

**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**VILLAGE OF BURR RIDGE**

**MINUTES FOR REGULAR MEETING OF**

**AUGUST 5, 2013**

**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, 7660 County Line Road, Burr Ridge, Illinois, by Chairman Trzupek.

**ROLL CALL** was noted as follows:

**PRESENT:** 7 – Cronin, Hoch, Grunsten, Scott, Grela, Praxmarer, and Trzupek

**ABSENT:** 1 - Stratis

Also present was Community Development Director Doug Pollock, Village President Mickey Straub, Village Clerk Karen Thomas, and Village Trustees Guy Franzese, Diane Bolos, Len Ruzak, John Manieri, Janet Grasso

**2. APPROVAL OF PRIOR MEETING MINUTES**

Commissioner Grela said that the minutes previously approved for the July 1 public hearing did not include that Mr. John Syzmal spoke at the public hearing. Chairman Trzupek said that would be duly noted in the minutes for tonight's meeting.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Hoch to approve minutes of the July 15, 2013 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Cronin, Hoch, Scott, Grela, Praxmarer, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 1 – Grunsten

**MOTION CARRIED** by a vote of 6-0.

**3. PUBLIC HEARINGS**

Chairman Trzupek recommended that the following matters be continued to the August 19, 2013 meeting:

- **Z-16, 2013; 16W020 79<sup>th</sup> Street (International Motors Group); Special Use**
- **S-04-2013; 60 Shore Drive (Brand Max); Sign Variation**
- **Z-11-2013; 6501 County Line Road (Lindell); Fence Variation**

Chairman Trzupek said that due to anticipated length of the first hearing tonight, he directed staff to contract the petitioners for these matters and suggest that they be continued. Mr. Pollock confirmed that all three petitioners had agreed to the continuance.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to continue these matters to the August 19, 2013 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Hoch, Scott, Cronin, Grunsten, Grela, Praxmarer, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

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

**A. Z-12-2013: 15W150 South Frontage Road (Odyssey Hotels); Planned Unit Development**

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

Mr. Pollock stated that the public hearing was opened on July 1 at which time testimony was provided by the petitioner and the public. He said the Commission continued the hearing to July 15, 2013 to allow the petitioner to provide information requested by the public and by the Commission. Mr. Pollock said the hearing was continued again from July 15 to August 5 as the petitioner was not ready to proceed on July 15.

Chairman Trzupek asked for comments from the petitioner.

Ms. Tracy Arman, Vice President of Operations for Odyssey Hotels, described the changes to the plans. She said that the hotel building perpendicular to 75<sup>th</sup> Street has been reduced from 5 stories to 4 stories. She referenced the written traffic study and the economic impact study. Ms. Arman introduced the developer's civil engineer to describe the site plan and stormwater management plan.

Mr. Brian Johnson said he was a professional civil engineer. He explained existing drainage patterns on the property and described how the stormwater management would be provided for this development. He referenced several slides in a PowerPoint presentation. Mr. Johnson introduced the Architect for the project.

Mr. Gary Frank said that he is the architect for Odyssey Hotels. He used the PowerPoint slides to show a revised perspective drawing of the four story building from Drew Avenue. He noted that a security fence is being provided along 75<sup>th</sup> Street and on the side lot lines and described the existing and proposed landscaping.

In response to Chairman Trzupsek, Mr. Frank said that it would take about five years for the new evergreens to grow to the size shown on the plans. Mr. Frank also described the tree protection measures that would be used to protect the trees during construction.

Mr. Frank further referenced and described the building elevations in the slide show. He concluded by introducing Ms. Lynn Gietz of Odyssey Hotels.

Ms. Gietz said she was the Corporate Director of Revenue Development for Odyssey Hotels. She referenced the slides describing the public benefits of the proposed hotel development. Those benefits described included stormwater management, economic and fiscal impact, and a contribution toward 50% of the cost of a sidewalk on South Frontage Road from 75<sup>th</sup> Street to Burr Ridge Parkway. She also said additional benefits of the hotels would be the limit to 3-star hotels and above and the landscaping along 75<sup>th</sup> Street.

With the petitioner concluding their presentation, Chairman Trzupsek asked for public comments.

Mr. Bruce Church, 7612 Hamilton Avenue, presented a PowerPoint slide show. The slide show described in detail Mr. Church's statement that the PUD did not meet the requirement of providing an exceptional benefit to the community. As a result, Mr. Church said that the PUD should be denied.

Mr. Deepak Mitel, 8224 Windsor Court, spoke in favor of the petition. He said more businesses will help keep property taxes lower for residents.

Dr. David Cziperle, 8650 Crest Court, said he does not oppose the hotel. He said that the project will help keep property taxes down.

Ms. Sandra Szynal, 7819 Drew Avenue, said the evergreen trees take too long to grow and will not provide an adequate buffer. She opposed the project and said the PUD was not justified.

Ms. Nehad Leonarhdson, 15W761 74<sup>th</sup> Street, said she supports the hotel development. She said we need to develop our community and is thrilled that someone wants to invest in our community.

Ms. Kathleen Scanlon, 16 Tartan Ridge, said she fought the movie theater project a number of years ago and as a result, the property was available for the development of the Village Center.

Mr. Jesus Davila, 124 79<sup>th</sup> Street, said he moved away from the city 20 years ago and he objects to the proposed hotels.

Mr. Mark Toma, 7515 Drew Avenue, presented a slide show describing his reasons for objecting to the proposed hotel development.

Mr. & Mrs. Daniel Gierczyk, 161 Carriageway Drive, asked if the buildings were pre-cast or brick. Mr. Frank said they were brick and stone. Mr. Gierczyk wondered why the buildings were not more attractive.

Mr. Eduardo Jesus Davila, 124 79<sup>th</sup> Street, said he does not see any benefits but only costs.

Mr. Michael Pastiak, 7507 Hamilton Avenue, stated that his property value will go down and that crime will increase because of the hotels.

Ms. Deepak said that this project is about the quality of life for residents versus profit for developer and that the Village should protect the residents.

Ms. Isabella said she is planning on moving to Burr Ridge and that the Village does not need any additional hotels and the project does not bring any benefits to the community.

Mr. Tom O'Toole, 79<sup>th</sup> Street, said he sent a letter of opposition to the Plan Commission.

Mr. Panday, 7519 Hamilton Avenue, questioned why the Village should have hotels in a residential area, it will take away from the quality of the houses.

Ms. Dolores Cizek submitted written comments and read those comments into the record.

Ms. Alice Krampit, 7515 Drew Avenue submitted written documents and said that she was opposed to the project.

Mr. Kumar said he has been a resident since 1997 and he supports the project and that it would contribute to the local economy.

Mr. & Mrs. Daniel Gierczyk, 161 Carriageway Drive, said that he has stayed at the Spring Hill Suites Hotel and has seen guests take food from the breakfast bar. He questioned how much money guests would spend locally.

Ms. Suda, 7620 Drew Avenue, said this was a very quiet area and the hotel development will result in cars passing through the neighborhood. She said there are no stop signs and no sidewalks in the subdivision.

Ms. Marilou McGirr said that she lives in Woodcreek which is a PUD. She said that the Pathway Commission responded to the proposed sidewalk project and did not recommend any rebate to the developer for the sidewalk. She said they did not endorse the project but only reacted to the request for the sidewalk. She described her concerns about traffic, the use of a PUD, maintenance of the stormwater pond, and her objections to a hotel at this location.

Ms. Tracy Stasevicius, 7515 Hamilton Avenue, said she walks in the neighborhood and that residents should not have to worry about locking their car doors.

Ms. Cervantes said she grew up at 7619 Drew Avenue. She was concerned primarily about safety in the neighborhood.

Mr. John Syzmal, 7819 Drew Avenue, said he was on the stormwater committee and agrees with others that there are other places where they can build hotels. He said that this project would be detrimental to stormwater.

Mr. John Bittner suggested that the Commission think about having these hotels next to their house. He said that the market could not support two new hotels.

Mr. Bohdan Iwanetz, 7516 Drew Avenue, asked about the stormwater run-off from the property. Mr. Johnson responded.

Mr. Woodrow Brown, 7619 Hamilton Avenue, said that this project does not belong in this location.

Ms. Scanlon said that the residents who live closest to this property have spoken and they are clearly against the project. She said the Commission should give due consideration to the residents. She submitted a letter to the Commission which she said would like entered into the record.

There being no further public comments, Chairman Trzupek asked for comments and questions from the Plan Commission.

Chairman Trzupek said that the Commission was being asked to recommend approval or denial for a PUD. He said that the developer is suggesting three benefits to justify the PUD; those being the stormwater improvements, an economic benefit that would be double a hotel without a PUD and a sidewalk on South Frontage Road. He said the question before the Commission is whether these benefits are sufficient to meet the requirements for a PUD.

Commissioner Cronin asked the petitioner upon what occupancy rate the economic benefits are based on. Mr. Rachit Dhingra of Odyssey Hotels said that it was based on 60 to 70% occupancy. Mr. Dhingra added that the economic benefit assumes that each guest would spend \$40 in Burr Ridge. Commissioner Cronin asked where else the petitioner operates hotels. Mr. Dhingra said they have hotels in Michigan, Ohio, and Wisconsin.

Mr. Johnson responded to questions from Commissioner Cronin about stormwater management and tree preservation. He said that the tree protection fencing would protect the trees during construction and that the detention pond would be outside of the drip line of the trees.

In response to Commissioner Cronin, Mr. Dhingra said that he has not determined whether both buildings would be built at the same time or if they would be done in phases.

In response to Commissioner Hoch, Mr. Dhingra clarified that the economic impact study is based on \$40 spent per person rather than per room.

Commissioner Hoch noted that traffic would all come from South Frontage Road and clarified that the permanent fence along 75<sup>th</sup> Street would be constructed prior to opening of the hotel.

She suggested that if the project construction cost was over 16 million dollars that the contribution toward the sidewalk was insufficient. Mr. Dhingra said that he would take that under consideration.

Commissioner Hoch also questioned why the building design was not better or more unique. Mr. Dhingra said they thought they were following the guidelines provided by the Village. He said that some of the designs presented that were unique included EIFS which the Village prohibits.

Chairman Trzupsek said that he had previously recommended different building materials and the developer has used those materials. He said that due to the developer's need to provide a branded building, the developer was not willing to consider different designs for the buildings. Commissioner Hoch said that some of the other designs shown were nicer. Mr. Frank added that for the hotels to be successful they must follow the brand identification architecture.

Commissioner Hoch asked about public safety and the potential for additional criminal activity as a result of the hotels. Ms. Arman said that she met with the Police Chief to review security concerns and the Chief did not think that additional police staffing would be required as a result of the hotels.

Commissioner Grunsten said that the phrase cost conscious in some of the literature raised a concern about the quality of the hotels. She said she is very concerned about whether the hotels would bring more money into the Village Center stores and restaurants.

Commissioner Scott stated that most of his concerns had been discussed. He said he is struggling with the question of whether the PUD provides meets the requirement of providing an exceptional benefit to the community.

Commissioner Grela said the developer's presentation was very good and much better than the first presentation. He said that he moved to Burr Ridge to get away from the places that are a tourist destination. He said that the petitioner has not met the criteria for a PUD and he is prepared to make a motion recommending denial of the PUD.

Commissioner Praxmarer asked why they were considering this particular property. Mr. Dhingra said they looked at other properties but that other properties have other restrictions which made them unsuitable for hotel development.

Mr. Dhingra said that he understood the residents' concerns about stormwater and that he is willing to donate to the Village's stormwater fund for this neighborhood instead of contributing toward the sidewalk if the Village preferred.

Mr. Dhingra further stated that he is willing to reduce the height of the Hampton building to four stories which would also reduce the floor area ratio to approximately 0.52.

Chairman Trzupek asked why the stormwater release rate could not be made even lower. Mr. Johnson said that would require the restrictor to be made smaller and he would be concerned about the restrictor becoming a maintenance problem if it were smaller.

Commissioner Cronin said that stormwater is not an issue for this development. He said that the residents have an existing stormwater problem that this development will not adversely impact. He said the residents should take up those concerns with the Village Board unrelated to the review of this PUD.

Commissioner Cronin added that the denial of this PUD will set a precedent for this area to prohibit any hotel or office building more than 3 stories.

Chairman Trzupek summarized that the question remains whether they have met the criteria for a PUD.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Grunsten to close the hearing for Z-12-2013.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Cronin, Grunsten, Hoch, Scott, Grela, Praxmarer, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

Chairman Trzupek asked for a motion regarding this petition.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to direct staff to prepare findings of fact in denial of this petition and to recommend to the Board of Trustees that Z-12-2013 be denied.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Grela, Scott, Cronin, Hoch, Grunsten, Praxmarer, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

**B. Z-15-2013: 16W260 83<sup>rd</sup> Street (Tower Communications); Special Use and Findings of Fact**

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

Mr. Pollock described the petition as follows: The petitioner seeks special use approval to store up to 10 business trucks, vans, and trailers in the rear area of the property. A list of similar special uses granted by the Village for other properties in the area was provided to the Commission with the staff report. Photos of the trucks, vans and trailers were also provided.

Chairman Trzupsek asked for comments from the petitioner.

Ms. Laura Malkani introduced herself as Vice President of Tower Communications. She clarified that some of the vehicles would not be parked directly behind the building but would be along the rear lot line. She said that it is rare that they have more than two vehicles stored overnight.

Chairman Trzupsek asked for public comments. There were none.

Mr. Pollock suggested that the trailers be kept behind the building but that the trucks and vans could be kept along to the side along the rear lot line.

Chairman Trzupsek read the conditions recommended by staff. The petitioner said they agreed to the conditions.

Commissioner Grunsten asked if a trailer attached to a truck counts as one or two vehicles. Mr. Pollock said that would count as two.

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

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Grunsten to close the hearing for Z-15-2013.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Cronin, Grunsten, Hoch, Grela, Scott, Praxmarer, and Trzupsek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and to recommend that the Board of Trustees that Z-15-2013, a special use approval as per Section X.F.2.j of the Burr Ridge Zoning Ordinance for the outside storage of a maximum of 10 business trucks and utility trailers behind the building, be approved subject to the following conditions:

1. There shall be a maximum of 10 commercial vehicles and trailers parked overnight on the property at any given time. All trailers shall be parked overnight directly behind the building. Trucks must be parked overnight anywhere adjacent to the rear lot line.
2. The vehicles to be parked overnight by authority of this special use shall be of similar size and design as those shown in the submitted photos.
3. This special use approval shall be limited to Tower Communication Experts, LLC at this location and shall expire at such time that Tower Communication Experts, LLC no longer occupies the subject property.



4. Failure to comply with the terms of this special use shall render the special use null and void.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Cronin, Hoch, Grela, Grunsten, Scott, Praxmarer, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

#### **4. CORRESPONDENCE**

There was no discussion regarding the correspondence.

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

##### **A. S-03-2013: 15W150 South Frontage Road (Odyssey Hotels)**

Mr. Pollock suggested that this be continued to the next meeting pending the Board's decision regarding the PUD.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grela to continue the hearing for S-03-2013 to August 19, 2013.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Scott, Grela, Cronin, Hoch, Grunsten, Praxmarer, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

#### **6. FUTURE SCHEDULED MEETINGS**

There was no further discussion regarding future scheduled meetings.

#### **7. ADJOURNMENT**

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 11:41 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 11:41 p.m.

Respectfully Submitted:



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J. Douglas Pollock, AICP

August 19, 2013