

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
APRIL 18, 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: 7 – Stratis, Hoch, Grunsten, Broline, Praxmarer, Grela, and Trzupek

ABSENT: 1 – Scott

Also present was Community Development Director Doug Pollock.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Grunsten to approve the minutes of the March 21, 2016 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 0 – None

MOTION CARRIED by a vote of 7-0.

III. PUBLIC HEARINGS

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

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

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The public hearing for this petition was continued from the March 21 to the April 18 Plan Commission meeting. The Commission continued the hearing to allow the petitioner to provide additional information and plan revisions; primarily regarding traffic, parking and building elevations.

Chairman Trzupek asked the petitioner to make their presentation.

Mr. James Oguin, Attorney for the petitioner, said that the petitioner has been working with their design professionals and traffic engineer regarding the additional information and plan changes. He introduced Mr. John Neubauer of the Falls Event Center.

Mr. Neubauer described the hotel and conference center business. He said the trend in the hotel industry is toward limited service hotels that do not provide event space. Mr. Neubauer said that his business fills that void and has built event centers for local communities who would have built a convention center in the past. He said a project they did in California was a 40 million dollar investment and it was determined that the event center had a 200 million dollar economic development impact on the local community. He said the Burr Ridge project was a 20 million dollar project and could be expected to have a 100 million dollar spin-off.

Mr. Oguin responded to the specific information and changes requested at the last meeting. He described the changes to the hotel building and referenced building elevations and renderings submitted for the meeting.

Chairman Trzupek asked for daytime business use and parking. Mr. Neubauer said the locations in California was called a convention center at the request of the local community. He said that in terms of daytime business use, they control the number of people who attend events. He said their booking agreements would limit the number of persons attending an event based on the parking.

Chairman Trzupek asked for public comments and questions.

Mr. Mark Tomas, 7515 Drew Avenue, said that he cannot imagine that anyone would allow an event center with such little parking. He said the parking overflow will go into the neighborhood and negatively impact those residents.

Mr. Tomas cited 911 calls to local hotels and that major crimes in Burr Ridge happen at the hotels in town. He said that hotels do not provide any benefit to the community, but do bring crime to the Village.

Mr. Phil Lauriciella, 146 Chestnut Hills Circle, said he lives down the street from the hotel and event center. He was concerned that they would park on Harvester Drive and into his subdivision. He also expressed concern about traffic.

Mr. Larry Ryan, 113 Chestnut Hills Circle, said in addition to parking, he was concerned about the ingress and egress which is already a problem.

Mr. Bill Collins, 136 Chestnut Hills Circle, said that during the summer there are a lot of events at the park district which park on the streets. He was concerned that this would make it worse.

Ms. Deborah Tice, said that the numbers do not add up. She said with the number of hotel rooms and guests at the event center would create parking problems.

Mrs. Donna Ryan, 113 Chestnut Hills Circle, said that this development would create too much traffic. She said there is already a lot of traffic including the office buildings and the SAIA truck terminal.

Chairman Trzupek asked for comments and questions from the Plan Commission.

Commissioner Stratis said he would defer to Chairman Trzupek and others regarding the architecture, but that the building looks good to him. He asked if the event center would generate sales taxes. Mr. Pollock said he believes there would be sales taxes generated. Commissioner Stratis said that the biggest issue with the project is the parking.

Commissioner Stratis asked Mr. Pollock if the developer had worked with the Village to resolve all of the parking and traffic issues. Mr. Pollock said there was a conference call today and the

Village's consultant, Gewalt Hamilton Associates, concluded that the existing streets and intersections can accommodate traffic from this site and that with a limit on the capacity of the event center during weekdays, there would be sufficient parking.

Chairman Trzupek confirmed that the different uses have to share parking, particularly on the weekends. Mr. Neubauer said that they may limit the area of parking for each business during weekdays only.

Commissioner Stratis asked if Mr. Neubauer was willing to limit the capacity of the event center on weekdays to 378 persons in order to ensure parking in compliance with the Zoning Ordinance. Mr. Neubauer said that they typically do not have more than 150 persons during weekdays but occasionally they may have more. He said they will agree to limit the number of persons to a maximum of 378 persons on weekdays.

Commissioner Stratis said that he likes the proposed development, but does not see how he can vote for it unless there are specific means of limiting the daytime parking.

Mr. Pollock addressed the issue of regulating the number of persons during weekdays. He said that the petitioner has agreed to limit the number of persons to comply with the Zoning Ordinance. He said that if they cannot park on site and they block fire lanes, driveways, or in illegal parking spaces in the neighborhood, the Village could issue tickets. He said that if the business were continually violating the agreed upon capacity limit, the Village can cite the business for a zoning violation. Mr. Pollock stated that the PUD requires shared parking so parking is strictly based on the number of parking spaces within the entire PUD, which is 811 spaces, and the required parking for the entire development, which with the capacity limit of 378 spaces, the required parking is 811 spaces.

Chairman Trzupek said that it appears the math in the table prepared by staff does not calculate properly. Mr. Pollock reviewed the numbers and said that the actual number may be slightly less than 378 but is very close to that number. He said that he is confident that a limit of 350 would ensure that parking is in compliance with the Zoning Ordinance.

Commissioner Hoch said that parking is the biggest issue and she asked about the capacity of 700 people in the event center. Mr. Pollock said that the 700 capacity is based on the fire codes and the maximum number of people that can safely be accommodated in the building. He said that the petitioner has provided documentation and testimony indicating that their actual use of the property will result in a capacity closer to 400 persons and that they are willing to legally limit the weekday capacity to 378 persons.

Commissioner Hoch asked the petitioner if they would be willing to make the event center smaller. Mr. Neubauer said that the market dictates the size of the event center and they would not be willing to make it smaller.

Commissioner Grunsten asked if it was feasible to put no parking signs on Harvester Drive. Mr. Pollock said that the Village Board could do that if determined appropriate. She also asked about security and the need for additional police presence. Mr. Neubauer said that for every event at the event center they would have a private security officer for every 75 people present. Commissioner Grunsten said that makes her feel better.

In response to Commissioner Grunsten, Mr. Neubauer said that the water features shown at the previous meeting are still included and that parking lot lighting will be included in the building permit application.

Commissioner Broline said most of the questions he was going to ask were already answered. He did not ask about economic impacts and jobs created. Mr. Neubauer said that construction jobs are created during construction, plus jobs that are created by service providers.

Commissioner Praxmarer said that she agrees that the parking seems to be an issue, but that she acknowledges that their success is dependent on providing enough parking and they would not build the project if they felt there was not enough parking.

Commissioner Grela said he is not against the proposed uses, but that he is disappointed that the petitioner did not respond to the review of the traffic consultant until today and they do not have anything in writing. He said that he disagrees that the fire code capacity was not applicable to determining parking. He said that parking should be based on maximum occupancy of the building. He said that he concludes that the property is very under parked. He asked the petitioner what he would do if he had a request for an event that exceeded the maximum number permitted. Mr. Neubauer said he would turn them down.

Mr. Oguin responded that the other locations of the Falls Event Center do not have as much parking as this location. He said the petitioner is willing to limit the occupancy during weekdays.

Chairman Trzupek said that he did meet with the petitioner's architect to revise the building elevations and he believes the building is compatible with the existing office building. He asked for clarification of the capacity that would be allowed and to be in compliance with the Zoning Ordinance.

Mr. Pollock responded that his calculations indicated that a capacity of 378 persons could be accommodated while maintaining compliance with the Zoning Ordinance. He explained that all of the parking is shared within this PUD and that all of the uses combined would require 811 spaces if the event center is limited to something close to 378 spaces. Mr. Pollock suggested that the limit could be reduced to 350 persons so that there is some cushion.

Mr. Neubauer concluded that his business depends on providing sufficient parking. He said they will not be successful if customers have a hard time parking and he is quite comfortable that there is more than sufficient parking on this property.

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

At 9:04 p.m., a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the hearing for Z-03-2016.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and recommend that the Board approve a text amendment as per Z-03-2016 to add Event Center as a special use in the O-2 District.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to adopt the petitioner's findings of fact and recommend that the Board approve an amendment to the Estancia PUD as per Z-03-2016 subject to the following conditions:

1. Development will comply with the revised plans submitted for the April 18, 2016 Plan Commission meeting.
2. Events at the event center shall not exceed 350 persons between the hours of 7 a.m. and 5 p.m. on Mondays through Fridays.
3. The trash dumpsters shall be relocated further north subject to the final approval by Village staff. The trash enclosures for both buildings shall utilize the same masonry materials as the corresponding buildings.
4. The rooftop screening walls for the existing building at 150 Harvester Drive shall be modified to provide horizontal bands that match the shape of the horizontal stripes at the top of the building. This work shall be completed prior to issuance of a Certificate of Occupancy for the hotel or for the event center building.
5. Final traffic and parking review comments from the Village's consultant, Gewalt Hamilton Associates, shall be incorporated into the plans.
6. Staff shall review the rooftop screening for the proposed buildings to ensure compliance with the Village's required rooftop screening.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Praxmarer, Grunsten, Broline, and Trzupek

NAYS: 2 – Hoch, Grela

MOTION CARRIED by a vote of 5-2.

Z-03-2016: 9191 Drew Avenue (Kavanaugh); Rezoning Upon Annexation

Commissioner Broline said he was recusing himself from this discussion as he had a financial interest in the property.

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner owns the property at the south end of Drew Avenue. The property is not in the Village but is contiguous to the north and west. Adjacent properties are within the R-3 and R-2B Districts and the petitioner is requesting R-2B District zoning upon annexation into the Village. The petitioner has also filed a preliminary plat to divide the property into two lots.

Chairman Trzupek asked the petitioner to make their presentation. The petitioner was not present.

Chairman Trzupek asked for public comments and questions. There were no public comments or questions.

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

At 9:10 p.m., a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-03-2016.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Broline

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and recommend that the Board approve Z-03-2016 to rezone the property at 9191 Drew Avenue to the R-2B District upon annexation into the Village.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Broline

MOTION CARRIED by a vote of 6-0.

Preliminary Plat of Subdivision – Kavanaugh – 9191 Drew Avenue

Mr. Pollock reported that the owner of the property that was the subject of the preceding zoning request is also asking approval of a preliminary plat to divide the property into two lots. Mr. Pollock said that the lots will comply with the Zoning Ordinance but that a subdivision variation is requested to allow a cul de sac turnaround to be built in a reduce right of way width.

Commissioner Broline said he is recusing himself from this discussion as he has a financial interest in the property.

Commissioner Grela said even though the turnaround is in a reduced right of way, it is a significant improvement of an existing dead end street.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to recommend that the Board approve the preliminary plat for the property at 9191 Drew Avenue subject to the conditions in the staff report.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Broline

MOTION CARRIED by a vote of 6-0.

Z-04-2016: 7960 Madison Street (Burr Ridge Kettlebell); Text Amendment, Special Use, and Findings of Fact

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner appeared before the Plan Commission on March 21, 2016 to discuss the classification of his business relative to the permitted and special uses in the GI General Industrial District. As a result of that discussion, the Plan Commission determined that the business is best classified in the existing Zoning Ordinance as a Health and Wellness Clinic which requires special use approval. The petitioner operates a fitness facility that consists of small classes by appointment only.

The Plan Commission also directed staff to prepare a text amendment relative to the existing land-use categories for Health and Wellness Clinics and for Private Athletic Training Facilities. In conjunction with the legal notices for the petitioner's special use request, staff has added a request for an amendment to the Zoning Ordinance clarifying these use categories.

Chairman Trzupek asked the petitioner to make their presentation. Mr. Paul Lyngso was present and said he would answer any questions.

Chairman Trzupek asked for public comments and questions. There were none.

Chairman Trzupek asked for comments and questions from the Plan Commission. There were no additional questions or comments. There being no further discussion, Chairman Trzupek asked for a motion to close the hearing.

At 9:25 p.m. a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Hoch to close the hearing for Z-04-2016.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to recommend that the Board approve an amendment to the Zoning Ordinance relative to permitted and special uses in the GI General Industrial District as follows:

- Permitted Use in the GI District: ~~Indoor Private Team~~ Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building *with no outdoor facilities*, and not including any retail, health *or fitness facilities* ~~club~~, or other activities that may be open to the public.
- Special Use in the GI District: ~~Indoor Private Team~~ Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building *with no outdoor facilities*, and not including any retail, health *or fitness facilities* ~~club~~, or other activities that may be open to the public.
- Special Use in the GI District: Health and Wellness Clinic, *including health and exercise facilities by appointment only.*

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and to recommend that the Board of Trustees grant special use approval as per the amended Section X.F.2 of the Zoning Ordinance for a Health and Wellness Clinic, including health and exercise facilities by appointment only, at 7960 Madison Street subject to the following conditions:

1. The special use approval will be limited to Burr Ridge Kettlebell, LLC as operated by the petitioner, Mr. Paul Lyngso.
2. The business shall be limited to 2,400 square feet of floor area 7960 Madison Street.
3. All other aspects of the business shall comply with the description submitted by the petitioner.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

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

V. OTHER CONSIDERATIONS

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

Mr. Pollock stated that the petitioner for the Hampton Inn and Falls Event Center project is asking for approval of their signs. The signs include two wall signs on the Hampton Inn building, two monument signs for the hotel and one monument sign for the Event Center.

Commissioner Stratis said that he is in agreement with the staff recommendations to require the wall signs to be back lit, to require that the hotel monument signs be reduced to comply with the traffic directional sign requirements, and to allow the event center monument sign as proposed.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to adopt the petitioner's findings of fact and recommend approval of S-02-2016 subject to the following conditions:

1. The wall signs for the hotel shall be back lit with opaque letters.
2. The monument signs for the hotel shall comply with the standards for traffic directional signs (four feet in height and four square feet in area).

3. All signs shall comply with the submitted plans except as specifically modified herein.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said that public hearings are scheduled for the May 2, 2016 meeting and are anticipated for the May 16, 2016 meeting.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 9:32 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:32 p.m.

**Respectfully
Submitted:**



J. Douglas Pollock, AICP

May 2, 2016