

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
MARCH 21, 2016

I. 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: 8 – Stratis, Hoch, Grunsten, Broline, Praxmarer, Grela, Scott and Trzupek

ABSENT: 0 – None

Also present was Community Development Director Doug Pollock.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to approve the minutes of the February 15, 2016 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Praxmarer, Scott, and Broline

NAYS: 0 – None

ABSTAIN: 4 – Stratis, Grunsten, Grela, and Trzupek

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

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

V-01-2016: 16W380 93rd Place (Dlugopolski); Variation and Findings of Fact.

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The subject property consists of two platted lots and a portion of a third platted lot. The two platted lots front on Route 83. The petitioner seeks to re-subdivide the lots so that there are two lots of record both fronting on 93rd Place. The existing lots do not meet the minimum lot area or lot width requirements. The re-subdivision also does not meet the minimum lot area or lot width requirement. The minimum required lot area is 20,000 square feet per lot and the minimum required lot width is 100 feet. The proposed lots are 13,813 square feet in area and 92 feet in width.

Chairman Trzupek asked the petitioner if he had anything to add. Mr. Kristof Dlugopolski was present and said he intended to build two homes on the property.

There were no questions or comments from the public. Chairman Trzupek asked for questions and comments from the Plan Commission.

Commissioner Scott asked if the plat was exactly the same as approved in 2002. Mr. Dlugopolski said it was the same.

Commissioner Praxmarer said that the size of the lots are consistent with the surrounding area.

Commissioner Broline said that the re-subdivision improves the lots and makes them more suitable for development.

Commissioner Grunsten said she agrees with the previous statements.

Chairman Trzupek asked the petitioner if he agrees with the staff comments. Mr. Dlugopolski said he did agree.

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

At 7:40 p.m. a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Grunsten to close the hearing for V-01-2016.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Grunsten, Stratis, Hoch, Praxmarer, Scott, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to adopt the petitioner's findings of fact and to recommend that the Board of Trustees grant variations from Section VI.F.3.a of the Burr Ridge Zoning Ordinance to permit the re-subdivision of three parcels into two lots fronting on 93rd Place with the proposed lots being 13,813 square feet in area and 92 feet in width rather than the required 20,000 square feet in area and 100 feet in width.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Scott, Stratis, Hoch, Grunsten, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Chairman Trzupek suggested to take the following related consideration out of order from the agenda.

Preliminary Plat of Subdivision – Dlugopolski – 16W380 93rd Place.

Chairman Trzupek asked for a summary from Mr. Pollock. Mr. Pollock said that the plat is consistent with the zoning variation recommended by the Plan Commission. He said that if approved by the Board of Trustees, the property owner may proceed with final engineering plans and a final plat that would be approved by staff and by the Village Board. He said this is the only time a subdivision comes before the Plan Commission.

Chairman Trzupek asked the petitioner if they had read and agreed to the conditions recommended in the written staff report. Mr. Dlugopolski said that he had read the conditions and agrees to the conditions.

There being no further questions or comments, Chairman Trzupek asked for a motion.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees approve the preliminary plat of subdivision subject to the conditions in the written staff summary.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Hoch, Stratis, Hoch, Grunsten, Praxmarer, Scott, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Z-02-2016: 100 Harvester Drive (Hampton/Falls); Text Amendment, PUD Amendment and Findings of Fact.

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

Mr. Pollock provided the following summary: The petitioner requests an amendment to the O-2 District to add “Event Center” as a special use and requests an amendment to the Estancia Planned Unit Development for construction and use of a four-story, Hampton Inn hotel a one-story events center. The property is the third lot in the three lot PUD known as the Estancia Center. The other two lots are developed with a one-story office building and a three-story office building. All three lots share access and parking.

Commissioner Grela stated that he is currently working with the petitioner’s engineer and landscape architect but has no direct participation in the proposed project. Commissioner Stratis said he has worked with the petitioner’s engineer in the past.

Chairman Trzupek asked the petitioner for their presentation.

Mr. Jim Oguin, attorney for the petitioner, stated that there are two national groups interested in locating in Burr Ridge. He said that the Hilton hotel group wants to put a Hampton Inn in Burr Ridge and The Falls Event Center wants to enter the Chicago market and build its first in Chicagoland in Burr Ridge. He said that he read the staff report and would like to address the issues raised in the report. In regards to parking, Mr. Oguin said that the event center would have a maximum of 100 people for daytime events and that would generate the need for about 50 parking spaces. He said that on weekends and evenings, events are typically 150 people with 75 cars. Mr. Oguin concluded that there is sufficient parking for events of this size. He noted that the office buildings use very little parking on the weekends. Mr. Oguin submitted a floor plan for the event center with a list of maximum occupancy for each room. He clarified that each room would not be full to its capacity as rooms serve dual purposes during events.

Mr. Oguin introduced the architect for the event center, Mr. Alan Shurtliff. Mr. Shurtliff described the architecture of the event center building. Mr. Oguin also introduced the architect for the hotel, Mr. Michael Maust, who described the architecture for the hotel building.

Mr. Oguin concluded with a brief description of the landscaping for both buildings and the patio and water features for the event center.

Chairman Trzupek said that the Commission had reviewed the idea of a hotel at this location in an informal discussion with the property owner and that the response was generally positive but that the informal discussion did not include the event center. He said that parking was the real problem for the event center and if they had 200 people at an event during a weekday, there would not be enough parking. Chairman Trzupek also said he would like to see a traffic study and a site plan for the entire PUD property. He added that the architecture for the buildings should do more to complement the existing buildings.

Chairman Trzupek asked for comments and questions from the public.

Mr. Mark Tomas, 7515 Drew Avenue, said that he thought this would be a good site for a hotel at the time that the hotel was proposed on the south side of I-55. He said that since that time he has read about hotels impact on crime. He cited statistics and specific incidents of crime related to hotels. He also questioned whether there was any benefit from a hotel to the Village given that hotel motel taxes are restricted.

In response, Mr. Oguin said that 60 to 70% of the Hampton Inn guests would be corporate and that he believes there is significant benefit to the community from taxes as well as added business for local restaurants and stores.

Chairman Trzupek asked if there was anyone else in attendance that would like to speak. There being no one, he asked for questions and comments from the Plan Commission.

Commissioner Stratis said that his primary concerns were architecture and parking and that most of his questions were about the event center. He was impressed by the architecture of both buildings but that they did not seem to fit in with other buildings in the area. He also said that he would not normally ask about ownership but since there were so many proposals for this property over the years, he asked about the contract status for the property and specifically if there were two buyers or one.

Mr. Robert Palka, representing the property owner, said that the entire 4.4 acre property is under contract to the hotel developer and the hotel developer has a partnership with the Event Center.

Commissioner Stratis asked staff whether the property could be divided at a future date. Mr. Pollock responded that they are asking for PUD relief to allow two buildings on one lot which would otherwise not be permitted. He said they could ask to create two different lots but that would create a need for a different PUD relief to allow the creation of lots that do not meet the minimum lot area and buildings that would not meet the minimum side yard setbacks.

Commissioner Stratis asked about the definition of an event center. He noted that the floor plan does not show any areas for food preparation. Mr. John Neubauer, of the Falls Event Center responded. He said that the Falls Event Center is unique because they do not provide food preparation but instead customers hire their own caterers who bring food and drinks into the facility. In response to a question about capacity, Mr. Neubauer said that the rooms have their own capacity, but are not occupied separately. He said that there would not be multiple events using different rooms at the same time.

Commissioner Stratis asked where catering trucks would be parked. Mr. Neubauer said that the caterers use vans and normally park in standard parking spaces.

Commissioner Stratis asked if the Village had an amusement tax. Mr. Pollock said the Village does not have an amusement tax.

Commissioner Stratis asked about the events that may occur at the hotel. Mr. Oguin said that only hotel guests use the meeting space at the hotel and outside events are not scheduled.

Commissioner Stratis wondered what would happen if there was a change in the use on the office buildings such as a call center that would generate parking on evenings and

weekends. Mr. Oguin said that if a few such businesses are located in the office buildings, there would still be plenty of parking. He added that the event center can manage their events based on available parking.

Commissioner Hoch said she agrees with the comments regarding the architecture. She said she would like to see a picture of both buildings together. She said she does not understand the nature of the event center and does not like the event center. She added that she would like to see an image of the entire PUD.

Commissioner Grunsten said she agrees with the other Commissioners regarding the aesthetics, would like to see a traffic study and a picture of everything within the PUD. She said she is not necessarily opposed to the event center, but would just like to see more information about the event center.

Commissioner Broline said that he would like to see more about the traffic and the impact of the hotel on other businesses in the area.

Mr. Oguin said that there is no other business quite like the proposed event center which provides much greater flexibility for event organizers. Commissioner Broline asked if there is any spillover business from the Hampton to other restaurants and businesses. Mr. Oguin said there would definitely be hotel guests using restaurants in the area.

Commissioner Praxmarer said she is in agreement with the other Commissioner's comments and has nothing further to add at this time.

Commissioner Grela stated that he does not object to the event use but is concerned about parking. He said occupancy of the event center should be based on calculated occupancy at its highest load. He said he was disappointed that a floor plan was not provided in advance so he could see the capacity.

He said that the parking deficiency of 100 spaces was significant and questioned what would happen if there is a large event during a weekday when the office parking lot is full. He asked if there was an agreement for shared parking which Mr. Oguin confirmed. Commissioner Grela added that providing more than the required handicap parking spaces should also be considered.

Commissioner Scott said he is very concerned about parking and future use of the office buildings already on the property. He said he would like to get information from the Burr Ridge Police Department regarding crime statistics for hotels in Burr Ridge and that he is concerned about the architecture of the buildings.

Mr. Oguin said there is more parking for this event center location than the six other Falls Event Centers. He also said that the Falls Event Center can manage their schedule to ensure that larger events occur when more parking is available. In response to questions from Mr. Oguin, Chairman Trzupsek said he is looking for architectural changes that would make the buildings more complementary to the existing office buildings.

Chairman Trzupsek suggested that they compare the event center and hotel to the existing Marriott hotel in regards to parking. He also asked about phasing to which Mr. Oguin said the plan is build both buildings at the same time.

Mr. Pollock summarized the Plan Commission's requests for more information. He said that additional information is requested regarding a traffic study, an overall site plan,

perspective drawings of the proposed and existing buildings, more comprehensive information regarding occupancy of the event center, changes to the architecture to complement the existing office buildings and elimination of stucco, and a report from the Police Department regarding crime at hotels.

There being no further questions or comments, Chairman Trzupek suggested that the public hearing be continued to allow time for the petitioner to provide the information requested.

At 8:55 p.m. a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Stratis to continue the hearing for Z-02-2016 to April 18, 2016.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Stratis, Grunsten, Hoch, Praxmarer, Scott, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Commissioner Stratis asked if the Commission was also going to discuss the signs. Chairman Trzupek said the sign consideration should be continued, but that any comments regarding the signs are welcome.

Commissioner Stratis said that he agrees with staffs' comments regarding the sign and prefers that the wall signs be back lit and that the monument signs be replaced with compliance traffic directional signs.

IV. CORRESPONDENCE

There was no discussion regarding the Building Report or the Board Report.

V. OTHER CONSIDERATIONS

S-01-2016: 15W300 South Frontage Road (Crown Plaza Hotel); Conditional Sign Approval and Sign Variations.

Chairman Trzupek asked Mr. Pollock for a summary of this request. Mr. Pollock provided the summary as follows: The property owner is in the process of converting this property to a Crown Plaza Hotel. Zoning approval was granted in 2015 to accommodate the continued use of the property as a hotel. This request seeks approval for a sign package for the new hotel. Mr. Pollock referenced the written staff report which provides additional information about this request and provides information about signs for other hotels in the Village of Burr Ridge.

Chairman Trzupek asked if the pole sign on the property is a legal sign. Mr. Pollock said it was a legal sign and was approved by a sign variation.

Mr. Sanjay Sukhramani said he was the general manager and owner of the hotel. He said that the hotel is under renovation after being neglected for many years. He said the signs were an important part of the renovation and future success of the hotel.

Commissioner Grela asked if they were removing the pole sign and erecting a new sign. Mr. Sukhramani said that he is removing and replacing the pole sign. Commissioner Grela responded that his preference is that the sign be brought into conformance when it is removed, but that he understands the desire for the sign.

Commissioner Scott said he understood why the petitioner wants the pole sign but he believes the sign should be brought into conformance with the Sign Ordinance height restrictions.

Commissioner Praxmarer said she agreed that the pole sign should be made to conform.

Commissioner Grela said that he appreciates all of the efforts to improve the property, but that he believes the code has to be enforced relative to bringing non-conforming signs into conformance.

Mr. Sukhramani said that he could just replace the face of the sign but he prefers to replace the entire sign and improve its overall appearance.

Commissioner Grela said that he would agree to keep the pole sign because it has been there for so long, but he would not go along with two wall signs in addition to the pole sign.

Commissioners Praxmarer and Grunsten said that they agreed with Commissioner Grela.

Chairman Trzupek asked the petitioner about removing one of the wall signs and using an awning sign instead as suggested by staff.

Mr. Sukhramani said that he would prefer to keep the two wall signs even if it meant removing the pole sign.

Commissioners generally agreed that they would prefer the two wall signs rather than one wall sign and the pole sign.

Chairman Trzupek asked about the internal illumination. The Commission generally agreed that the type of internal illumination was okay in this situation facing I-55.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and recommend approval of S-01-2016 as amended including removal of the pole sign and approval of the two wall signs as submitted.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Hoch, Grunsten, Praxmarer, Grela, Scott, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

S-02-2016: 100 Harvester Drive (Hampton/Falls); Sign Variations.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to continue S-02-2016 to the April 18, 2016 meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Scott, Stratis, Hoch, Grunsten, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

PC-02-2016: Administrative Appeal – Health and Wellness Clinic and Indoor Private Athletic Training Facility.

Mr. Pollock described this request as follows: The owner of the Burr Ridge Kettlebell Club, previously located at 16W251 South Frontage Road, has moved to 7960 Madison Street. The business did not obtain a Zoning Certificate of Occupancy prior to relocation. Upon receipt of the application for a Zoning CO, it was denied based on staff's interpretation of the Zoning Ordinance and the use classification of this business. Both the prior location and the present location are within a GI General Industrial District. The GI Districts lists Indoor Private Athletic Training and Practice Facilities, not occupying more than 5,000 square feet of floor area as a permitted use and Health and Wellness Clinic as a Special Use. The business owner is appealing staff's interpretation that this business is a Health and Wellness Clinic and not an Indoor Private Athletic Training and Practice Facility.

Mr. Pollock added that the use was classified as a Health and Wellness Clinic at its prior approval and that staff has interpreted Indoor Private Athletic Training and Practice Facilities as being for pre-defined groups such as travel baseball teams. He referenced the written staff report which describes various businesses that have been classified as Health and Wellness Clinics. Mr. Pollock concluded that the descriptions are ambiguous and some clarification is needed.

Mr. Paul Lyngos stated that he is the owner of the business and he was told by his landlord that he was allowed to move into this new location. He further described how his business has a similar impact as the permitted indoor private training facilities. He said his business is by appointment only.

Chairman Trzupek asked about the reasoning behind the different use classifications and if it was based on whether the business was open to the general public as opposed to being limited to a defined team. Mr. Pollock said that is the primary distinction. He added that the real question related to this issue is whether or not the Plan Commission wants to broaden the manufacturing districts to permit more types of non-industrial uses such as fitness facilities and health clubs. He said accepting this appeal would mean that any type of fitness facility that is open to the public and is less than 5,000 square feet would be permitted in the GI District.

Commissioner Hoch said she believes it's a big misunderstanding and the Commission should find a way to accommodate the use.

Mr. Pollock said one way to accommodate this business would be to accept the appeal but then to amend the Zoning Ordinance to clarify that these types of uses are special uses in the future.

Chairman Trzupek asked if there would be other businesses that would have been permitted instead of having to obtain a special use. Mr. Pollock said he was not sure but that was possible.

Chairman Trzupek asked if the business could be allowed to remain in its location while they go through the special use process. Mr. Pollock said that staff could do that if directed by the Plan Commission.

Commissioner Grela said that he is concerned about too many non-industrial businesses in the industrial districts. He said there is a potential for conflict between industrial businesses and businesses such as the fitness facility.

Commissioner Scott said he agrees with that concern. He added that the land use categories listed in the Zoning Ordinance are confusing and should be modified.

Chairman Trzupek suggested a motion to deny the appeal, but to allow the petitioner to remain pending the filing of an administrative appeal.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grunsten to deny the administrative appeal and to allow the petitioner to remain open for business pending the outcome of a special use application.

ROLL CALL VOTE was as follows:

AYES: 7 – Scott, Grunsten, Stratis, Hoch, Grela, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

PC-01-2016: Annual Zoning Review.

Mr. Pollock said that other than the clarification to the health and wellness clinics/private indoor athletic training facility, he has no other updates to the Zoning Ordinance.

Commissioner Grela asked about a recent contact he had from a developer that was proposing a project that did not comply with the Comprehensive Plan. He suggested that the Plan Commission should not consider the zoning for the project unless the Board of Trustees first amends the Comprehensive Plan and directs the Commission to consider the project.

Mr. Pollock said that the property owner or contract purchaser has the right to file any petition they so choose. He said that if such a project does not comply with the Comprehensive Plan and the Village chooses not to amend the Comprehensive Plan, the Village can then deny the project.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the filing deadline for the April 4, 2016 meeting has passed and there are no hearings scheduled.

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Hoch to cancel the April 4, 2016 meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Grunsten, Hoch, Stratis, Grela, Scott, Praxmarer, and Hoch

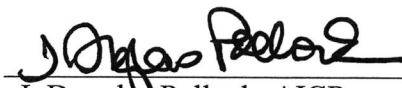
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Scott to **ADJOURN** the meeting at 9:58 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:58 p.m.

Respectfully
Submitted:



J. Douglas Pollock, AICP

April 18, 2016