

**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**VILLAGE OF BURR RIDGE**

**MINUTES FOR REGULAR MEETING OF**

**OCTOBER 3, 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: 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 Cronin and **SECONDED** by Commissioner Bolos to approve minutes of the September 19, 2011 Plan Commission Meeting.

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.

**3. PUBLIC HEARINGS**

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

**A. V-03-2011: 140 Tower Drive (AMS Mechanical); Variation**

Mr. Pollock stated that this petition was withdrawn by the petitioner. He said that the building on the property pre-dated the 1997 update of the Zoning Ordinance at which time screening of dumpsters was required. Mr. Pollock said that pre-1997 buildings are not required to screen dumpsters but are required to keep them adjacent to the rear wall of the building. Rather than move the dumpsters away from the building and be required to provide an enclosure, the petitioner will relocate the dumpsters to be adjacent to the rear wall of the building and, thus, not need a variation.

No further action was taken by the Plan Commission.

**B. Z-22-2011: 16W361 South Frontage Road (Janko and Wool); Text Amendment and Special Use**

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

Mr. Pollock described the public hearing as follows: The petitioner owns the one-story office building at 16W361 South Frontage Road and has a potential tenant that is a medical/health office for the testing and fitting of hearing aids. Offices are permitted uses in the GI District but throughout the Zoning Ordinance, medical offices and health clinics are classified separately from other professional offices and from business offices. The GI District does not currently list medical offices or health clinics as a permitted or special use.

Chairman Trzupek asked the petitioner for comments. Mr. Gary Wool said that he had nothing to add and that he was available to answer questions. Mr. Wool also said the tenants were available to answer questions as well.

Chairman Trzupek asked if there was anyone else in attendance who wanted to speak to this request. There being no one, Chairman Trzupek asked the Plan Commission for questions and comments.

Commissioner Cronin asked how many employees there would be. The petitioner responded that they would have 2 professionals and a receptionist.

Commissioner Cronin asked about the number of patients and if ample parking is available. Mr. Wool said they would have only 2 or 3 patients at a time and that the property had 4.7 parking spaces per 1000 square feet of floor area, exceeding the minimum requirements.

There being no further questions from the Plan Commission, Chairman Trzupek asked for a motion to close the hearing.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to close the hearing for Z-22-2011.

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 Trzupek suggested two separate motions, one for the text amendment and another for the special use.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to recommend an amendment to Section X.F.2 of the Burr Ridge Zoning

Ordinance to add “Medical or dental clinics (but not including facilities devoted primarily to emergency medical services)” to the list of special uses in the GI District.

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.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Bolos to approve the Findings of Fact as presented by the petitioner and to recommend special use approval as per Section X.F.2 to permit a “Medical or dental clinics (but not including facilities devoted primarily to emergency medical services)” specifically a medical/health office for the testing and fitting of hearing aids, in a tenant space known as 16W361 South Frontage Road and not to exceed 1,840 square feet of floor area.

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.

**C. Z-23-2011: Zoning Ordinance Text Amendment; Regulations for Stucco and Related Exterior Building Materials**

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

Mr. Pollock described this petition as follows: Earlier this year, the Board of Trustees directed the Plan Commission to review a possible amendment to the Zoning Ordinance that would regulate the use of stucco and synthetic stucco on non-residential buildings in the Village. This direction was in response to the approval of the new Eddie Merlot’s restaurant with a condition restricting the amount of stucco on the building and prohibiting the use of synthetic stucco. The Plan Commission subsequently discussed this matter at its May 16, 2011 meeting. The direction from the Plan Commission was to prepare an amendment to the Zoning Ordinance as follows:

- Prohibit the use of synthetic stucco except perhaps for roof top screening;
- Limit the use of cement-based stucco to a percentage of the building and perhaps prohibit stucco from the first 8 feet or so of the building;

There being no one present from the public to speak to this matter, Chairman Trzupek asked for questions and comments from the Plan Commission.

In response to Commissioner Cronin, Mr. Pollock confirmed that the amendments do not include residential zoning districts.

Chairman Trzupek suggested that the word “predominance” be eliminated from the text. He said that all material should be high quality.

Chairman Trzupek asked if the regulations would have prevented the rehabilitation of the “Straub” buildings on North Frontage Road. Mr. Pollock said that building used synthetic stucco and which would not be permitted. Chairman Trzupek suggested that such a restriction may make it more difficult to rehab older buildings.

Mr. Pollock said that another approach would be establishing these regulations as guidelines rather than as strict rules. He said that variations could be requested but that a variation requires a finding of hardship which may be difficult. If the regulations were guidelines instead of strict standards, the Plan Commission could modify the regulations without a public hearing.

Commissioner Franzese cited the Eddie Merlot’s restaurant as another example of a building that may not meet the standards, specifically the percentage of the façade that uses stucco.

Commissioner Cronin asked if the regulations should include a reference to a water management system. Commissioner Franzese suggested that if the stucco were installed as per manufacturer’s specification, that it would not be necessary to specifically reference a water management system.

Mr. Pollock suggested that this hearing be continued so that staff can revise the amendments based on these comments.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to continue the hearing for Z-23-2011 to October 17, 2011.

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.

#### **4. CORRESPONDENCE**

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

#### **5. OTHER CONSIDERATIONS**

##### **A. S-06-2011: Devon Ridge Subdivision; Subdivision Entryway Sign**

Mr. Pollock said that the petitioner called today and reported that they would not be able to attend tonight’s meeting. He suggested that if the Plan Commission has any questions,

they could continue this to October 17 but that otherwise, staff is recommending approval and the Plan Commission may proceed with the approval of the sign.

Mr. Pollock added that the sign is to be located in the exact spot of an existing sign and that it will be made from cut stone.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to recommend approval of S-06-2011 subject to compliance with the submitted plans including that the sign will be all natural, cut stone with carved letters.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

## 6. FUTURE SCHEDULED MEETINGS

There was no comment or discussion regarding future meetings.

## 7. ADJOURNMENT

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Bolos to **ADJOURN** the meeting at 8:11 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:11 p.m.

**Respectfully Submitted:**



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J. Douglas Pollock, AICP

October 17, 2011