

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
JANUARY 16, 2017

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 Praxmarer.

Vice Chairperson Praxmarer stated that tonight was Commissioner Grela's last meeting as a member of the Plan Commission. She noted that he has served as a Commissioner, Chairman and as a Trustee for 19 years and thanked him for his service to the Village.

A **MOTION** was made by Vice Chairperson Praxmarer and **SECONDED** by Commissioner Stratis to appoint Commissioner Grela as honorary Chairperson for tonight's meeting. The **MOTION CARRIED** by a unanimous 6 to 0 voice vote of the Plan Commission.

Chairman Grela asked Mr. Pollock to call the roll.

ROLL CALL was noted as follows:

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

ABSENT: 2 – Grunsten and Trzupke

Also present was Community Development Director Doug Pollock. In attendance was Trustee Diane Bolos.

II. APPROVAL OF PRIOR MEETING MINUTES

Commissioners Grela and Scott said that the draft minutes from the December 5, 2016 minutes did not indicate they were absent.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to approve the minutes of the December 5, 2016 Plan Commission meeting subject to the correction noted herein.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 2 – Grela and Scott

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

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

V-01-2017: 1333 Burr Ridge Parkway (InSite Real Estate); Variation and Findings of Fact

Chairman Grela stated that there was a request by the petitioner for a continuance to the February 6, 2017 meeting. As this was a first request, he said that the rules require this request to be honored.

Chairman Grela asked if there was anyone in attendance to speak. There were several people in the audience who raised their hand. Chairman Grela suggested that they attend the February 6 meeting but that if they prefer to go on record at this time, he would allow it. No one requested to speak.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to continue **V-01-2017** to the February 6, 2017 meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

PC-10-2016: Amendment to the Burr Ridge Comprehensive Plan; 1400 Burr Ridge Parkway and 11650 Bridewell Drive

As directed by Chairman Grela, Mr. Pollock described this request as follows: The Plan Commission recently recommended and the Board of Trustees approved the rezoning of the 22.5 acre property at 1400 Burr Ridge Parkway and 11650 Bridewell Drive. The property was rezoned from the O-2 Office District to an R-5 Planned Unit Development District. Concurrent with the review and approval of the zoning, the Plan Commission considered an amendment to the Comprehensive Plan that would be consistent with the approved zoning. In order to formally amend the Comprehensive Plan, a public hearing is required.

Mr. Pollock said that the minutes from those hearings were provided with the agenda packet for tonight's hearing and incorporated by reference into the evidence for this amendment.

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

Chairman Grela said he talked with Chairman Trzupke about this amendment. He said that Chairman Trzupke said he was not in favor of this amendment until there is a solid proposal for development. He cited the staff summary which reports that David Weekley Homes decided not to pursue final PUD approval for their proposed subdivision.

Commissioner Stratis said he agreed that we should wait for a new developer. He said if we change the Comp Plan to residential for this property, it would encourage only residential marketing of the property. He acknowledged that it is unlikely that an office use would come forward but he does not want eliminate that possibility.

Commissioner Hoch asked how long the developer has to submit final plans. Mr. Pollock said the preliminary PUD approval is good for one year and expires if final plans are not submitted within that time. Mr. Pollock added that the zoning runs with the land and that any developer could come forward with final PUD plans within that time frame.

Commissioner Scott said it is apparent that the market is for residential but he sees no benefit of proceeding given the status of the original developer. He said waiting for the Comp Plan amendment would leave the door open a bit for an office development.

Commissioner Praxmarer said she sees no reason to proceed at this time. In response to Commissioner Praxmarer, Mr. Pollock said he anticipates another developer coming forward very soon with either final PUD plans or a revised preliminary plan.

Commissioner Broline confirmed that any developer would have to come before the Plan Commission with either final PUD plans based on the preliminary PUD plan approval or to request revisions to the preliminary PUD plans.

Chairman Grela said that he wanted the Village Board to consider this Comp Plan amendment before the zoning change but was told that was not practical given the pending request from Weekley Homes. He said he would prefer to wait now as this does not seem to be critical to act at this time.

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

At 7:50 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to close the hearing for PC-10-2016.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees table consideration of this amendment to an indefinite date with new notices to be provided.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

Z-15-2016: Zoning Ordinance Text Amendment – Personal Wireless Service Facilities

As directed by Chairman Grela, Mr. Pollock described this request as follows: In response to industry trends for smaller cellular antennas located in larger numbers and on new and existing utility poles in public rights of way, the Board of Trustees recently amended the Municipal Code relative to regulations for personal wireless service facilities located in the public right of way. In order to ensure that these same regulations are imposed within State and County rights of way, an amendment to the Zoning Ordinance is recommended. The amendment would simply reference the Municipal Code and require that small cell antennas in State and County rights of way are subject to the Municipal Code regulations.

Chairman Grela asked if there was a picture of a small cell antenna. Commissioner Stratis shared a picture from his phone.

Chairman Grela asked if there was anyone in the audience with questions or comments.

Mr. Mark Thoma, 7515 Drew Avenue, said that the antennas can be visually obtrusive. He said they have a large equipment cabinet hung on the pole plus one or more antennas. He suggested that it was appropriate to keep them away from residences.

Chairman Grela asked if the 100 foot separation in the municipal code was 100 feet from property lines or from the house. Mr. Pollock said the regulations state 100 feet from the building.

Chairman Grela asked for comments from the Plan Commission.

Commissioner Scott agreed that the Village should do whatever we can but said it may be that the State overrules any local regulations. He said that the 100 foot separation is not much and maybe it should be 200 or 300 feet.

Commissioner Praxmarer asked if these small cell antennas would serve a need for residents. Commissioner Hoch said there are spots in the Village with poor service and that may benefit from the small cell antennas. Mr. Pollock said that the small cell antennas would be allowed and that these regulations are intended to make sure they are reasonably regulated.

Mr. Pollock added that this is a new and emerging technology and the Village Board viewed the adoption of the regulations as a place holder that would ensure we have something to regulate the antennas. He said the Board and staff realize that these regulations may need to be modified as the industry progresses.

Commissioner Hoch asked if it would be appropriate to recommend that the 100 feet separation be increased. Mr. Pollock said that the specific regulations are in the Municipal Code. He suggested that the Plan Commission let the Board know its concerns with the 100 foot separation but not recommend any specific changes at this time.

Commissioner Stratis said that he was generally satisfied with the regulations in place in the municipal code. He said he understands there may be a need to increase the 100 foot separation but that since this is part of a model code it may be best to leave it at 100 feet for now. He also mentioned that the transformers for the antennas can make noise. Commissioner Stratis also asked if there was a potential for a company to capture a monopoly in a town by obtaining locations that preclude other companies.

Chairman Grela asked if there was any radiation or noise emitted by the transformers or antennas. He said that since the Board had already approved the municipal code amendment, he presumes that they have discussed these issues.

Ms. Alice Krampits, 7515 Drew Avenue, asked about removal of antennas if they are abandoned.

Mr. Pollock said that he would summarize all of the Plan Commission comments in the recommendation to the Village Board.

At 8:07 p.m. a **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Scott to close the hearing for Z-15-2016.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees approve Z-15-2016 as submitted.

ROLL CALL VOTE was as follows:

AYES: 6 – Scott, Hoch, Stratis, Praxmarer, Broline, and Grela
NAYS: 0 – None

IV. CORRESPONDENCE

Commissioner Hoch asked about the Board's approval of V-07-2016 for the property at 15W241 81st Street. She asked if the Board received the minutes from the Plan Commission hearing and understood that there were neighbors opposed to the variation and that the Commission determined the hardship was self-imposed.

Mr. Pollock said that the Board did receive minutes and a summary of the Plan Commission recommendation. He said that the petitioner amended the request before the Board to reduce the variation for rear lot coverage to 38% which included the driveway only and to commit that the driveway would use a permeable paver system. He said that the Board indicated that the hardship was based on the relative small size of the rear yard compared to the large size of the lot.

V. OTHER CONSIDERATIONS

V-06-2016: 7383 Madison Street (Gofis); Approval of Findings of Fact

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to approve the findings of fact as prepared by staff for denial of V-06-2016.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Scott, Hoch, Praxmarer, and Broline
NAYS: 0 – None
ABSTAIN: 1 - Grela

MOTION CARRIED by a vote of 5-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock referenced future meetings scheduled for February 6 and February 20, 2016.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to **ADJOURN** the meeting at 8:21 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:21 p.m.

Respectfully
Submitted:



J. Douglas Pollock, AICP

February 6, 2017