

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

DECEMBER 5, 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, Stratis, and Trzupek

ABSENT: 2 – Perri and Grunsten

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 November 7, 2011 Plan Commission Meeting.

ROLL CALL VOTE was as follows:

AYES: 3– Bolos, Franzese, and Trzupek

NAYS: 0 – None

ABSTAIN: 2- Cronin and Stratis

MOTION CARRIED by a vote of 3-0.

3. PUBLIC HEARINGS

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

A. Z-25-2011: 16W505 South Frontage Road (Hertz); 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 seeks approval for an automobile rental business to be operated along with an existing automobile repair business. The car rental business would have one employee and would occupy a single desk in the existing building. The rental business would have a maximum of 10 cars parked outside at any given time. Automobile sales and rental is classified as a special use in the B-2 District.

Chairman Trzupsek asked the petitioner for comments.

Mr. Taj Gibson verified the information provided by Mr. Pollock. He said that he operates a Hertz rental facility in Countryside and that he has a lot of Burr Ridge customers that would benefit from the new location.

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

Commissioner Cronin asked about the hours of operation for the rental car business. Mr. English said that it would have the same hours as the existing automobile service and repair business.

In response to Commissioner Franzese, Mr. English said that Hertz would occupy a single desk inside the automobile repair business.

Commissioner Bolos asked if they were sure they would not have more than 10 cars on the lot at any time. Mr. English explained that in Countryside they have a fleet of 90 cars but that there are never more than 10 cars on the property. He said that if there was a situation where there may be more than 10 cars dropped off at a single time at the Burr Ridge location; they would relocate some of the cars to the Countryside store.

Commissioner Stratis confirmed that there is only one employee on premises for the car rental business.

Chairman Trzupsek asked about any signs for the rental car business. Mr. English said that staff has informed him that signs would be limited as the existing business has the full allotment of signs. Mr. English said they may use a sign in the window if permitted by the Village. Mr. Pollock confirmed that a window sign would be permitted.

There being no further questions from the Plan Commission, Chairman Trzupsek 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-25-2011.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to accept the petitioner's findings of fact and to recommend special use approval as per Section VIII.C.2.d of the Burr Ridge Zoning Ordinance to permit the rental of automobiles with outside storage of vehicles within an existing automobile repair and service facility subject to the following condition: There shall be no more than 10 rental cars in the parking lot at any given time.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

B. Z-26-2011: Babson Park West Subdivision; Rezoning After Annexation

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

Mr. Pollock described the public hearing as follows: This petition proposes to rezone the recently annexed properties in the Babson Park West Subdivision from the R-1 District to the R-3 District. These properties were annexed to the Village in 2010 and as per Illinois State Statutes, were automatically rezoned to the lowest density residential district (R-1). Mr. Pollock explained that many of the lots and structures on the lots are non-conforming but that any lot that was legally created in the County will be considered a lot of record in the Village and any structure legally created in the County would be grandfathered in Burr Ridge.

Mr. Pollock added that several of the notice letters to adjacent property owners were returned to the Village. He suggested that the Commission answer any questions and then continue the public hearing so that a new notice may be provided.

Chairman Trzupek asked if there was anyone in attendance who wanted to speak to this request.

Ms. Carol Tammeling stated that she was a resident in the unincorporated area and wanted to be sure that this only affected those properties recently annexed to the Village. Mr. Pollock confirmed that this only affected annexed properties.

Chairman Trzupek asked for a motion to continue the hearing.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Bolos to continue the hearing for Z-26-2011 to January 16, 2012.

ROLL CALL VOTE was as follows:

AYES: 5 – Franzese, Bolos, Cronin, Stratis, 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 Trzupsek asked Mr. Pollock to provide a summary of this public hearing.

Mr. Pollock described the public hearing as follows: The Plan Commission opened the public hearing for this petition at its October 3, 2011 meeting and continued the hearing to allow staff to make revisions to the draft amendment based on the Plan Commission's October 3 discussion. The hearing was continued again to allow consideration by a full Plan Commission (there were only five members present at the October 17 meeting). The original direction from the Plan Commission was to prohibit or discourage the use of synthetic stucco except perhaps for roof top screening, to limit the use of cement-based stucco to a percentage of the building and to encourage brick or stone at the base of the building façade.

Chairman Trzupsek asked if there was anyone in attendance at the public hearing to speak on this hearing. There was no one.

Commissioner Cronin asked about the use of the word discouraged instead of prohibited. Mr. Pollock explained that the Commission wanted to be sure that rehab of buildings, such as was done by Mickey Straub on North Frontage Road, would not be prevented. Mr. Pollock added that any and all buildings in business or office districts must come before the Plan Commission for plan review and approval and that the Commission has the opportunity to reject a building if it does not comply with the intent of these regulations. He also said that the surrounding and existing buildings would be a factor in terms of how much stucco would be permitted on a building.

Commissioner Stratis asked about the requirement for 8 feet of masonry at the base of a building and said that for some smaller buildings this may be too much. In response, Commissioner Franzese suggested that a smaller building that is 16 feet tall would probably opt to use all masonry rather than 8 feet of masonry and 8 feet of stucco.

There being no further questions or comments, Chairman Trzupsek 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-23-2011.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to recommend an amendment to the Zoning Ordinance pertaining to regulations

for exterior building materials as per the draft amendment prepared by staff for the December 5 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Franzese, Cronin, Bolos, Stratis, and Trzupke

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

There were no other considerations discussed at this meeting.

6. FUTURE SCHEDULED MEETINGS

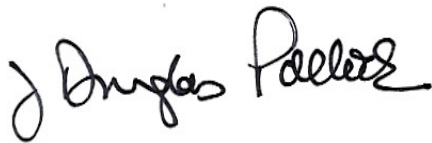
Mr. Pollock said that there were no public hearings and no other business scheduled for December 19, 2011.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Bolos to cancel the December 19, 2011 Plan Commission meeting. The motion was approved by a unanimous voice vote of the Commissioners present.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Perri to **ADJOURN** the meeting at 8:02 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:02 p.m.

Respectfully Submitted:



J. Douglas Pollock, AICP

January 16, 2011