

**PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
MAY 2, 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: 5 – Stratis, Hoch, Broline, Scott and Trzupek

ABSENT: 3 – Grunsten, Grela, and Praxmarer

Also present was Community Development Director Doug Pollock.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to approve the minutes of the April 18, 2016 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Scott

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.

Z-05-2016: 10S371 Madison Street (Valincius); Rezoning upon annexation to the R-3 District and Findings of Fact.

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The subject property is unincorporated but contiguous to the Village border. The property owner would like to annex the property to gain access to the Village water system on Madison Street. To accomplish this, the property owner has filed petitions for annexation and zoning. Mr. Pollock referenced the zoning map shown on the overhead screen and the surrounding R-3 and R-2B District zoning. Mr. Pollock added that the Comprehensive Plan encourages zoning for 30,000 square foot lots.

Chairman Trzupek asked the petitioner to make their presentation.

Mrs. Segal Valincius said that she is the wife of the property owner. She said that in order to subdivide, they have to give up a lot of land for the streets and that is why they want to have the R-3 District zoning.

Chairman Trzupek asked for public comments and questions.

Mr. David Styka, 15W731 90th Street, said that he is glad they are annexing but he thinks the larger lots should be required.

Mr. Alan Hruby, 10S455 Madison Street, said he has no objection to either the R-2B or the R-3 District zoning.

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

Commissioner Stratis asked about the R-1 zoning in the area to the north. Mr. Pollock explained that those lots are part of a larger subdivision, most of which has been annexed into the R-2B District. Mr. Pollock said those lots were annexed without zoning and therefore, default into the R-1 District. He said that he anticipates rezoning those lots to the R-2B District because the entire subdivision has 32,000 square foot lots.

Commissioner Stratis asked about the zoning of the subject property in Du Page County. Mr. Pollock said the existing zoning requires even larger lots than the 30,000 square foot required by the R-2B District. Mr. Valincius confirmed.

Commissioner Hoch said that she thinks the Commission should encourage the larger lots of the R-2B District. In response, Mr. Valincius said that he would get one less lot if he was forced to the R-2B District.

Commissioner Broline said that the area to the north has larger lots and that all of the other adjacent properties are larger lots. He said it is not contiguous to any R-3 lots.

Commissioner Scott said that this appears to be an R-2B property, but that if the petitioner wanted to make a case for R-3 he would have to come back in the future with a plat of subdivision showing details of an R-3 subdivision.

Chairman Trzupek said he agrees with the R-2B District and that the petitioner can come back with a plat and a request to rezoning to the R-3 District in the future. He said that is the only way the petitioner could make a case for an R-3 zoning.

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

At 7:53 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to close the hearing for Z-05-2016.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Scott, Stratis, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to direct to prepare findings of fact in support of the R-2B District for the subject property and to make a recommendation to the Board of Trustees that the property be rezoned to the R-2B District upon annexation.

ROLL CALL VOTE was as follows:

AYES: 5 – Scott, Hoch, Stratis, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Z-06-2016: 590 Village Center Drive (Cooper's Hawk); Special Use and Findings of Fact.

Chairman Trzupek asked Mr. Pollock to summarize this request. Mr. Pollock said that the petitioner is the Architect for Coopers Hawk restaurant in the Village Center and the Coopers Hawk is expanding into tenant space adjacent to the restaurant. He said that a new special use is required for the expansion of a restaurant with sales of alcoholic beverages and with live entertainment.

Mr. Dan Bernatek was present on behalf of Coopers Hawk. He had nothing to add.

There being no public comment, Chairman Trzupek asked for questions from the Plan Commission.

Commissioner Broline asked what stores are being replaced. Mr. Pollock said that Yankee Candle had moved out some time ago and that Sunglass Hut was moving out.

Commissioner Hoch asked if the new exit door was for the public or for emergency only. Mr. Bernatek said it was for emergency only.

There were no other questions or comments.

At 8:00 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to close the hearing for Z-06-2016.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Hoch, Scott, Broline, and Trzupek

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 make a recommendation to the Board of Trustees that the special use be granted as requested by Z-06-2016 and subject to the following conditions:

1. The construction and use of the restaurant shall substantially comply with the submitted floor plans.
2. The special use permit shall be limited to Coopers Hawk and the current owners and shall expire at such time that Coopers Hawk Restaurant and the current owners no longer own and operate the business at 510 Village Center Drive.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Hoch, Scott, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

IV. CORRESPONDENCE

There was no discussion regarding the correspondence.

V. OTHER CONSIDERATIONS

There were no other considerations on the agenda.

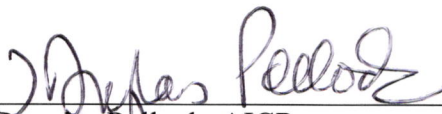
VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock noted that there is a public hearing for a large residential development in the Burr Ridge Corporate Park scheduled for the May 16 meeting.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to **ADJOURN** the meeting at 8:05 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:05 p.m.

Respectfully
Submitted:



J. Douglas Pollock, AICP

May 16, 2016