman Trzupek asked about the possibility of rezoning the property to the T1 District. Mr. Pollock said that this was desired by the Plan Commission but the petitioner did not want to rezone until he had a buyer or permanent user for the property.

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

A **MOTION** was made by Commissioner Bolos and **SECONDED** by Commissioner Cronin to close the hearing for Z-02-2011.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to approve the Findings of Fact as presented by the petitioner and to recommend approval of a special use to permit an automobile service business in the B-2 District located at 15W308-15W320 North Frontage Road subject to the following conditions:

1. The special use shall be restricted to the current tenant and owner and shall be limited to the powder coating of automobile parts and related work.
2. The special use shall include outside storage of operable vehicles located immediately behind the building at 15W308 North Frontage Road and with said storage not exceeding 5 vehicles. No wrecked, unlicensed, or inoperable vehicles shall be stored on the property at any time.
3. The special use shall be for a limited period of time not to exceed 2 years.

ROLL CALL VOTE was as follows:

AYES: 5— Franzese, Cronin, Bolos, Grunsten, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

B. Z-08-2011; 220-240 Shore Drive (Branson & Bratton)

Chairman Trzupek asked Mr. Pollock to provide a summary of this public hearing.

Mr. Pollock described the public hearing as follows: The petitioner owns two adjacent buildings on Shore Drive in the Hinsdale Industrial Park. He has used both buildings for his business since 1970. At this time, he would like to construct an addition that connects the two buildings. The combined area of the two existing buildings and the proposed addition exceed the maximum permitted floor area ratio of 0.40. Thus, the petitioner is asking for a variation to increase the floor area ratio from 0.4 to 0.48.

Chairman Trzupek asked the petitioner for comments. The petitioner, Mr. Mark Bronson, said that his business manufactures precision tooling and specialized aerospace parts. He said that they are outgrowing their Burr Ridge location but would like to stay in Burr Ridge. Mr. Bronson said they have been in business in Burr Ridge since 1970. He added that the addition will actually make the property more attractive as it will eliminate parking and a driveway that is visible from the street and they will add landscaping to the front of the property.

There being no one responding to his request for public comments, Chairman Trzupek asked for questions and comments from the Plan Commission.

In response to a question from Mr. Pollock, Mr. Bronson said that the interior of the building has been uniquely improved to accommodate the specialized manufacturing that is part of their business. He said that it is very difficult to find a larger building that would accommodate their business because of its unique nature.

Commissioner Grunsten noted that there was a connection already between the parking lots and a sidewalk between the two buildings. In response to a question about timing, Mr. Bronson said that they plan to proceed with the work as soon as possible.

Commissioner Bolos asked if the addition would house offices or manufacturing. Mr. Bronson said it would allow him to consolidate his office space into one area and also expand the manufacturing area. He said the front of the addition will be offices with windows facing Shore Drive. He said the materials will be pre-cast concrete and brick to match the existing building at 240 Shore Drive.

Commissioner Franzese asked if the landscaping and volleyball court will be replaced. Mr. Bronson said they will do additional landscaping but that the volleyball court will not be replaced on-site. Commissioner Franzese also asked staff about other buildings in the area that exceeded the FAR. Mr. Pollock said that there are several buildings that exceed the FAR and noted the Personalization Mall building which has an FAR of 0.5 or larger.

Commissioner Cronin asked if they have shifts and traffic patterns when there are shift changes. Mr. Bronson said they have two shifts - daytime and evening shifts; that the shifts overlap between 3:30 and 4:00 PM. He said that there are two points of ingress and egress and cars can enter on Shore Court and exit on Shore Drive or vice versa.

In response to Commissioner Cronin, Mr. Pollock said that the property has three subdivision lots but would be treated as a single lot of record for zoning purposes.

Commissioner Cronin added that he would like to see a landscaping plan for staff review and approval prior to issuance of a permit.

Chairman Trzupke asked about parking regulations. Mr. Pollock said that the property is in a PUD which requires one parking space per 2 employees. He said that Zoning Ordinance allows parking to be determined either based on floor area or based on employees. Under any of these regulations, Mr. Pollock said the property will be in compliance with parking regulations for a manufacturing use but would not have sufficient parking to be converted to 100% office use.

Chairman Trzupke added that given the existing buildings on this property and within this industrial park, he believes the building materials are appropriate.

There being no further comments or questions, Chairman Trzupke asked for a motion to close the hearing.

A **MOTION** was made by Commissioner Bolos and **SECONDED** by Commissioner Cronin to close the hearing for Z-08-2011.

ROLL CALL VOTE was as follows:

AYES: 5— Bolos, Cronin, Franzese, Grunsten, and Trzupke

NAYS: 0 – None
MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Bolos and **SECONDED** by Commissioner Cronin to approve the Findings of Fact as presented by the petitioner and to recommend approval of a variation to allow a floor area ratio of 0.48 rather than the permitted 0.4 for the property at 220-240 Shore Drive subject to the following conditions:

1. All improvements to the property shall comply with the submitted site plan and variation shall be limited to construction of the addition as shown on the site plan.
2. A landscaping plan shall be submitted for staff review and approval prior to issuance of building permit for construction of the addition.

ROLL CALL VOTE was as follows:

AYES: 5– Bolos, Cronin, Franzese, Grunsten, and Trzupek
NAYS: 0 – None
MOTION CARRIED by a vote of 5-0.

C. Z-09-2011; 200-206 Burr Ridge Parkway (Dao Sushi and Thai Restaurant)

Chairman Trzupek asked Mr. Pollock to provide a summary of this public hearing.

Mr. Pollock described the public hearing as follows: The Dao Sushi and Thai Restaurant opened in County Line Square in 2009 and received special use approval for an outdoor dining area in 2010. At this time, the restaurant seeks approval to expand its interior restaurant space into an adjacent, vacant commercial space. Special use approval is required for a restaurant serving alcoholic beverages and with extended hours of operation in the new space at 206 Burr Ridge Parkway. The floor area of the new space is 1,220 square feet. The existing restaurant occupies 4,000 square feet of floor area.

Chairman Trzupek asked the petitioner for comments.

The petitioner, Mr. Lee Salamone, said that he is the manager of the restaurant and that they are seeking to expand for a hibachi room.

There being no one responding to his request for public comments, Chairman Trzupek asked for questions and comments from the Plan Commission.

Commissioner Cronin asked if there were any complaints about noise or the late hours for the existing restaurant. Mr. Pollock said he was not aware of any complaints.

Commissioner Franzese asked if the door to the sidewalk from the new area is for emergency egress only. Mr. Salamone said it was for emergency egress only.

In response to Commissioner Franzese, Mr. Salamone explained how the smokeless hibachi tables operate. He said the smoke is taken down through the floor and is vented through the roof of the building.

Commissioner Bolos confirmed that the expanded restaurant would have the same hours as the existing restaurant.

Commissioner Grunsten said that one chef for a 12 seat table seems to be insufficient. Mr. Salamone said that he believes it will work well as they have highly experienced chefs.

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

A **MOTION** was made by Commissioner Bolos and **SECONDED** by Commissioner Cronin to close the hearing for Z-09-2011.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Bolos and **SECONDED** by Commissioner Franzese to approve the Findings of Fact as presented by the petitioner and to recommend approval of special use approval as per Section VIII.B.2.ff of the Burr Ridge Zoning Ordinance to permit the expansion of an existing restaurant with sales of alcoholic beverages and extended hours of operation for the property at 206 Burr Ridge Parkway subject to the following conditions:

1. The special use permit shall be limited to the petitioner, Dao, Inc. and the current owners and shall expire at such time that Dao, Inc. and the current owners no longer own and operate the business at 200 Burr Ridge Parkway.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

D. Z-10-2011: 90 Burr Ridge Parkway (Remax)

Chairman Trzupek asked Mr. Pollock to provide a summary of this public hearing.

Mr. Pollock described the public hearing as follows: The petitioner owns and operates a real estate sales office in County Line Square and is requesting special use approval to move the business from one tenant space to another. The current location is at 84 Burr

Ridge Parkway and the proposed location is at 90 Burr Ridge Parkway. The petitioner's current location is legally non-conforming as he occupied this space prior to the amendment to the B1 District re-classifying offices as a special use.

Chairman Trzupek asked the petitioner for comments.

The petitioner, Mr. Bud Simons, said he has 9 agents and does not have enough space for growth. He said the new location is much larger and will allow him to add more agents.

There being no one responding to his request for public comments, Chairman Trzupek asked for questions and comments from the Plan Commission.

In response to Commissioner Grunsten, Mr. Simons confirmed that he would triple his floor area and that more agents would be hired.

Commissioners Bolos and Franzese said they did not have any questions.

Commissioner Cronin clarified that the petitioner is moving into a new space and not simply adding to the existing space.

Chairman Trzupek confirmed with staff that there would be no increase the net area of offices in County Line Square as a result of this special use. Mr. Pollock said that the space was previously occupied by a bank and not a retail user.

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

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Bolos to close the hearing for Z-10-2011.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to approve the Findings of Fact as presented by the petitioner and to recommend approval of a special use approval as per Section VIII.B.2.e of the Burr Ridge Zoning Ordinance to permit a real estate office in an existing tenant space on the property known as 90 Burr Ridge Parkway

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Chairman Trzupsek suggested that the Plan Commission move ahead on the agenda to the sign variation request since that petitioner was present and there was no one else present for the last public hearing. The Commission concurred.

5. OTHER CONSIDERATIONS

A. S-03-2011: 201 Bridewell Drive (Eddie Merlot's); Sign Variation

Chairman Trzupsek asked Mr. Pollock to provide a summary of this request.

Mr. Pollock described the request as follows: The applicant requests a variation from Section 5.06-A.2 of the Sign Ordinance to allow four wall signs rather than the permitted two wall signs and from Section 55.06.A of the Sign Ordinance to allow the combined area of wall signs to exceed 100 square feet (141 square feet proposed). The request has been amended to reduce the overall area of signs and to eliminate the blade sign that extended above the roof.

Chairman Trzupsek asked the applicant for comments. The applicant, Mr. Ron Michel, said that his client has tried to respond to the Plan Commission's concerns and has significantly reduced the total area of signage.

Chairman Trzupsek asked for an explanation of the lighting of the signs. Mr. Michel said that the EM logo and the primary wall signs are back lit and that the lettering on the marquee was internally illuminated.

Commissioner Cronin asked when they plan to open. Mr. Pollock said that he was told the restaurant hoped to open in November.

Commissioner Franzese thanked the applicant for listening to the Commission's concerns and responding. Commissioners Bolos and Grunsten concurred.

There being no further comments or questions, Chairman Trzupsek asked for a motion.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Bolos to recommend approval of a variation from Section 5.06-A.2 of the Sign Ordinance to allow four wall signs rather than the permitted two wall signs and from Section 55.06.A of the Sign Ordinance to allow the combined area of wall signs to exceed 100 square feet (141 square feet proposed) for the property at 201 Bridewell Drive subject to compliance with the submitted plans.

ROLL CALL VOTE was as follows:

AYES: 5– Franzese, Bolos, Cronin, Grunsten, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

3. PUBLIC HEARINGS

E. Z-07-2011: Annual Zoning Ordinance Update

Chairman Trzupek asked Mr. Pollock to provide a summary of this public hearing.

Mr. Pollock described the public hearing as follows: As part of its annual zoning review, the Plan Commission identified the following amendments to the Burr Ridge Zoning Ordinance for further consideration: Section IV.I.12 reducing required minimum lot width for driveway gates; Section IV.I to add regulations for retaining walls on private property; Section IV.I to add regulations for salt protection fences on residential properties located on arterial streets; Section IV.R to clarify that the home occupation regulations apply to residential uses in non-residential districts; Section IV.K to clarify that parking regulations for trailers and commercial vehicles apply to residential properties in non-residential districts; Section IV to reformat the regulations without substantive changes; and Section IV to make existing rooftop screening requirements applicable to office, business and transitional districts and to modify the required height of rooftop screening.

Mr. Pollock briefly reviewed each of the proposed amendments and noted that these amendments were previously discussed and that the written staff report provides greater detail.

In regards to the amendment related to salt protection fencing, Mr. Pollock recommended that this amendment not be approved. He suggested that there are so few properties that would qualify for a salt protection fence that those properties could be considered unique and a variation could be considered. He said that the only properties that can justify a salt protection fence are located on County Line Road and perhaps on Plainfield Road where the speed and the volume of traffic is extremely high compared to the rest of the Village.

There being no one responding to his request for public comments, Chairman Trzupek asked for questions and comments from the Plan Commission.

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

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Bolos to close the hearing for Z-07-2011.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Bolos to recommend approval of the amendments to the Zoning Ordinance as

recommended by staff including staff's recommendation not to include the regulations for salt protection fencing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

4. CORRESPONDENCE

There were no comments regarding the Building Report or the Board Report.

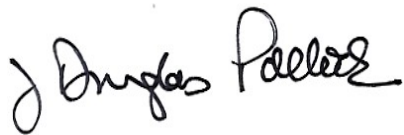
6. FUTURE SCHEDULED MEETINGS

Chairman Trzupek noted that the next meeting was scheduled for June 20, 2011.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Cronin to **ADJOURN** the meeting at 9:03 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:03 p.m.

Respectfully Submitted:



J. Douglas Pollock, AICP

June 20, 2011