

**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**VILLAGE OF BURR RIDGE**

**MINUTES FOR REGULAR MEETING OF**

**NOVEMBER 19, 2012**

**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 Burr Ridge Village Hall, 7760 County Line Road, Burr Ridge, Illinois, by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 6 – Cronin, Franzese, Bolos, Stratis, Grunsten, and Trzupek

ABSENT: 0 - None

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 Grunsten to approve minutes of the October 15, 2012 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 - Franzese

MOTION CARRIED by a vote of 5-0.

**3. PUBLIC HEARINGS**

Chairman Trzupek said that if there were no objections, he would like to conduct the zoning variation hearing first. He confirmed all present who wished to give testimony at either public hearing and introduced the public hearings as follows.

**A. V-04-2012: 15W431 59<sup>th</sup> Street (Hanson Center); Variation**

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

Mr. Pollock summarized the hearing as follows: The petitioner requests a variation to permit a stand-by generator in a front buildable area rather than adjacent to a side or rear wall of the principal building. The property is a corner lot and the north side is considered the front lot line. The permitted location for a stand by generator is the south or west sides of the building which are considered the interior side and rear yards.

Chairman Trzupsek asked the petitioner for their presentation.

Ms. Lynn Austin stated that she is the contractor for the Hanson Center. She said that existing mechanical equipment is located on the north side of the building; that utilities inside and outside the building dictated the location of the generator on the north side of the building, that there is a parking lot between the north wall of the building and the street, and that the generator would be more than 200 feet from any street. She added that there is existing landscaping but they would add more landscaping if needed.

There being on one else in the audience to speak to this matter, Chairman Trzupsek asked for questions and comments from the Plan Commission.

Commissioner Cronin asked if the generator would be fueled by natural gas and what portion of the property the generator would service. Ms. Austin said it was to be fueled by natural gas and that it would be for the principal building only.

In response to Commissioner Cronin, Mr. Pollock said that the location of the existing mechanical equipment is legally non-conforming.

Commissioner Franzese asked about the height of the generator and if additional landscaping would be added. Ms. Austin said that the generator is just over 2 feet tall and that they would move some existing landscaping and add some evergreen shrubs.

There being no more questions or comments from the other Commissioners or from the petitioner, 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 V-04-2012.

ROLL CALL VOTE was as follows:

AYES: 6 – Cronin, Bolos, Franzese, Stratis, Grunsten, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A MOTION was made by Commissioner Franzese and SECONDED by Commissioner Bolos to accept the findings of fact as prepared by the petitioner and to recommend to the Board of Trustees approval of V-04-2012 subject to the following conditions:

- A. The location of the generator shall be as per the submitted plans attached hereto as Exhibit A.
- B. A final landscaping plan shall be provided at the time of permit application and landscaping shall be provided to screen the generator subject to the review and approval of the Community Development Director.

ROLL CALL VOTE was as follows:

AYES: 6 – Franzese, Bolos, Cronin, Stratis, Grunsten, and Trzupsek

NAYS: 0 – None  
MOTION CARRIED by a vote of 6-0.

**B. Z-16-2012: 150 Burr Ridge Parkway (Chase); Special Use, Variation and Findings of Fact**

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

Mr. Pollock described the public hearing as follows: The petitioner proposes to construct a bank with a free standing drive through facility. The property is zoned B-1 which lists banks and drive through facilities as special uses. The petitioner also requests a variation of the required front yard setback and a text amendment to reduce the required number of stacking spaces for a drive-through facility.

Chairman Trzupek asked the petitioner for comments.

Mr. Bernie Citron, Attorney for the petitioner, stated that Chase Bank seeks to construct a one-of-a-kind bank branch building. He said that a bank at this location would be a good fit because downtowns traditionally develop around government offices, post offices, banks and similar institutions. Mr. Citron introduced the other representatives of Chase Bank.

Ms. Cheryl Levin, Vice President of Chase Bank, said that there are 4900 households on Burr Ridge that do their banking outside of Burr Ridge. She said this includes over 500 of Chase's private client accounts which this bank branch would service. She said Chase wants to be at this location to service those existing Burr Ridge customers as well as to attract new customers.

Mr. Tim Mesak, Architect for Chase Bank, described the site plan, landscaping plan and building elevations. He said there would be 1,600 square feet of green spaces on the developed plan and 47 parking spaces. He said there would be 10 employees maximum at any given time and probably 14 overall employees working at this branch.

Mr. Mesak added the following in describing the plans: The building is located at the corner to complement the Village Center building across the street and to frame the intersection. They would re-do the corner brick plaza to add a sign and seat wall matching the Village's downtown sign at Burr Ridge Parkway and County Line Road. The drive through would have an ATM lane and 3 lanes with video screens and serviced by underground vacuum tubes for personal banking. The drive-through lanes were separated from the building so that the building would be more attractive and better fit into the downtown street and building layout. There will be an 8 foot wide sidewalk along Burr Ridge Parkway and a 5 foot wide sidewalk extending along the shopping center access drive. There will be generous landscaping including a seating plaza that will be similar to the seating plazas on the north side of Burr Ridge Parkway. The petitioner has prepared alternate site plans for the vehicle stacking at the drive through facility. One plan shows full compliance with the 6 spaces required by the Zoning Ordinance but the petitioner believes that 3 spaces per lane will be sufficient. The

building has a two story architecture to complement the four story buildings in the Village Center and as a transition to the one story shopping center buildings. The building façade uses brick, stone and glass. And the building will utilize sustainable building practices such as energy efficient heating, cooling and plumbing.

Mr. Louie Abooma, traffic consultant for the petitioner, described the traffic study. He concluded that the bank will not adversely impact traffic conditions and would actually generate much less traffic than most other retail or restaurant uses.

Mr. Citron summarized the petitioner's request.

Chairman Trzupsek asked for comments and questions from the audience. There were none.

Chairman Trzupsek asked for questions and comments from the Plan Commission.

Commissioner Cronin asked if there is a pass through lane and is there a teller window. Mr. Mesak said that there would be one ATM and the other lanes would have video conferencing with a teller inside the bank. He said there is a pass by lane as required by code.

Commissioner Cronin also asked about screening of rooftop equipment. Mr. Mesak said they would work with staff to be sure the equipment is placed so that it is not visible from any adjacent street.

Commissioner Franzese pointed out that if there are three cars in the lane next to the pass-by lane, the pass-by lane would be blocked. Mr. Mesak said they could adjust the curbing to make the pass-by lane more accessible.

Commissioner Franzese asked about the four spaces at the south end of the property and suggested that the honey locust trees be replaced with white oak or bur oaks. In response, Mr. Pollock said that staff is recommending the removal of the four parking spaces because they are isolated and access would interfere with traffic movement.

Commissioner Franzese added that he appreciates the times that the traffic surveys were conducted – on a busy Saturday as well as on a weekday.

Commissioner Bolos asked if Chase is closing its Plainfield branch in Willowbrook. Ms. Levin said they have no plans to close that branch. She believes demand will be sufficient for both locations.

Commissioner Bolos said that one of the objectives of the Village's zoning for this area is to maximum retail sales. In response, Mr. Citron said they understood this concern and that is why Chase volunteered to provide an annual contribution to the Village.

Commissioner Bolos asked what the owner of County Line Square thought about this request. Mr. Bob Garber, owner of County Line Square, said that he believes the bank

will complement County Line Square but that he would prefer to see the building be shorter and he would like the four parking spaces to remain.

Commissioner Stratis said that the height of the building will not impact sight lines into the shopping center. Mr. Garber agreed but said he just thinks the building would look better if it were not as tall.

In response to Commissioner Stratis, Mr. Mesak explained the lighting of the canopy and the building and Ms. Sarah Glen of Chase Bank said that there would be no window signs in the upper glass areas of the building.

Commissioner Stratis asked what was the amount is that Chase is volunteering to contribute to the Village. Mr. Citron said it was \$12,000. Commissioner Stratis said that he believes that is consistent with what a small restaurant would generate on this site. He further cautioned the other Commissioners that the contribution was voluntary and did not impact the Commission's review of the site plan, special use, or variation.

Commissioner Grunsten asked if the stop bar exiting the drive through area was textured or was designed as a speed bump. She also asked about lighting. Mr. Mesak said there was no speed bump or texturing. He also responded to the specific questions about lighting.

Chairman Trzupke asked why they only had one ATM. Mr. Mesak said that a second lane would be wired for another ATM and if demand justified it, they would convert a second lane to ATM.

Chairman Trzupke asked about the type of glass used throughout the building and stated that he is concerned about seeing the rooftop units from the street. Mr. Mesak said that most of the glass is clear glass but some is spandrel glass. He said they would commit to making sure the rooftop units are not visible from the street.

Chairman Trzupke said that he prefers seeing the building stay at its height as it provides a good transition from the four story building across the street.

Chairman Trzupke asked if there were any further questions or comments.

Mr. Citron concluded said that although it is not a factor in the zoning review, Chase has addressed the lack of sales tax by volunteering to contribute to the Village. He said further that the bank fits nicely with the architecture and design of the area and its low traffic character would complement County Line Square.

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

A MOTION was made by Commissioner Cronin and SECONDED by Commissioner Grunsten to close the public hearing for Z-16-2012.

ROLL CALL VOTE was as follows:

AYES: 6 – Cronin, Grunsten, Franzese, Bolos, Stratis, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Chairman Trzupsek said a separate motion should be made for the text amendment and the rest of the requests could be taken together or separately.

A MOTION was made by Commissioner Franzese and SECONDED by Commissioner Grunsten to recommend approval of a text amendment to reduce the required stacking for a bank drive through facility to 3 spaces per lane.

ROLL CALL VOTE was as follows:

AYES: 6 – Franzese, Grunsten, Cronin, Bolos, Stratis, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A MOTION was made by Commissioner Franzese and SECONDED by Commissioner Cronin to accept the petitioner's findings of fact as submitted and recommend that the Board of Trustees approve the special uses and variation as requested by Z-16-2012 subject to the following conditions:

1. Compliance with the submitted plans including building, site and landscaping plans;
2. Design of the seating plaza area in a manner similar to the history plaque seating areas on the north side of Burr Ridge Parkway subject to staff review and approval;
3. Land banking of the four parking spaces accessed from the adjacent shopping center drive with the parking spaces to be added at a future date as may be determined by the Village.
4. The curb around the drive through facility shall be modified to prevent the pass-by lane from being blocked when three cars are stacked in the adjacent drive through lane. The final configuration shall be subject to staff review and approval.
5. All roof top mechanical equipment shall be screened from view from any adjacent street. Final plans relative to roof top screening shall be subject to staff review and approval.
6. The five honey locust trees proposed in the landscaping plan shall be replaced with white oaks, bur oaks or similar variety subject to staff review and approval.

ROLL CALL VOTE was as follows:

AYES: 6 – Franzese, Cronin, Bolos, Grunsten, Stratis, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

#### **4. CORRESPONDENCE**

There was no discussion regarding the correspondence.

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

##### **A. S-05-2012; 108 Burr Ridge Parkway (Chase) Sign Variations**

Chairman Trzupsek asked the petitioner to present their sign request.

Mr. Citron said that for the following reasons, Chase seeks four building signs with an increase in the maximum sign area; Chase has agreed to construct a monument sign that complements the Village downtown signs as was requested by Village staff and that precludes Chase from having their own monument sign; if the property were considered a corner lot, they would be allowed two signs and although the property is not a corner lot it functions as a corner lot because of the shopping center driveway; by moving the building to the front corner of the property as requested by staff, the bank needs a sign on the south side of the building in addition to the two street sides of the building.

Ms. Sarah Glen of Chase Bank said that she does signs for all new Chase banks. She said that the typical Chase Bank is blue and its architecture identifies it as a Chase Bank. She said because they were doing this building in traditional brick and glass, it would not be as easily identifiable. She said this was another reason that additional signs were needed.

In response to earlier questions that were asked, Ms. Glen said that there would be no window signs and that the only electronic message signs would be located inside and behind the teller which would not be visible from the outside.

Chairman Trzupsek asked for questions and comments from the Plan Commission.

Commissioner Grunsten said that additional signs may be justified but she is not sure if four signs are justified.

Mr. Pollock said he agrees and said that staff is recommending a maximum of three signs.

Mr. Citron said that they would like four signs but would agree to proceed with only three signs if that is the decision of the Commission.

Commissioners Stratis and Bolos both said they agree that three signs should be the maximum.

There was discussion on which sign would be removed. Chairman Trzupsek said that he thinks the north side sign should be the one to be removed because it has the least impact and would be visible at the same time as the west side sign. However, he added that he would suggest that the petitioner determine which sign would be removed.

A MOTION was made by Commissioner Franzese and SECONDED by Commissioner Stratis to accept the petitioner's findings of fact as submitted and recommend that the Board of Trustees approve the conditional sign and sign variations as requested by S-05-2012 subject to the following conditions:

1. Compliance with the submitted sign plans except as specifically modified herein;
2. Removal of one of the four wall principal wall signs from the building with the result being a maximum of three walls signs.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

**B. S-06-2012: 450-850 Village Center Drive (Village Center); Conditional Sign Approval for Portable Sidewalk Signs**

Chairman Trzupek asked staff to summarize this request.

Mr. Pollock said that the petitioner seeks approval of portable sidewalk sign as per a recent amendment to the Sign Ordinance. He said the sign package includes several signs for tenants that exceed the height and area permitted by the Sign Ordinance. He said the largest sign was 72 inches in height and about 16 square feet in area rather than the maximum of 48 inches and 9 square feet in area.

Mr. Scott Rolston, property manager of the Burr Ridge Village Center, described the signs that had been included in the request. He said that the signs that exceed the maximum permitted area and height would be located within 3 feet of the building.

A MOTION was made by Commissioner Franzese and SECONDED by Commissioner Cronin to recommend that the Board of Trustees approve the conditional sign and sign variations as requested by S-06-2012 subject to the following conditions:

1. Compliance with the submitted sign plans;
2. Any sign exceeding the maximum permitted size of four feet in height and 9 square feet in area shall be located within 3 feet of the front wall of the building.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.



**C. S-07-2012: 76-324 Burr Ridge Parkway (County Line Square; Conditional Sign Approval for Portable Sidewalk Signs)**

Chairman Trzupek asked staff to summarize this request.

Mr. Pollock said that the petitioner seeks approval of portable sidewalk sign as per a recent amendment to the Sign Ordinance. He said the sign package includes chalkboard signs and plastic A-frame signs. He said both signs comply with the size restrictions of the Sign Ordinance but that the chalkboard signs are prohibited.

Mr. Bob Garber, owner of the County Line Square Shopping Center, agreed to withdrawal the request for the plastic A-frame signs.

A MOTION was made by Commissioner Franzese and SECONDED by Commissioner Bolos to recommend that the Board of Trustees approve the conditional sign request subject to compliance with the submitted sign plans except that plastic A frame signs are prohibited.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

**D. PC-07-2012: Zoning Ordinance Text Amendment – Driveway Width**

Chairman Trzupek asked staff to summarize this consideration.

Mr. Pollock said that he had been asked by several residents that the Village consider allowing non-conforming driveways to be replaced without having to bring them into compliance with the maximum width requirement of 22 feet. He said that the requirement for legal non-conforming structures is that when they are replaced, they must be made to conform to current standards. Mr. Pollock said that there are quite a few driveways in subdivisions developed in the 1980's and early 1990's that have driveways that are up to 30 feet wide.

The Commission discussed the matter and although were clearly not committed to amending the Zoning Ordinance, the Commissioners believed a hearing was warranted.

A MOTION was made by Commissioner Franzese and SECONDED by Commissioner Stratis to request authorization from the Board of Trustees to conduct a public hearing to consider a Zoning Ordinance text amendment relative to driveway widths.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

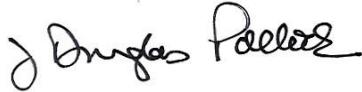
**6. FUTURE SCHEDULED MEETINGS**

Chairman Trzupek noted that the next meeting is scheduled for December 3, 2012.

**7. ADJOURNMENT**

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Bolos to **ADJOURN** the meeting at 09:51 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:51 p.m.

**Respectfully Submitted:**



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J. Douglas Pollock, AICP

December 3, 2012