

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF**  
**JANUARY 5, 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:** 4 – Hoch, Praxmarer, Grela, and Trzupek

**ABSENT:** 4 – Stratis, Grunsten, Scott, 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 Hoch to approve minutes of the November 17, 2014 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Grela, Hoch, and Praxmarer

**NAYS:** 0 – None

**ABSTAIN:** 1 – Trzupek

**MOTION CARRIED** by a vote of 3-0.

**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-01-2014: 410 Village Center Drive (1<sup>st</sup> Family Dental); 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 seeks approval to operate a dental office with ancillary retail sales within the first floor tenant space at 410 Village Center Drive. The building is in the Village Center Planned Unit Development and is located at the corner of Village Center Drive and Bridewell Drive with frontage on Burr Ridge Parkway. The dental office would be located at the southern end of the building adjacent to the intersection of Bridewell Drive and Burr Ridge Parkway. It would occupy 4,237 square feet of floor area.

Chairman Trzupke asked the petitioner for their presentation.

Mr. Robert Sodikoff introduced himself as the attorney for the petitioner. Mr. Sodikoff described the request. He said that the business would occupy about 4,300 square feet and would generate a significant number of patients. He said it would be owned by Dr. Ghasson Abboud who lives in Burr Ridge and whose parents live in the Village Center. Mr. Sodikoff said that the business would practice general dentistry, orthodontics and related disciplines; that customers will use other stores and generate foot traffic and sales for other stores; that there would be significant number of international visitors as that is a big part of Dr. Abboud's practice; that the business would be open six days a week with limited appointments on Sundays; that appointments would be scheduled so that there would be limited impact on parking; that employees will be instructed to park in the garage so that convenient parking is maintained for customers; and that the business is similar in impact to other uses allowed in the Village Center including a barbershop, dressmaking, and others. Mr. Sodikoff said that the dental office may have qualified as an office open to the public which is already listed as a special use in this building but that they were seeking to create a unique classification that would be very limited to dental offices with ancillary retail sales.

Chairman Trzupke asked why they did not consider a second floor location and what will be seen through the windows. Dr. Abboud said that with the retail sales, this location works better than a second floor space and they like the better visibility of this particular space. He said that HIPPA requirements prohibit patients from being seen through the windows so that the windows will be frosted at eye level and some windows will have product display.

Mr. Scott Rolston stated that he was the property manager for the Village Center. He said he has had difficulty renting this space with the only other party showing interest in the past being a barbershop. He said the space was difficult because of the parking. He said he likes the dental office because it will provide some retail and it is a destination business by appointment only. He said the second floor office spaces do not permit the retail.

Dr. Abboud said that he started his practice in 1996 and that his family lives in Burr Ridge. He said he wants to create a flagship office in addition to his existing dental offices in other locations and wants that flagship location to be in Burr Ridge. He said that he advertises heavily and will attract patients and customers to the Village Center from all over which will add value to the Village Center.

Chairman Trzupke asked for public comments.

Ms. Betsy Levy, 8014 Garfield Avenue, said that she lives in Burr Ridge and owns a condo at 450 Village Center Drive. She said the dental office cannot be on the second floor due to the residents. She suggested if the Village is patient there will be more interest from restaurants or retail uses which she would rather see in this location. She said this is a showcase location and sets the tone for the Village Center. She said a dental office is not consistent with the Village Center. She added that dental office smells are a concern for the residents living above the dental office.

In reply, Mr. Sodikoff said that restaurants are not permitted on the first floor of this building. He said that a dental office would benefit the community and that was part of the vision for the Village Center.

Dr. Abboud said that the business will have a significant retail component. He said the retail will have its own space in the front of the business and its own name, Dental Essentials. He said that if anyone could detect a dental smell at one of his offices, he will withdraw this petition. He said they take specific steps to ensure that there are no bad smells. Mr. Rolston added that he visited some of the other locations and there was no objectionable smells.

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

Commissioner Grela said that he has had some perspective on the Village Center since he was a Trustee and first met with the attorneys for the developer long before the Village Center was approved and built. He said that for many years he would have agreed with the resident about this use and its compatibility with the Village Center. He said that he always thought this particular space would be a nice restaurant because it was a gateway to the Village Center. Commissioner Grela said he now feels differently because it has been empty for 10 years and parking for this space is a problem. He said that after reviewing the floor plan and reading about the retail storefront, he thinks this use will be an asset to the Village Center and will not conflict with the attached residential uses or other businesses.

Commissioner Praxmarer said she agrees with Commissioner Grela and sees this as a win-win for the community. She added that her dentist office does not have problems with smells.

Commissioner Hoch agreed that this tenant space is a problem due to parking. She said that she is concerned about the retail aspect of this business and asked about the average sales at the other locations for this practice. Dr. Abboud said that the other locations do not emphasize the retail sales of products. He said this location would have a large area devoted to retail sales and have its own retail identity. He said based on the number of patients anticipated, he expects a significant amount of retail sales. He passed around two electric tooth brushes as examples and said each one retails for about \$225.

Chairman Trzupke said he understands the concept of medical tourism as his company does business in that area. He said he agrees that parking is a problem for this location. He said he was concerned about precedent and wants be sure there is a significant retail component to this business and that it appears as a retail use from the windows. He said it is important that the windows display retail products for sale.

Commissioner Grela said that he would only support if this approval is limited to the specific space at 410 Village Center Drive. He said that it may not be appropriate use in another location within this same building due to the unique parking problems associated with this location.

Mr. Pollock read emails received from Commissioners Grunsten and Stratis. The email from Commissioner Stratis said that Commissioner Stratis is okay with this request. The email from Commissioner Grunsten asked if there would be permanent dentists at this location. Dr. Abboud said that there would be some dentist rotating from this location to others because they are specialized but that at least two dentists would have their regular practice at this location.

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-01-2015.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

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 the Village Center PUD, Ordinance A-834-10-05 to add Dental Office with Ancillary Retail Sales to the list of special uses in Building 1 otherwise known as 450 Village Center Drive as requested by Z-01-2015.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

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 a special use to permit a Dental Office with Ancillary Retail Sales consisting of 4,237 square feet in the tenant space commonly known as 410 Village Center Drive as requested by Z-01-2015 and subject to the following conditions:

- A. The special use approval shall be limited to the petitioner and not transferable to another entity.
- B. The special use approval shall be limited to 4,237 square feet within the tenant space commonly known as 410 Village Center Drive.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

**B. Z-02-2015: 201 Bridewell Drive (Eddie Merlot's); Special Use**

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

Mr. Pollock summarized the hearing as follows: The petitioner operates a restaurant in downtown Burr Ridge and is seeking special use approval to sell bottled wine for consumption off premises. The sales would be primarily to wine club members but would also be available to the general public.

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

Mr. Jeff Stoltman was present on behalf of the restaurant. He said he had nothing to add. Chairman Trzupsek asked for questions and comments from the public. There being none, he asked for questions and comments from the Plan Commission.

Chairman Trzupsek asked Mr. Pollock to explain the zoning. Mr. Pollock said that sales of packaged alcoholic beverages for consumption off-site is a separate land use category in the Business Districts, separate from restaurants that sell alcoholic beverages for consumption on site only. He said that is the reason Coopers Hawk and now Eddie Merlot's have to get a separate special use for carry out sales. He added that they will also have to get a different liquor license.

There were no other questions or comments from the Commissioners.

Chairman Trzupsek asked for explanation of the wine club. Mr. Stoltman said that the carry out sales is primarily for wine club members but that anyone could ask to buy a bottle of wine for carryout. He said there would be no physical accommodations and that customers would have to ask a server or bartender if they want to purchase a bottle of wine for carryout.

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

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to close the hearing for Z-02-2015.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to adopt the findings of fact as submitted by the petitioner and recommend that the Board of Trustees approve a special use to permit the sale of packaged wine at an existing restaurant located at 201 Bridewell Drive.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

#### **4. CORRESPONDENCE**

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

#### **5. OTHER CONSIDERATIONS**

- A. PC-07-2015; 120 Harvester Drive; Informal Discussion Re: Hotel Development**

Mr. Pollock said he received an email message from the property owner's attorney asking that this discussion be postponed to a later date as the owner was out of town. The Plan Commission concurred. Mr. Pollock said he would put it back on the agenda when the property owner is available.

**B. S-09-2014: Sign Ordinance Amendment or Variation – Temporary Right of Way Signs**

Chairman Trzupsek asked Mr. Pollock to summarize this request.

Mr. Pollock summarized the request as follows: The applicant, McNaughton Development, Inc., is a homebuilder that is currently building homes at 89<sup>th</sup> and Madison and 87<sup>th</sup> and Madison in Burr Ridge. Mr. McNaughton seeks approval to place temporary signs in the right of way on Friday evenings, leave the signs through the weekend without removal on Saturday evenings, and remove the signs on Sunday evening. The Sign Ordinance restricts such signs to Saturdays and Sundays only from 9 AM to 6 PM. Mr. McNaughton has placed his signs along Madison Street and County Line Road at the intersections with 91 Street, 83<sup>rd</sup> Street, 79<sup>th</sup> Street, and 71<sup>st</sup> Street (Madison only).

Mr. Paul McNaughton, Jr. was present on behalf of the applicant. He said that besides realtor traffic the only way to get customer traffic to his properties is with the signs. He said it is not practical to have his sign contractor pick up the signs every Saturday evening and put them back up on Sunday mornings. He also said that occasionally, the signs cannot get picked up on Sunday evenings but in no case would they remain by the time businesses open on Monday morning.

Chairman Trzupsek questioned whether the signs really generate traffic or if they are used primarily for directions. Mr. McNaughton said they are primarily for directions to the site.

Commissioner Grela said he is surprised the applicant is making this request after knowingly violating the code and continuing to violate the code beyond just the time of day for the signs. He asked why the applicant has not complied with the code. Mr. McNaughton responded that he does not check local sign codes for temporary signs and that he has seen other developers use similar signs in the area.

Commissioner Grela said that he gets lots of complaints about temporary signs in the public right of way. He asked the applicant to clarify exactly the times they want to use the signs and how long before they complete their sales.

Mr. McNaughton said he would like to put the signs up on Friday but would agree to wait until Saturday morning. He said normally they would be removed on Sunday evenings but occasionally they may stay up until early Monday morning when the contractor can pick them up. He said he hopes to have all his homes sold in one year.

Commissioner Praxmarer said if the signs are allowed to stay up longer, she is concerned about too many signs in the public right of way.

Chairman Trzupsek asked about the content of the sign and whether the temporary sign provision was limited to realtors or developers. Mr. Pollock said that the allowance for temporary right of way signs does not limit the type or content of the sign.

Commissioner Hoch said that she agrees that these sign restrictions are important and strictly regulating such signs is important toward keeping Burr Ridge a very special place.

Mr. Pollock read an email comment from Commissioner Stratis objecting to any further changes to the sign regulations.

Chairman Trzupsek said that Burr Ridge is the only local government in the area that permits these signs at all.

Commissioner Grela said that the Village Board should consider stronger enforcement and if that does not gain compliance, the Board should consider eliminating the allowance of right of way signs altogether.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees deny the request for a variation or amendment to the Sign Ordinance to expand the hours for temporary signs in the public right of way.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

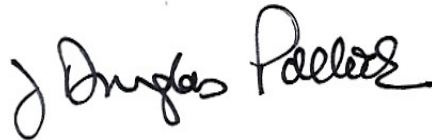
## 6. FUTURE SCHEDULED MEETINGS

Chairman Trzupsek said the next scheduled meeting of the Plan Commission is January 19, 2015. Mr. Pollock summarized three public hearings scheduled for that meeting.

## 7. ADJOURNMENT

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 9:10 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:10 p.m.

Respectfully  
Submitted:



January 19, 2015

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J. Douglas Pollock, AICP

**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 Trzupsek, Mr. Uebelhor said they are negotiating a lease with ITT Technical School but that a lease has not yet been signed.

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

Chairman Trzupsek 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 Trzupke

**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 Trzupke 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 Trzupke 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 Trzupke 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 Trzupke 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 Trzupke 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

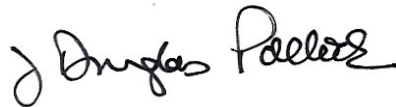
**NAYS:** 0 – None

**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

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J. Douglas Pollock, AICP