

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

FEBRUARY 3, 2014

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 Police Station, 7700 County Line Road, Burr Ridge, Illinois by Chairman Trzupsek.

ROLL CALL was noted as follows:

PRESENT: 6 – Grunsten, Hoch, Scott, Grela, Praxmarer, and Trzupsek

ABSENT: 1 – Stratis

Also present was Community Development Director Doug Pollock.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Grunsten to approve minutes of the December 16, 2013 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Hoch

MOTION CARRIED by a vote of 5-0.

3. PUBLIC HEARINGS

A. V-01-2014: 8462 Meadowbrook Drive (Leja); Variation

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

Mr. Pollock summarized the request as follows: The property owner would like to add to an existing detached garage. The garage is located in a side and front yard and the Zoning Ordinance requires that all detached buildings be located in the rear yard. A variation is being requested to allow an addition to a garage with the existing garage located in a front and side yard and the addition being in the side yard.

Chairman Trzupsek asked the petitioner for comments and questions.

Mr. Kazimierz Leja said that he is the property owner and the petitioner. He said that the picture of the garage submitted with the petition shows a brick façade but that the garage will be siding similar to the house. He said that there are no homes in the Meadowbrook Drive area that have detached garages in the back yard. He said there are two homes with detached garages in the side yard and the others have attached garages. He said putting the garage in the back yard would not look as good as keeping it in the side yard.

Chairman Trzupiek asked if there was anyone in the audience wishing to speak on this matter. There were none.

Chairman Trzupiek asked the petitioner about the amount of the existing garage that was being preserved. Mr. Leja said that the foundation, three walls, and the roof trusses of the existing garage would be kept.

Commissioner Praxmarer asked if any of the neighbors commented on the variation and if the existing shed was to be removed. Mr. Leja said he had not heard from any neighbors and that the shed would be removed. Mr. Pollock added that he did not get any calls from other residents regarding this request.

Commissioner Grela said that the Commission usually receives better drawings showing greater detail of the proposed building. He said that he cannot identify a hardship other than perhaps the cost of re-locating the garage. In response to Commissioner Grela, Mr. Leja clarified that he is keeping most of the walls and roof and the new garage would have the same width but extended toward the rear yard.

Commissioner Scott asked if the petitioner looked at the cost of relocating the garage to the rear yard. Mr. Leja said he did not because he assumed the cost would be too much and that he feels the garage would look better and function better in its current location.

Commissioner Hoch asked if the garage will look about the same from the street and if the existing shed would be removed. Mr. Leja said that the garage would look the same except it would have new siding and new roof. He added that the shed located in the side yard would be removed.

Commissioner Hoch noted that the approval of the variation will not increase the extent that the garage is non-conforming and that it will result in the removal of one, non-conforming building.

Commissioner Grunsten said that she is struggling with whether there is a hardship for this variation. In response to Commissioner Grunsten, Mr. Leja said that the garage would be used for two cars plus lawn and gardening equipment.

Mr. Leja added that he would agree to plant additional trees between the street and garage.

Chairman Trzupsek confirmed with Mr. Pollock that if the garage and the proposed garage addition were attached to the house they would be permitted and a variation would not be needed. He added that he believes if it were a complete removal, it would be different but with this variation being an addition that does not increase the non-conformity, it may be acceptable.

Commissioner Grela stated that after hearing the testimony tonight, he believes that the requirement to completely remove the existing structure to comply with the Zoning Ordinance is a hardship similar to the variation that was granted for the addition to the house.

Chairman Trzupsek concurred stating that the hardship is that the existing garage cannot be expanded without removal or a variation.

Mr. John Bittner, 2 Hidden Lake Drive, said that he thinks the variation should be approved to allow the resident to make a significant improvement to the property.

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

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Grunsten to close the hearing for V-01-2014.

ROLL CALL VOTE was as follows:

AYES: 5 – Grela, Grunsten, Hoch, Scott, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to recommend approval to the Board of Trustees of V-01-2014, a variation from Section IV.I.1 of the Zoning Ordinance to permit the expansion of a detached garage located in a side yard subject to the following conditions:

- A. The variation shall be limited to the existing garage and an addition to said garage that extends to the west as per the submitted site plan.
- B. The total area of the garage with the addition shall not exceed 1,250 square feet.

ROLL CALL VOTE was as follows:

AYES: 4 – Grela, Scott, Hoch, and Trzupsek

NAYS: 1 – Grunsten

MOTION CARRIED by a vote of 4-1.

4. CORRESPONDENCE

There was no discussion regarding the Board Report.

5. OTHER CONSIDERATIONS

A. PC-01-2014: Annual Zoning Ordinance Review

Chairman Trzupsek asked Mr. Pollock to provide a review of this item.

Mr. Pollock presented the written report that summarizes all activities of the Plan Commission during the calendar year 2013. He said that the Commission conducts this review each year to determine if there are any trends that need to be addressed or if there are clarifications or other amendments to the Zoning Ordinance that would be appropriate. He concluded that staff does not have any recommendations for further action.

Ms. Alice Krampits was in the audience and asked about expanding the range for public hearing notice letters. Mr. Pollock said the current practice is to send letters to property owners within 500 feet of the subject property.

The Commission discussed whether to extend the range to 750 feet. Although some members believed the existing 500 feet was acceptable, there was a general consensus to recommend that the Board review this and change the minimum to 750 feet.

Mr. Pollock said he was not sure if a public hearing would be necessary or if this could be done administratively.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Grunsten to recommend that the Board of Trustees either authorize the Plan Commission to conduct a public hearing to extend the public hearing notice range to 750 feet or if a public hearing is not necessary, for the Board of Trustees to direct staff to begin providing notice for public hearings to all property owners within 750 feet of a property.

ROLL CALL VOTE was as follows:

AYES: 4 – Grela, Grunsten, Scott, and Trzupsek

NAYS: 1 – Hoch

MOTION CARRIED by a vote of 4-1.

6. FUTURE SCHEDULED MEETINGS

Mr. Pollock reported that there is nothing scheduled for the February 17, 2014 meeting and the deadline for publishing legal notices has passed.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to cancel the February 17, 2014 meeting. The **MOTION** was unanimously approved by **VOICE VOTE** of the Plan Commission.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 8:48 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:48 p.m.

**Respectfully
Submitted:**



March 3, 2014

J. Douglas Pollock, AICP