

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
SEPTEMBER 19, 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: 6 – Stratis, Grunsten, Broline, Praxmarer, Grela, and Trzupek

ABSENT: 2 – Hoch and Scott

Also present was Community Development Director Doug Pollock and Trustees Franzese, Schiappa, and Bolos.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Broline to approve the minutes of the August 15, 2016 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 2 – Grela and Grunsten

MOTION CARRIED by a vote of 4-0.

Chairman Trzupek suggested that the Commission take some items out of order due to the lengthy public hearing anticipated for the last public hearing. The Commission agreed.

V. OTHER CONSIDERATIONS

PC-09-2016: 8405 Oak Knoll Drive; Request for Private Sanitary Sewer System

Mr. Pollock reported that the property owner at 8405 Oak Knoll Drive is constructing a new home and would like to build a private sanitary sewer system. He added that the Village Engineer has recommended a private system as connection to the public sewer would require a private lift station and may cause problems relative to interference with crossing the water main.

Commissioner Grela stated that he has a private septic system at his home and is confident that the system proposed will work well.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to approve the request to build a new home with a private sanitary sewer system.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

V-04-2016: 15W660 79th Street (Mars Chocolate); Findings of Fact

Mr. Pollock stated that the Commission had recommended approval of this variation but directed staff to prepare findings of fact.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to approve the findings of fact as prepared by staff.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

V-04-2016: 15W660 79th Street (Mars Chocolate); Review of Landscaping Plan

Mr. Pollock said that the Plan Commission previously recommended approval of a variation to waive the screening for new rooftop equipment in lieu of landscaping to be provided around the perimeter of the property and that the landscaping plan was required to be submitted to the Commission for administrative review. He referenced the landscaping plan submitted by the petitioner.

Commissioner Stratis said that he believes the plan achieves the intended level of screening.

Commissioner Grunsten asked if larger plants could be provided. Mr. Pollock said that the problem with larger plants is that the mortality rate is much higher and if they have to be replaced, the benefit of the larger plant is reduced.

Commissioner Grela said he agrees with the staff report that some additional plants should be provided between the east lot line and the driveway along 79th Street.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Grunsten to approve the submitted landscaping with the condition that additional trees be added along 79th Street between the entrance drive and the east lot line.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

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

V-05-2016: 300 Tamerton Parkway (Karls); Variation and Findings of Fact

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner seeks approval to expand a patio and add a fire pit and outdoor kitchen. The Zoning Ordinance permits patios in side yards but does not permit a fire pit or outdoor kitchen in the side yard. The variation seeks approval to place these structures in a side yard.

Chairman Trzupek asked the petitioner to make their presentation. The petitioner said they have nothing to add to the staff report.

Chairman Trzupsek described the siting of the house relative to the front lot line. He asked if there was anything proposed for the side yard that would not be allowed in the rear yard. Mr. Pollock said there were none.

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

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

Commissioner Grela said that he visited the site and believes that the location of the proposed structures is most appropriate for this site and that given the landscaping, he sees no problem with this variation.

Commissioner Praxmarer said that she agrees with the findings of fact and believes the siting of the house justifies the variation.

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

At 7:44 p.m. a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Stratis to close the hearing for V-05-2016.

ROLL CALL VOTE was as follows:

AYES: 5 – Grunsten, Stratis, Grela, Praxmarer, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve V-05-2016 subject to compliance with the submitted plans.

ROLL CALL VOTE was as follows:

AYES: 5 – Grela, Praxmarer, Stratis, Grunsten, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Z-09-2016: 6101 County Line Road (King-Bruwaert House); PUD Amendment and Findings of Fact

As directed by Chairman Trzupsek, Mr. Pollock described this request as follows: This petition seeks to remodel a portion of an existing senior housing building to create a bistro. The bistro will be open to the public and will serve alcoholic beverages. Due to technically being open to the public and due to sales of alcoholic beverages, it was determined that an amendment to the Planned Unit Development Ordinance is required.

Chairman Trzupsek asked the petitioner to make their presentation. Ms. Cathleen Keating said she was the Attorney for King Bruwaert House. She said there are 85 to 100 residents living in the building and the intent was to create a restaurant where they can buy their own food and drinks and invite guests to join them.

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

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

Commissioner Stratis asked for clarification on the location of the bistro. Ms. Keating said it was within the existing building directly north of the entry area. Commissioner Stratis asked about the outdoor dining area and if there will be a wall or fence. Ms. Keating said there is a 3 to 4 foot tall stone wall around the outdoor dining area.

In response to Commissioner Stratis, Ms. Keating said deliveries would not change from the existing deliveries, that all food and beverages would be consumed on-site and there would be no public signs indicating food or beverage sales.

Commissioner Grunsten said she is in favor of the bistro and her only concern is the sale of alcoholic beverages.

Commissioner Broline asked if there were people under 21 working at King Bruwaert. Ms. Keating said there were but they would not be serving alcoholic beverages.

Commissioner Praxmarer asked about the hours for the bistro. Ms. Keating said that the hours would be 11 am to 7 pm.

Commissioner Grela said he supports this request. He clarified that there would be no packaged liquor sales.

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

At 7:57 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the hearing for Z-09-2016.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grela, Grunsten, Praxmarer, Broline, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to adopt the petitioner's findings of fact and recommend that the Board approve Z-09-2016 subject to final staff review of the wall around the outdoor dining area with the wall being approximately 4 feet in height.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grunsten, Grela, Praxmarer, Broline, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-10-2016: 1400 Burr Ridge Parkway and 11650 Bridewell Drive (Weekley); Rezoning, Text Amendment or Variation, Planned Unit Development and Findings of Fact

As directed by Chairman Trzupsek, Mr. Pollock described this request as follows: The subject property is within the Burr Ridge Corporate Park and the petitioner is seeking rezoning and a Planned Unit Development (PUD) to build 52, detached, single-family clustered homes on private streets. An amendment or variation is also requested to reduce the minimum required area for an R-5 PUD from 40 acres to 20 acres. The petitioner came before the Plan Commission in May for 75 units on this same property. That petition was withdrawn after the Plan Commission held a public hearing and recommended denial based on concerns primarily with density. This petition

reduces the number of units from 75 to 52 with a new streetscape and eliminates one of the two types of homes proposed.

Chairman Trzupsek asked the petitioner to make their presentation.

Mr. Kevin Seay was present on behalf of David Weekley Homes. Mr. Seay went through a Power Point presentation with plans and explanation of the proposed development.

Chairman Trzupsek asked for public comments and questions.

Ms. Kathleen Blank, 11465 73rd Place, asked why they were able to change the plan and if the reduction of units would change the pricing. Mr. Seay said that the seller was willing to reduce the price of the land and that the anticipated price of the units has not changed.

Ms. Blank asked about the houses being age restricted. Mr. Seay said that it would be age targeted and not restricted. Ms. Blank said that the residents should take into account that there could be younger families and children. Mr. Seay said that the design of the community would not be conducive to families because families could not erect fences or playground equipment on the common space. Ms. Blank said that it is inevitable that someone would be back asking for approval for playground equipment and fences.

Ms. Blank said that she is concerned about 72nd Street traffic. She said that has not been addressed. She added that she has no objection to the zoning and that the parcel should be residential. He is primarily concerned about traffic. Mr. Seay responded that there are existing traffic issues but that the traffic study clearly indicates that the proposed development would not impact traffic in a significant manner.

Ms. Ellen Raymond, 11538 Ridgewood Lane, asked about the number of exterior elevations and the number of bedrooms. Mr. Seay said they would have at least five different home plans each with 3 or 4 elevations. He said the exterior materials would not include vinyl or aluminum siding. He said that 3.8 acres is lake and 3.2 acres of park land next to lake and 2.1 acres of additional open space within the development.

Ms. Raymond also asked about the pathway around the lake. Mr. Seay said they would commit to construct the pathway all the way around the pond. He said he would like to be able to complete the pathway concurrent with the construction of the homes due to the need for an Army Corps of Engineers' permit.

Ms. Janet Shangle, 11441 73rd Place, asked about the price of the homes. Mr. Seay said the homes would be \$680,000 to \$840,000. Ms. Shangle said that as an empty nester she could not afford one of those homes and because of that she does not think this will work for empty nesters and it will attract families.

Mr. Kevin Drass, Oak Park, Illinois, asked how many ranch homes there would be. Mr. Seay said that they have one ranch plan right now and that buyers could choose the ranch or other options.

Chairman Trzupsek mentioned the various elevations and plans and said that as presented the Village would not be able to determine whether the homes had front porches or not. He said this is something the Commissioners should consider.

Ms. Beth Burt said she is a resident of Burr Ridge and a real estate agent. She said that the plan is a really nice plan and that there is a huge need for this type of housing.

Mr. Mark Thoma, 7515 Drew Avenue, said that 72nd Street is sub-standard and has no shoulder. He asked about the setback from the street to the houses and if there is a sidewalk. Mr. Seay said that the homes would be 20 feet minimum from the sidewalk and the sidewalk is 5 feet from the street.

Mr. Thoma said that Burr Ridge has been known for large lots and large homes and this is not fitting for Burr Ridge. He said that there are approximately 1300 homes that are smaller out of about 3300 total homes. He said it is wrong to say that we do not have smaller homes or smaller lots. Mr. Thoma wondered if this is the best use of the land.

Janet Podczerwinski, 11475 73rd Street, asked about the sidewalk on Bridewell. Mr. Seay responded.

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

Commissioner Grela said that the submittal package was one of the most comprehensive he has ever seen. He asked for clarification about whether a buyer can design their own home. Mr. Seay said they could not, that Weekley will provide the options for the homes and buyers cannot deviate from the homes to be provided by Weekley. In response to Commissioner Grela, Mr. Seay said that there would be a monotony code to ensure variety.

Commissioner Grela added that the open porches create an appearance of greater front setbacks and if they had a ratio of the number of homes that would have open porches. Mr. Seay said that the majority of homes offered would have open front porches but that it would be up to buyers to choose which type of home they want.

Commissioner Grela said he likes the plan and the density and he is only struggling with the Master Plan and whether to change the recommendation for this land to residential. He added that this is the only place where he would consider the density being proposed.

Commissioner Praxmarer asked if they had done a market study or have talked with local realtors about the demand for this type of house. Mr. Seay said they have done both and are confident that there is a demand for this type of house. Commissioner Praxmarer said that the developer has done a good job addressing concerns and she cannot see much to criticize about this development.

Commissioner Broline said that most of his questions have been answered. He said he believes this project will be a complement to the Village Center.

Commissioner Grunsten said that she thinks the project still looks dense and she thinks that it may attract families with children.

Commissioner Stratis said that the location of the project next to the freeway would discourage families as well as the price of the homes. He asked about details related to the entryway at Burr Ridge Parkway, internal traffic control, maintenance of the pond, and curbs. He said that he believes this property is not suitable for industrial or retail development and that office development will not occur due to the office market and location in Cook County. Commissioner Stratis said that as a result, he believes this is a practical and sensible use of the property.

Chairman Trzupek asked about the courtyard homes that were accessed by rear alleys and his previous suggestion that the middle block be developed with the courtyard homes. Mr. Seay said that the topography of the site makes it difficult to do the courtyards in the middle. He said that

the courtyard homes would require a 5 foot retaining wall along the street and he does not think that will be marketable or desirable.

Chairman Trzupsek asked how the Village would enforce monotony and architecture. Mr. Pollock responded that this is a preliminary review and that if approved, a final PUD plan will be required to be submitted for Plan Commission and Board of Trustees review. Mr. Pollock said that the final PUD plans will include final elevation drawings and may include restrictions on the number of front porches and variety in elevations. He said the final plans would also address some of the engineering details that were asked about.

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

At 9:33 p.m. a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-10-2016.

ROLL CALL VOTE was as follows:

AYES: 6 – Grela, Praxmarer, Stratis, Grunsten, Broline, and Trzupsek

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 of Trustees rezone the property referenced in Z-10-2016 from the O-2 District to the R-5 District.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grela, Grunsten, Praxmarer, Broline, and Trzupsek

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 to recommend that the Board of Trustees amend the Zoning Ordinance to reduce the minimum lot area for an R-5 PUD from 40 acres to 20 acres and to amend the R-5 District purpose statement to say that "the R-5 District is intended only for areas where higher residential density already exists and there is a mix of land use types in the immediate area."

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grela, Grunsten, Praxmarer, Broline, and Trzupsek

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 of Trustees grant a special use to designate the property referenced in Z-10-2016 as a Planned Unit Development subject to the following conditions:

- A. Approval is limited to Preliminary Plan approval as per Section XIII.L.2.c of the Zoning Ordinance.
- B. Final Plan approval shall be subject to review by the Plan Commission and approval by the

Board of Trustees as per Section XIII.L.2.d of the Zoning Ordinance.

- C. Final plans shall significantly comply with the preliminary plans submitted and reviewed by the Plan Commission and attached hereto.
- D. Pathways and sidewalk shall comply with the preliminary plans except as specifically modified by the Board of Trustees after review and recommendation from the Pathway Commission. It is understand that the pathway loop shall be completed along the north and east sides of the lake.
- E. Final plan review shall include but not be limited to the following:
 - a. Final subdivision site plan, landscaping plan, and engineering plans;
 - b. Subdivision entryway features and subdivision fences;
 - c. Final building elevations providing for alternate elevation designs and materials;
 - d. Monotony code providing rules and regulations to ensure diversity in the location of the various building elevations;
 - e. Restrictions on the number of homes with and without open front porches to ensure that the predominance of homes have open front porches consistent with the submitted preliminary building elevations.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grela, Grunsten, Praxmarer, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

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

V. OTHER CONSIDERATIONS

PC-10-2016: Amendment to the Comprehensive Plan – Burr Ridge Park Sub-Area

Based on the prior discussion relative to Z-10-2016, Chairman Trzupek suggested a motion requesting authorization to hold a public hearing to consider an amendment to the Comprehensive Plan.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Stratis to request authorization from the Board of Trustees to proceed with a public hearing to consider an amendment to the Comprehensive Plan.

ROLL CALL VOTE was as follows:

AYES: 6 – Grela, Stratis, Grunsten, Praxmarer, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the filing deadline for the October 3, 2016 meeting has passed and there are no hearings scheduled.

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Grela to cancel the October 3, 2016 meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Grunsten, Grela, Stratis, Praxmarer, Broline and Trzupke

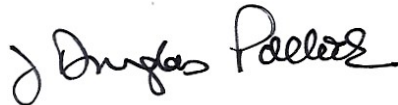
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 9:42 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:42 p.m.

**Respectfully
Submitted:**



October 17, 2016

J. Douglas Pollock, AICP