

**PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
JUNE 6, 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 Vice Chairperson Hoch.

ROLL CALL was noted as follows:

PRESENT: 7 – Stratis, Hoch, Grunsten, Broline, Praxmarer, Grela, and Scott

ABSENT: 1 - Trzupek

Also present was Community Development Director Doug Pollock.

Due to Chairman Trzupek's absence, Vice Chairperson Hoch chaired the meeting.

II. APPROVAL OF PRIOR MEETING MINUTES

Commissioner Grela asked that the minutes be revised to indicate that Trustees Franzese, Bolos, Schiappa and Paveza were in attendance and that the motion for Z-07-2016 accurately reflects that the Plan Commission motion was to deny the petition rather than to approve the request.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to approve the minutes of the February 15, 2016 Plan Commission meeting subject to the two changes noted above.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Scott, Hoch, Praxmarer, Broline and Grela

NAYS: 0 – None

ABSTAIN: 1 – Grunsten

MOTION CARRIED by a vote of 6-0.

III. PUBLIC HEARINGS

Vice Chair Hoch confirmed all those wishing to speak during the public hearing on the agenda for tonight's meeting.

V-03-2016: 11801 German Church Road (Smutny); Variations and Findings of Fact

As directed by Vice Chair Hoch, Mr. Pollock described this request as follows: The petitioner represents the owner of a five-acre property with a single-family residence. The owner wants to construct a detached accessory building (to be used as a pool house and garage) and an in-ground swimming pool with a fence, patios, walls and other features. A variation is requested to permit the pool and fence in a side yard rather than the requirement that pools and fences be located in

the rear yard. The variation request is based on the orientation of the house. The house sits at an angle on the property with the front door facing west and the back door of the house facing east. For zoning purposes, the area east of the house is considered a side yard even though architecturally, it is a rear wall.

Mr. Pollock added that the petitioner is also requesting an extension of the one-year deadline for obtaining permits after a variation is granted.

Vice Chair Hoch asked the petitioner if he had any additional comments.

Mr. Glenn Smutny described the topography of the property and said the reason the house sits at an angle on the property is due to the topography. He confirmed also that the size of the lot and the existing orientation of the home were the reasons why the variations are requested.

There being no public comments or questions, Vice Chair Hoch asked for comments and questions from the Plan Commission.

Commissioner Stratis said the application speaks for itself and that he believes the variations meet the standards for approval.

Commissioner Grunsten asked if there were any issues with the floodplain or wetlands. Mr. Smutny said the floodplain is on an adjacent property.

Commissioner Broline said he has no questions.

Commissioner Praxmarer said she has no questions and she complimented the quality of the plan submittal.

Commissioner Grela said he has no problem with the variations, but is concerned about the three-year extension. Mr. Smutny clarified that he originally thought they needed a variation for the garage but were able to relocate the garage to the rear yard after they filed the variation. He said they also will not be under construction for three years, but instead will complete the garage with grading and landscaping before beginning the pool. Mr. Smutny said it will not be three years of continuous construction.

Mr. Pollock said that they will have to get separate permits for the garage and for the pool. He said both permits will be subject to separate one-year deadlines.

Commissioner Scott asked if any neighbors had been contacted. Mr. Smutny said that no neighbors had responded to the notice letters that were sent.

Vice Chair Hoch noted that no one on the list of notices had responded. She said three years was unique, but that since there are two separate permits she did not object.

There being no further discussion, Vice Chair Hoch asked for a motion to close the hearing.

At 7:48 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the hearing for **V-03-2016**.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

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 **V-03-2016** subject to the following conditions:

- A. All improvements shall comply with the submitted plans.
- B. All permits for the pool, fence, patio and related structures shall be issued within three years.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Commissioner Stratis explained that due to the large size of the property, he does not object to the three years to get permits. He said if it were in a neighborhood, he may not agree to this extension.

IV. CORRESPONDENCE

There were no questions or comments regarding the Board Report.

V. OTHER CONSIDERATIONS

Z-05-2016: 10S371 Madison Street (Valinicuis); Rezoning Upon Annexation; Remanded by the Board of Trustees

Mr. Pollock described this consideration as follows: At its May 2, 2016 meeting, the Plan Commission considered a request from the property owner to rezone the property upon annexation to the R-3 District. The Plan Commission did not agree with the R-3 District zoning request and instead forwarded a recommendation to the Board to rezone the property upon annexation to the R-2B District. At the May 9, 2016 Board of Trustees meeting, the petitioner asked the Board to remand this matter to the Plan Commission so that they could submit a preliminary plat showing how the property could be divided under the R-3 District. Mr. Pollock said that a cursory review of the plan indicates the property likely could be divided in this manner but without more detailed plans and additional staff review that could not be determined for certain.

Vice Chair Hoch asked for comments from the Plan Commission.

Commissioner Scott said that after reviewing the plan he sees no reason to deviate from the Comprehensive Plan which recommends R-2B District zoning.

Commissioners Grela and Praxmarer agree and both said they still support the R-2B District.

Commissioner Broline added that this property and the surrounding area seem like R-2B lots. He said that Turnberry is R-3 but has larger lots similar to the R-2B District.

Commissioners Grunsten and Stratis both agreed.

Commissioner Hoch asked the petitioner if they had anything they wanted to add.

Mr. Al Domanskis, Attorney for the Petitioner, said that after further review of the engineering and plat, he believes they could divide the property into four lots plus detention and that the four lots would be 26,000 to 27,000 square feet. He said this is closer to R-2B than to R-3.

After hearing the comments from the Attorney, all of the Commissioners stated their continued opinion that the property should be zoned R-2B.

Mr. Pollock stated that the Commission should consider a motion reconfirming their recommendation to rezone the property upon annexation to the R-2B District or recommending the R-3 District.

Mr. Domanskis said that it is possible that the petitioner may decide not to proceed with the annexation if they cannot get the R-3 District zoning.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to reconfirm the previous recommendation that the Board of Trustees rezone the subject property upon annexation to the R-2B District.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

PC-04-2016: Annual Appointment of Plan Commission Vice Chairperson

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to recommend the appointment of Commissioner Mary Praxmarer as the Vice Chair for a one year term.

ROLL CALL VOTE was as follows:

AYES: 6 – Grela, Scott, Stratis, Hoch, Grunsten, and Broline

NAYS: 0 – None

ABSTAIN: 1 – Praxmarer

MOTION CARRIED by a vote of 6-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the filing deadline for the June 20, 2016 meeting has passed and there are no hearings scheduled.

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Broline to cancel the June 20, 2016 meeting.

ROLL CALL VOTE was as follows:

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

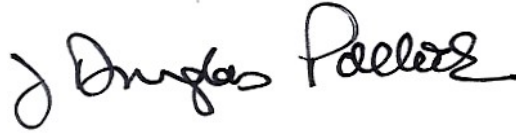
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grela to **ADJOURN** the meeting at 8:08 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:08 p.m.

**Respectfully
Submitted:**



July 18, 2016

J. Douglas Pollock, AICP