

**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**VILLAGE OF BURR RIDGE**

**MINUTES FOR REGULAR MEETING OF**

**November 16, 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:** 5 – Stratis, Hoch, Broline, Grela, and Trzupek

**ABSENT:** 3 – Grunsten, Praxmarer, and Scott

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

**2. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to approve minutes of the October 19, 2015 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Hoch, Stratis, Broline, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 1 – Grela

**MOTION CARRIED** by a vote of 4-0.

**3. PUBLIC HEARINGS**

Chairman Trzupek confirmed all those wishing to speak during the public hearing on the agenda for tonight's meeting.

**A. Z-17-2015; 78-324 Burr Ridge Parkway (County Line Square/Cycle Bar); Text Amendment, Special Use, Variations and Findings of Fact**

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner is the owner of the County Line Square shopping center and is representing a potential tenant with the shopping center. The petitioner seeks to reconfigure the parking lot within the shopping center and seeks a parking variation for a new tenant. The tenant is a business that conducts exercise classes and is seeking to occupy a tenant space at 124 Burr Ridge Parkway. Since the new tenant requires more parking than the previous tenant and the shopping center does not have sufficient parking spaces to accommodate the new tenant's additional parking, a parking variation is being requested.

Mr. Pollock added that the proposed use, a health and athletic club, is not specifically listed in the B-2 District but that there are similar uses listed as permitted uses in the B-1 District. He said that based on that similarity, staff is recommending that Health and Athletic Club consistent of less than 7,000 square feet of floor area be added as a permitted use in the B-1 District.

Chairman Trzupsek asked Mr. Pollock to further explain the parking. Mr. Pollock said that the current uses within the shopping center require 463 parking spaces and that the shopping center only has 426 parking spaces. He explained that as long as the shopping center is deficient in parking, any new use cannot move in unless it has the same parking requirement as the prior use. Mr. Pollock said that the proposed Cycle Bar requires 19 parking spaces and that the prior tenant, an interior design store, only required 10 spaces.

Chairman Trzupsek asked the petitioner for their presentation.

Mr. Jim DeBruyn, attorney for the property owner, said that County Line Square is landlocked and unable to add more parking. He said in order to lease to new tenants, they need relief from the parking requirements. He said that they are proposing an additional 26 parking spaces and that Capri restaurant is using offsite parking and valet service. He said that this measures should accommodate the parking for existing businesses and the proposed business. Mr. DeBruyn said that the impact on green space from the additional parking is less than 400 square feet.

Chairman Trzupsek asked about snow removal in the winter time and noted that in past years, snow has been piled over parking spaces thus reducing the number of parking spaces available. Commissioners Hoch and Grela also expressed their concern that snow be removed from the parking lot so that the required parking remains available during the winter months.

Mr. Pollock said that the shopping center owner has been told that they cannot store snow over parking spaces. He said that because the shopping center does not have extra parking, any reduction in parking caused by snow storage or any other reason, becomes a violation of the Zoning Ordinance parking requirements. Mr. Pollock said that the owner was informed of this requirement in writing.

Ms. Susan Grant introduced herself as the owner of the Cycle Bar business. She said that the peak hours for her business would be early in the morning when other businesses are not open. She said the evening classes tend to be much smaller.

There were no comments from the public. Chairman Trzupsek asked for questions and comments from the Commissioners.

Commissioner Stratis asked if the new parking configuration was in compliance with all green space requirements. Mr. Pollock said that they are not providing the islands at the end of each parking row but it was otherwise in compliance. He said there is no green space percentage in the Business Districts.

Commissioner Stratis said he is not concerned with the proposed use but said he was disappointed the owner did not get creative with the parking configuration when Capri came to the Village for a variation.

Commissioner Hoch said this was a good use and that the proposed parking will exceed the increased parking required for the Cycle Bar. She said she is concerned with the loss of green space but sees the parking as a greater need.

Commissioner Broline said this will improve the overall parking in County Line Square and that the use is appropriate.

Commissioner Grela said the business plan for Cycle Bar is well prepared. He said he is happy that the parking lot is being filled as that means the businesses are doing well. He questioned whether there was a hardship to justify the variation. In response, Mr. DeBruyn said that the hardship is the need to lease to a business that provides a service to the community.

In response to Commissioner Grela, Mr. Pete Kramer, Architect for the petitioner, said that the existing storm sewers were sufficient to handle the additional parking spaces.

Commissioner Grela also asked if additional accessible parking spaces were being provided. Mr. Kramer said additional spaces are not being provided and that the minimum spaces are already existing.

Commissioner Stratis said he does not agree that the desire to meet a community need and the lack of parking is a hardship. He did say, however, that he believes that because the tenant space is a corner spot and those spaces are hard to fill, that a hardship could be justified.

Mr. Pollock added that he believes the concept of hardship should be judged relative to the degree of variation being requested. He said that in this case, the degree of variation is relatively minor as they will provide 452 of the required 463 parking spaces. He also said that in some zoning ordinances, a multi-use shopping center is allowed a 5 to 10 percent discount in the required number of parking spaces to reflect that the various uses have different peak hours of operation.

Commissioner Hoch asked when the parking lot improvements would be completed. She said she would prefer to see the parking added before Cycle Bar opens. Mr. DeBruyn said they would like the same but he does not think they will have time before winter.

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

At 8:22 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the hearing for Z-17-2015.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Grela, Hoch, Broline and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

Mr. Pollock suggested three separate motions; one to consider adding Health and Athletic Club to the list of permitted uses in the B-1 District, a second to consider approval of a special use for site plan approval relative to the parking lot reconfiguration, and a third to consider the variations for the elimination of the landscaping islands for the additional parking spaces and reduction of the parking for the proposed health and athletic club.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and to recommend that the Board of Trustees amend Section VIII.B.1 of the Zoning Ordinance to add "Health and Athletic Club with less than 7,000 square feet of floor area" to the list of permitted uses in the B-1 District.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Grela, Hoch, Stratis, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and to recommend that the Board of Trustees grant a special use for site plan approval for the reconfigured parking in County Line Square subject to compliance with the submitted plans and completion of the parking lot improvements by June 1, 2016.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Grela, Hoch, Stratis, Broline, and Trzupsek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and to recommend that the Board of Trustees grant a variation to permit a Health and Athletic Club with less than 7,000 square feet in the tenant space at 124 Burr Ridge Parkway without the required number of parking spaces in the shopping center subject to compliance with the submitted plans.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Stratis, Hoch, Grela, and Trzupsek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

The alternate Plan Commissioner, Commissioner Broline, does not vote on motions for variations.

#### **4. OTHER CONSIDERATIONS**

##### **A. PC-06-2015: 2016 Plan Commission Meeting Schedule**

Commissioner Stratis said that while he can attend the January 11 Board meeting, he would not be at the January 4, 2016 Plan Commission meeting. Commissioner Grela said he would trade his April 11 meeting and attend the January 4 meeting.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to approve the 2016 Plan Commission meeting scheduled as modified.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Grela, Hoch, Broline and Trzupsek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

#### **5. CORRESPONDENCE**

There was no discussion regarding the Board Report.

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

Mr. Pollock said the next scheduled meeting is December 7, 2015.

**7. ADJOURNMENT**

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 8:35 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:35 p.m.

**Respectfully  
Submitted:**



**December 7, 2015**

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J. Douglas Pollock, AICP