

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

DECEMBER 16, 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, Stratis, Grunsten, Scott, Grela, Praxmarer, and Trzupek

ABSENT: 1 – Hoch

Also present was Community Development Director Doug Pollock. In the audience were Trustees Bolos and Franzese

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to approve minutes of the November 4, 2013 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Grela, Scott, Grunsten, Praxmarer and Trzupek

NAYS: 0 – None

ABSTAIN: 2 – Cronin and Stratis

MOTION CARRIED by a vote of 5-0.

3. PUBLIC HEARINGS

There were no public hearings scheduled.

4. CORRESPONDENCE

There was no discussion regarding the Board Report.

5. OTHER CONSIDERATIONS

A. Preliminary Plat of Subdivision: McNaughton's 87th and Madison Subdivision

Chairman Trzupek asked Mr. Pollock to provide a review of this request.

Mr. Pollock reported that a developer has a contract to purchase the property at the southeast corner of 87th and Madison Streets and is seeking to subdivide the property into three residential lots with a separate lot for stormwater detention. Mr. Pollock said that the proposed subdivision complies with the Subdivision and Zoning Ordinances.

Mr. John Barry was present on behalf of McNaughton Development. Mr. Barry did not have anything to add at this time.

Chairman Trzupsek noted that this was not a public hearing but asked if anyone was in the audience who wanted to speak on this matter. There was no one.

Chairman Trzupsek asked the petitioner if a house that is consistent with other houses in Burr Ridge can be built on each lot without a zoning variation. Mr. Barry responded affirmatively. Chairman Trzupsek asked for questions and comments from the Commissioners.

Commissioner Cronin asked about the orientation of the lots, whether additional street lights are proposed and if the detention pond would be dry or wet bottom.

Mr. Barry said that two lots will face Madison Street and two lots will face Polo Ridge Court. He said that no additional street lights are required and that the pond will have a wetlands bottom.

Commissioner Stratis asked what a wetland bottom pond is. Mr. Barry introduced Mr. Scott Scheiner his consulting engineer. Mr. Scheiner explained that DuPage County encourages a wetland bottom for filtration of stormwater. He said it is not required but it would be difficult to meet the County stormwater requirements for this property without a wetland bottom. In response to Commissioner Stratis, Mr. Scheiner added that the developer would establish a maintenance plan to ensure that the wetlands would be properly maintained. Mr. Pollock added that the Village ordinances requires that the developer create an escrow fund to provide resources for the homeowners to maintain the pond after the developer's responsibility is completed.

Commissioner Grunsten asked if there were other similar ponds in the area. Mr. Scheiner said that his firm had done one in Westmont.

Commissioner Scott said he had no questions.

Commissioner Grela asked if the bottom of the pond would be wet at all times. Mr. Scheiner explained that it would detain water longer than a traditional dry pond but would eventually become dry as water soaks into the ground. In response to Commissioner Grela, Mr. Scheiner explained that the developer would maintain the pond for at least two years and thereafter, the homeowners association would be responsible.

Commissioner Praxmarer confirmed that the homeowners association would be responsible for the long term maintenance of the subdivision pond and she asked for a description of grading of the properties.

In response to Chairman Trzupsek, Mr. Scheiner said that the pond is similar to a bio swale and will have underdrains.

Chairman Trzupsek asked if some of the detention will flow south from the property. Mr. Scheiner explained that the driveways have to be pitched to drain to the street and that stormwater for those two lots will then have to run in the gutter into the Polo Ridge storm system but that it will be minimal and within code.

Trustee Franzese asked about the maintenance of the pond and wetlands. Mr. Scheiner explained that the first three years were critical to establish the wetland plants and after that the plants have to be replaced as needed but that should not occur often. He also added that generally geese do not like wetland areas so that should not be a problem. In response to Trustee Franzese, Mr. Scheiner said that there is no reason why a homeowner would prefer to live next to the planned wetland pond but that is being planned because of the stormwater regulations. He added that lots adjacent to the pond will not be priced differently due to that proximity.

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

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Stratis to recommend approval to the Board of Trustees of the Preliminary Plat of Subdivision for McNaughton's 87th and Madison Subdivision subject to the following conditions:

- A. The Final Plat and Final Engineering Plans shall substantially comply with the submitted Preliminary Plat and Preliminary Engineering Plans.
- B. Application for a final plat of subdivision within one year after approval of the preliminary plat by the Board of Trustees.
- C. Payment of the required school impact fee in effect at the time of approval of the final plat of subdivision - estimated at this time to be \$23,572.
- D. Payment of the required park impact fee in effect at the time of approval of the final plat of subdivision – estimated at this time to be \$31,296.80.
- E. Approval by the Village Engineer of final engineering plans including an engineer's cost estimate for all required improvements.
- F. Payment of all outstanding reimbursable fees, including but not limited to legal, engineering, and forestry fees prior to recording of the final plat of subdivision.
- G. Sidewalks shall be constructed as recommended by the Pathway Commission and approved by the Village Board.

H. Final Landscaping and Tree Preservation Plans shall be subject to the review and approval of the Community Development Director after consultation with the Village's consulting forester.

ROLL CALL VOTE was as follows:

AYES: 7 – Cronin, Stratis, Grela, Scott, Grunsten, Praxmarer and Trzupke

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

6. FUTURE SCHEDULED MEETINGS

Mr. Pollock reported that there is nothing scheduled for the January 6, 2014 meeting and the deadline for publishing legal notices has passed.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Praxmarer to approve to cancel the January 6, 2014 meeting. The **MOTION** was unanimously approved by **VOICE VOTE** of the Plan Commission.

Commissioner Grela acknowledged that tonight was Commissioner Cronin's last meeting after 13 years of service as a Plan Commissioner. Commissioner Grela thanked Commissioner Cronin and noted that he had been dedicated and kind in his duties for the Plan Commission. Chairman Trzupke and the other Commissioners agreed. Commissioner Cronin responded that Burr Ridge is a good Village with a dedicated staff and thanked his fellow Commissioners.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Scott to **ADJOURN** the meeting at 8:22 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:22 p.m.

Respectfully
Submitted:



February 3, 2014

J. Douglas Pollock, AICP