

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
FEBRUARY 6, 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 Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 4 – Hoch, Broline, Scott and Trzupek

ABSENT: 3 – Stratis, Grunsten, and Praxmarer

Also present was Community Development Director Doug Pollock.

Chairman Trzupek announced that there was not a quorum for the Zoning Board of Appeals and that the public hearing scheduled under V-01-2017: 1333 Burr Ridge Parkway, would automatically be continued to the February 20, 2017 meeting.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to approve the minutes of the January 16, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 3 – Hoch, Broline, and Scott

NAYS: 0 – None

ABSTAIN: 1 – Trzupek

MOTION CARRIED by a vote of 3-0.

III. PUBLIC HEARING

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

Z-01-2017: 555 Village Center Drive (Cruikshank); Special Use and Findings of Fact

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: A special use was granted in 2016 for a "Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine" to be located at 580 Village Center Drive. Subsequent to that approval, the property manager and the tenant have agreed to move this business to another location in the Village Center. The new location is across the street at 555 Village Center Drive (currently occupied by the apparel store Lucy). The 2016 special use was specific to the tenant space at 580 Village Center Drive. Thus, the new location requires special use approval.

Chairman Trzupek asked the petitioner to make their presentation.

Mr. Mike Cruikshank said that the only change to the business was the location. He said that they would operate identical to the plan presented for the location at 580 Village Center Drive.

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

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

In response to Commissioner Scott, Mr. Cruickshank said they have not opened the business yet. Commissioners Broline and Hoch and Chairman Trzupsek said they had no further questions or comments.

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

At 7:36 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to close the hearing for Z-01-2017.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Scott, Broline, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to adopt the petitioner's findings of fact and recommend that the Board approve Z-01-2017 subject to the following conditions:

- A. The store shall substantially comply with the submitted floor plan including the limitation to the size of the food and beverage service area.
- B. The hours of operation shall be limited to the same hours as other retail stores in the Village Center which are generally 10 AM to 8 PM Mondays through Saturdays and 11 AM to 6 PM on Sundays.
- C. The use shall be limited to a Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine and at no time shall there be sales of beer or wine without concurrent sales of fitness apparel.
- D. The establishment must provide the sale of pre-packaged or fresh food such as cheese, meats and crackers at all times that service of wine and beer is provided.
- E. The special use permit shall be limited to Mike and Tiffany Cruickshank and shall expire at such time that they no longer own and operate the business at 555 Village Center Drive.
- F. There shall be no advertising of beer and wine sales visible through the storefront windows.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Scott, Broline, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

IV. CORRESPONDENCE

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

V. OTHER CONSIDERATIONS

Z-12-2016; 7600 County Line Road (Rehabilitation Institute of Chicago); Final Plan Review

Chairman Trzupsek asked Mr. Pollock to summarize this consideration. Mr. Pollock reported that the Board of Trustees approved the variations and special use for a medical office building at this location subject to the final review of stormwater plans and architectural materials and colors by the Plan Commission. He added that the developer has met with neighbors and staff twice and has developed a stormwater plan that all parties support. He said the developer would be presenting final building material and color samples.

Chairman Trzupsek asked the petitioner for their presentation.

Mr. Tom Lee, Architect with HDR Architects, presented the revised building elevations. He explained that the revisions were intended to add warmth to the façade consistent with a residential building. He showed various elevation renderings and material samples.

Mr. Lance Theis, Architect with HDR Architects, described the stormwater plans. He said the stormwater plan creates a separate stormwater management system to collect and transport the stormwater from the Drew Avenue properties through the property and into the stormwater system southeast of the property and that this system is separated from the on-site stormwater water management system. Mr. Theis said that the on-site stormwater is collected in separate pipes and transported to a detention pond located between the building and County Line Road and that the plans also call for improvements to an existing drain tile that collects underground water and transports that water off site.

Mr. Theis added that the plans showed 2 or 3 trees being saved in the area of the drainage ditch adjacent to the Drew Avenue properties. He said that these trees would have to be removed in order to properly grade the ditch. He said the ditch would primarily be mowed turf to expedite drainage and reduce blockage.

Mr. Theis described the fence to be erected along the west lot line. He said it is a wood grain vinyl fence.

Chairman Trzupsek said this was not a public hearing but he invited anyone wishing to comment to do so.

Mr. Mark Thoma, 7515 Drew Avenue, said that he and his neighbor, Russ Allen, have met with the developer on two occasions. He said that the developer's engineer has done extensive study of the drainage in the area and they have done a great job addressing the drainage concerns.

Mr. Thoma also asked about the rooftop units. Mr. Lee said they would be screened by a material similar to the roof.

There being no other public comments, Chairman Trzupsek asked for questions and comments from the Commissioners regarding the final stormwater plan and the building elevations.

Commissioner Hoch thanked the petitioner for working with the residents. She said she has always liked the building but believes the changes make it even better.

In response to Commissioner Broline, Mr. Lee said that the manufacturer stated that the roof metal will take about two months to age and lose its shine. Mr. Lee said that it might take a bit longer.

Commissioner Broline said that he is pleased there is an agreement with the neighbors.

Commissioner Scott confirmed that the maximum roof height is 28 feet. He said that the building looks great and though it may not be a traditional home architecture, it is consistent with modern residential architecture.

Chairman Trzupek asked if there would be any rooftop penetrations. Mr. Lee said they intended all of the rooftop penetrations to be inside the screened area for mechanical equipment. Chairman Trzupek said it is very important to eliminate rooftop penetrations outside of the screened area.

Chairman Trzupek also asked about maintenance of the ditch. Mr. Pollock said that if necessary they could consider an easement which allows the Village to do emergency maintenance at the expense of the property owner.

There being no further questions or comments, Chairman Trzupek asked for a motion.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to approval the final stormwater plan and the building materials and elevations subject to final staff approval of the stormwater plans.

ROLL CALL VOTE was as follows:

AYES: 4 – Scott, Hoch, Praxmarer, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the filing deadline for the March 6, 2017 meeting has passed and there are no hearings scheduled.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to cancel the March 6, 2017 meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

II. ADJOURNMENT

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Scott to **ADJOURN** the meeting at 8:04 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:04 p.m.

Respectfully
Submitted:



J. Douglas Pollock, AICP

February 20, 2017