

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
NOVEMBER 17, 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 Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Vice Chairperson Grunsten.

ROLL CALL was noted as follows:

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

ABSENT: 2 – Sheth, and Trzupke

Also present was Community Development Director Doug Pollock

Vice Chairperson Grunsten presided over the meeting due the absence of Chairman Trzupke.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to approve minutes of the September 15, 2014 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Stratis

MOTION CARRIED by a vote of 5-0.

3. PUBLIC HEARINGS

There were no public hearings scheduled.

4. CORRESPONDENCE

There were no questions or comments regarding the Board Report or the Building Report.

5. OTHER CONSIDERATIONS

A. S-07-2014: Burr Ridge Meadows; Subdivision Entryway Sign

Mr. Pollock described this request for a replacement subdivision entryway sign at the Garywood Drive entrance to Burr Ridge Meadows. He said all new subdivision signs

require conditional sign approval. Mr. Pollock concluded that the proposed sign complies with the Sign Ordinance and the Subdivision Ordinance.

Mr. Rob Eiler was present as the representative of the Burr Ridge Meadows Homeowners Association. He said the existing sign is located on private property and is not very visible. He said the new sign would be located on common property and would be more visible.

Commissioner Stratis said that he has no questions in that the sign complies with all codes.

Commissioner Hoch confirmed that there would be uplighting on the sign. Mr. Eiler said it would be low voltage lighting. He said the trees that are being planted are also more open so that motorists can see through the median.

Commissioner Praxmarer commended the plan submittal.

Commissioner Grela concurred and said the plans should be used as an example for other petitioners.

Commissioner Scott said he agreed with the previous comments.

Vice Chairperson Grunsten asked if the project was fully funded. Mr. Eiler said it was and was anticipated to be built in 2015. He said it has already been approved by the Homeowners Association.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to recommend approval of S-07-2014 as submitted.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Scott, Hoch, Grunsten, Praxmarer, and Grela

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

B. S-08-2014: Sign Ordinance Amendment – Temporary Grand Opening Signs

Mr. Pollock said that staff often gets phone calls from new businesses asking about using temporary signs to announce their openings. He said that the Sign Ordinance does not permit any type of temporary signs for businesses. Mr. Pollock said anytime they get lots of requests on a matter, staff likes to bring it to the Plan Commission for consideration. He said that if the Commission wants to consider temporary signs for grand openings, staff would do some more research and bring more information to a future Plan Commission meeting.

Commissioner Scott said he would be open to the idea if it were clearly regulated and limited to a minimum amount of signage.

Commissioner Grela said he was on a Committee in the past to look at expanding the sign regulations for businesses. He said he would be concerned about how long the signs would be allowed, how many and how big the signs would be. He asked if the signs would be limited to restaurants or retail or if they would be allowed for all businesses. He said all these issues are worth discussing and that he would also like to know what other Villages allow.

Commissioner Praxmarer said she is open to the idea but would want more details about materials, size, and duration before deciding.

Commissioner Stratis said he agrees we should look into this question. He said he begins any discussion about signs with a bias against allowing too many signs. He said he would never agree to off-premise signs.

Commissioner Hoch and Vice Chairperson Grunsten said they agree with the previous comments.

C. PC-06-2014: Approval of 2015 Plan Commission Meeting Schedule

Mr. Pollock presented the 2015 Plan Commission schedule including meeting dates and designations for Village Board meeting representatives.

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Scott to approve the 2015 schedule as submitted. The **MOTION** was unanimously approved by **VOICE VOTE** of the Plan Commission.

6. FUTURE SCHEDULED MEETINGS

Vice Chairperson Grunsten noted that the next scheduled meeting of the Plan Commission is December 1, 2014.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 7:56 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 7:56 p.m.

Respectfully
Submitted:



January 5, 2015

J. Douglas Pollock, AICP