

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
JANUARY 19, 2015

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: 6 – Stratis, Hoch, Praxmarer, Grela, Scott, and Trzupek

ABSENT: 2 – Grunsten and Sheth

Also present was Community Development Director Doug Pollock. Trustee Diane Bolos was in attendance.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to approve minutes of the January 5, 2015 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 – Grela, Praxmarer, Hoch, and Trzupek

NAYS: 0 – None

ABSTAIN: 2 – Stratis and Scott

MOTION CARRIED by a vote of 4-0.

3. PUBLIC HEARINGS

Chairman Trzupek asked all persons in attendance who may speak at any of the public hearings to stand and affirm to tell the truth. Chairman Trzupek affirmed all those who stood.

A. Z-13-2014: 1333 Burr Ridge Parkway (InSite Real Estate); Text Amendment, Special Use and Findings of Fact

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

Mr. Pollock summarized the hearing as follows: The petitioner manages the office building at 1333 Burr Ridge Parkway commonly known as the McGraw Hill building. The petitioner has vacant office space that they would like to lease to a business vocational school. The property is within an O-2 District which currently does not list schools as a permitted or special use. The petitioner is seeking to amend the Zoning Ordinance to add business vocational school to the list of permitted or special uses and if added as a special use, the petitioner seeks special use approval.

Chairman Trzupek asked the petitioner for their presentation.

Mr. Uebelhor introduced himself as real estate broker and employee of In Site Realty, which is the property owner. He asked that the petition be revised to seek 20,000 square feet for the school rather than 14,500 square feet. He said the school would be general classrooms with no equipment. He said in the evening when the school is at its peak, there will be plenty of parking as the offices are closed at that time. He said he went through the parking lot at 7 pm this evening and there were only 10 cars.

In response to Chairman Trzupke, Mr. Uebelhor said they are negotiating a lease with ITT Technical School but that a lease has not yet been signed.

Chairman Trzupke asked for public comments.

Mr. Mark Thomas, 7515 Drew Avenue, said that the parking lot is full during the day. He said he did not realize until this evening that the school would operate primarily in the evening.

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

Commissioner Stratis asked if the other tenants in the office building were notified. Mr. Pollock said they would not have received the legal notice. Mr. Uebelhor said that the other tenants are aware and that they have approval rights for any new tenant. In response to further questions from Commissioner Stratis, Mr. Uebelhor said that ITT would not sign a lease until they are sure the Village will approve the land use.

Commissioner Hoch questioned the evening start time for classes. She was concerned that a 5:30 start time would create conflicts with office workers and she suggested a 6 pm start time. She added that she would expect parking to be greater than the one space per three students as most students would be adults that drive themselves to class.

Commissioner Praxmarer said she was also concerned about parking. Mr. Uebelhor said that maybe the one space per three students assumed some students would be dropped off.

Commissioner Grela said he cannot support an amendment that would make this a permitted use and would only consider if it is a special use for a specific user. He agreed with Commissioner Hoch that a later start time for evening classes was necessary so that there would not be conflict with office workers before they leave for the day.

Commissioner Scott asked if a parking variation had been done before based on shared parking at different peak times. Mr. Pollock was not aware of the Village having done this type of variation before but noted that it is similar to the PUD for the Village Center in that there is some assumption of shared parking for tenants with different peak hours. Commissioner Scott added that he agrees with the 6 p.m. start and also will not support unless it is for a specific tenant or specific type of school.

Chairman Trzupke asked if there was a parking shortage during the day. Mr. Uebelhor said there was not a parking problem during the day. Chairman Trzupke agreed that the 6 p.m. start time works better.

Chairman Trzupke said more qualifications and limits need to be specified for the staff recommendation condition prohibiting heavy equipment. Commissioner Grela suggested prohibiting laboratories and medical devices. Mr. Uebelhor said that the school would be traditional classrooms with desks and computers only.

In response to further questions and discussion regarding parking, Mr. Uebelhor said that they are very unlikely to use 20,000 square feet and that the original 14,500 square feet would probably be the maximum area.

Commissioner Scott asked if there should be condition limiting the number of students and teachers in the evening and, thus, limiting the parking in the evening. Mr. Pollock said that the school would be limited by the number of parking spaces in the parking lot and they could not exceed the ratio of students and teachers that would be accommodated by the existing parking lot.

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

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-13-2014.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Chairman Trzupek suggested separate motions for the text amendment and special use.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to adopt the findings of fact as submitted by the petitioner and recommend that the Board of Trustees approve an amendment to Section IX.D of the Burr Ridge Zoning Ordinance to add Business Vocational School to the list of special uses in the O-2 Office and Hotel District.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to adopt the findings of fact as submitted by the petitioner and recommend that the Board of Trustees grant special use approval to permit a Business Vocational School in an office building at 1333 Burr Ridge Parkway and for a variation from Section XI.C.13 of the Burr Ridge Zoning Ordinance for a reduction in parking for a vocational school and office building subject to the following conditions:

1. The special use and variation shall be limited to ITT Technical School or a similar technical and engineering school.
2. The school shall be traditional classrooms with no heavy machinery, mechanical equipment, medical devices, forensic devices or any other appurtenances that would be inconsistent with an office use.
3. The floor area occupied by the school shall not exceed 14,500 square feet.
4. The maximum number of students and employees for the school between the hours of 8 AM and 6 PM on Mondays through Fridays shall not result in the required

parking for the school exceeding the number of parking spaces that would be required for the same amount of office floor area.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

B. Z-03-2015: 505 Village Center Drive (Stix and Stones); Special Use

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

Mr. Pollock summarized the hearing as follows: The petitioner seeks to open a restaurant in the Village Center that would include the service of alcoholic beverages and an enclosed outdoor dining area with table service. Special use approvals are required for service of alcoholic beverages and for the outdoor dining area.

Chairman Trzuppek asked the petitioner if they had anything they wanted to add.

Mr. Ryan Nestor introduced himself as the architect for the business owner. He briefly described the design elements of the restaurant and outdoor dining area.

Chairman Trzuppek asked for questions and comments from the public. There being none, he asked for questions and comments from the Plan Commission.

Commissioner Scott confirmed that this is a retail location. He asked if the tables and chairs were heavy enough to resist movement in the wind. Mr. Nestor said they would be sure to use tables and chairs that would not move in the wind.

Commissioner Grela expressed his appreciation that the Village Center was finally getting a family friendly pizza restaurant. He asked about the core market for the restaurant and if it was primarily a lunch or dinner restaurant. Mr. Nestor introduced Mr. Jeremy Samatas, one of the owners of the restaurant, who said that their goal was to be both a lunch and dinner restaurant. He said the restaurant would provide counter service only where customers order at the counter and food is brought to the tables. He said they are using very fine finishes for the restaurant to also attract evening customers. Mr. Samatas said he and his partner own a microbrewery and may serve their own beer but may also serve local brews. He said they would use all fresh ingredients and would include sandwiches and some dinner entrees in addition to wood fire pizza.

In response to another question from Commissioner Grela, Mr. Samatas said that they may provide delivery service in the future but not initially.

Commissioners Praxmarer and Hoch had no questions and wished the best for the business.

Commissioner Stratis confirmed that there would be five feet of clearance between the light pole and the railing for the outdoor seating area.

Chairman Trzuppek asked how the restaurant would be vented. Mr. Rolston said the vent has to go through the various levels of the parking deck and that was a challenge.

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

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-03-2015.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to adopt the findings of fact as submitted by the petitioner and recommend that the Board of Trustees grant special use approvals as per Village Center Planned Unit Development Ordinance A-834-10-05 to permit a restaurant with alcoholic beverage sales and with outdoor dining subject to the following conditions:

- a. The restaurant and outdoor dining area shall substantially comply with the submitted plans.
- b. The dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant.
- c. The door to the dining area shall be self-closing.
- d. Tables shall be cleaned promptly following use.
- e. Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- f. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- g. No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant;
- h. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;
- i. Outdoor food preparation, storage or display is prohibited;
- j. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

C. Z-04-2015: 324 Burr Ridge Parkway (Capri); Special Use and Variation

Chairman Trzupek acknowledged that the staff was recommending a continuance of this hearing and asked Mr. Pollock to explain.

Mr. Pollock said that the petitioner was working with a neighboring property owner to obtain offsite parking for the valet service. He said the petitioner reported having a verbal agreement with the owner of the PACE park and ride lot but were still working on a formal, written agreement.

Chairman Trzupsek asked if there was anyone in attendance wishing to speak on this matter. There were none.

Commissioner Hoch suggested that the plans be revised to show the existing sidewalk seating area for Capri and that the parking should be calculated to include the deck area.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to continue the hearing for Z-04-2015 to February 16, 2015.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

4. CORRESPONDENCE

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

5. OTHER CONSIDERATIONS

There were no other considerations scheduled.

6. FUTURE SCHEDULED MEETINGS

Chairman Trzupsek said the next scheduled meeting of the Plan Commission is February 2, 2015 but that there are no public hearings scheduled.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to cancel the February 2, 2015 meeting.

ROLL CALL VOTE was as follows:

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

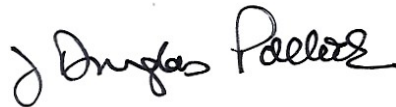
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 8:36 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:36 p.m.

Respectfully
Submitted:



February 16, 2015

J. Douglas Pollock, AICP