

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF**  
**FEBRUARY 20, 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 Trzupsek.

**ROLL CALL** was noted as follows:

**PRESENT:** 6 – Stratis, Grunsten, Broline, Praxmarer, Scott and Trzupsek

**ABSENT:** 1 – Hoch

Also present was Community Development Director Doug Pollock and Trustee Guy Franzese.

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Scott to approve the minutes of the February 6, 2017 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Broline, Scott, and Trzupsek

**NAYS:** 0 – None

**ABSTAIN:** 3 – Stratis, Grunsten, and Praxmarer

**MOTION CARRIED** by a vote of 3-0.

**III. PUBLIC HEARINGS**

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

**V-01-2017: 1333 Burr Ridge Parkway (In Site Real Estate); Variation and Findings of Fact.**

As directed by Chairman Trzupsek, Mr. Pollock described this request as follows: The petitioner owns and manages the office building commonly known as the McGraw Hill building. They are proposing to expand the parking lot to accommodate future tenants. Three variations are requested including a variation for the parking lot location encroaching beyond the front of the building; a variation to permit additional parking in a corner side yard; and variation to reduce the required landscaping along the north lot line.

Chairman Trzupsek asked the petitioner to make their presentation.

Mr. Scott Day, attorney for the petitioner, presented the petition. Mr. Day presented the site plan of the property and described the variations being requested.

Mr. Bob Schmude, Project Manager for In Site Real Estate, described the history of the property, trends in the suburban office market relative to parking, and the need to re-lease most of the building due to the pending departure of the primary tenant. Mr. Schmude referenced articles presented to the Plan Commission that described increases in population densities in office buildings that result in the demand for more parking.

Mr. Day stated that the parking design complies with the zoning for this property which permits 8.5 foot wide parking spaces with a 25 foot wide aisle. He said that with the improvements, the property would still have 25% open space which exceeds the minimum 20% required by the Zoning Ordinance. He further described the variations and referenced the building and parking lot setbacks of other buildings on Burr Ridge Parkway which are equal to or less than proposed for the subject property.

Mr. Schmude followed up with a more detailed description of the engineering and landscaping plans. He noted that the landscaping islands would be irrigated and that they intend to construct a sidewalk connecting the front door of the building to the sidewalk on Burr Ridge Parkway.

Mr. Day concluded the petitioner's presentation with a reference to the written findings of fact submitted to the Plan Commission.

Before asking for public comments, Chairman Trzupsek asked some questions. Chairman Trzupsek asked the petitioner to describe the hardship relative to the standards for a variation. In response, Mr. Day said that the market for suburban office requires more parking than is currently provided due to higher populations for office space. He said that causes a hardship in that it is difficult to lease the office space.

In response to Chairman Trzupsek, Mr. Day said that 8.5 foot wide parking spaces is typical for Class A offices.

Chairman Trzupsek said that when the office building was built there was no residential in the area. He said that now there is residential and he is hesitant to consider adding more parking that is adjacent to the residential property.

Chairman Trzupsek asked for public comments and questions.

Ms. Leslie Bowman, 1000 Village Center Drive, Unit 314, said that she and other residents use the back side of their building regularly. She wondered why they needed so many parking spaces and in particular the parking that is visible from her building. She also asked if drainage had been considered given that they are expanding the parking lot.

Ms. Kristy Tramontana was present representing the Burr Ridge Corporate Park Property Owners Association. She said the Board was concerned with the loss of green space particularly at the southwest corner of the property adjacent to the residential condo building. She said the Board is concerned about future changes on other properties and a precedent for more loss of green space in the Corporate Park. She also suggested a condition prohibiting call centers which would create 24 hour traffic to the site.

Chairman Trzupsek said he is concerned that they are asking to expand the parking even though they have no tenant signed that is looking for the parking. Mr. Day responded by referring to the articles that were submitting and confirming the petitioner's opinion that the parking will be needed for most any tenant interested in the property.

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

Commissioner Stratis said he agrees with Chairman Trzupsek that it is hard to assess the need for the parking when there is no tenant signed with specific parking requirements. He said on the other hand, he understands that the office market has changed and agrees that generally more parking is necessary. He referenced a comment made by the petitioner that they had considered other creative solutions. He wondered why they would not sign a tenant to a lease subject to approval for more parking; he noted that the market may demand more parking in general but there can be some specific tenants who do not need more parking; and he asked about consideration for a parking deck or converting indoor floor area on the first floor to parking.

Mr. Schmude responded that they considered a parking deck but determined it was less desirable financially and aesthetically.

Commissioner Stratis said he does not like the 8.5 foot wide spaces and that the landscaping should comply with code. He said he could not support inclusion of the parking area at the southwest corner of the property due to its proximity to the residential condos. He said he would support the variations for the 60 foot setback from Burr Ridge Parkway and the expansion of the parking in the corner side yard.

Chairman Trzupsek noted that some additional information was submitted by the petitioner just before the meeting. He suggested that the petitioner had plenty of time to submit document before the agenda was distributed and it was a disservice to the Plan Commission and the Board of Trustees not to give them more time to review the information.

Commissioner Grunsten suggested that the tenant should be signed before assessing the need for more parking. She added that she opposes adding parking at the southwest corner where it is near the residential condos.

Commissioner Broline asked the petitioner about the impact of losing those 44 spaces at the southwest corner. Mr. Day said it would hurt their ability to lease the building. He suggested that the residential land use in this area should not be determinative since the office buildings were there first and it is a mixed use area.

Commissioner Praxmarer said she believes that office buildings may need less parking in the future because of tele-commuting. In response, Mr. Day said that technology allows smaller work spaces and less physical storage space.

Commissioner Praxmarer suggested that losing some of the landscaping islands may be more desirable than adding parking in the southwest corner.

Commissioner Scott asked if the petitioner had talked with the homeowners associations. Mr. Schmude said they talked with the Burr Ridge Corporate Park Property Owners Association.

Commissioner Scott said he thinks the petitioner has confirmed the market demand for more parking. He said he was not sure why the petitioner would not want to have a tenant signed before proceeding through the variation process. He asked if there was a tenant ready to sign a lease.

Mr. Schmude said that they have several tenants who have indicated their desire to sign a lease but only if there is more parking.

Commissioner Scott said that the request for the front setback and corner side yard parking variations are compelling. He said he has an issue with the expanded parking at the southwest corner nearest the residential condos. He said he appreciates the addition of the sidewalk providing access from the front door to Burr Ridge Parkway. He said he is willing to work toward a compromise and suggested reducing the landscaping islands to get more parking north of the building.

Chairman Trzupsek suggested combining the islands so that they are not all 4 feet wide. He said this would make for healthier landscaping in the islands.

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

At 9:18 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to close the hearing for V-01-2017.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Praxmarer, Grunsten, Broline, Scott, and Trzupsek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to adopt the petitioner's findings of fact and recommend that the Board approve variations from Section XI.C.8 of the Zoning Ordinance to permit parking to be located 60 feet from the front lot line (Burr Ridge Parkway) rather than 79.76 feet and from Section XI.C.8 of the Zoning Ordinance to permit additional parking between the building and the corner side lot line (north line along North Frontage Road) subject to the following conditions:

- A. That the additional parking located at the southwest corner of the property shall be deleted from the plan.
- B. That the petitioner may reduce the landscaping islands to 4 feet in width as permitted by the 1982 variation for this property to the extent that it allows the petitioner to add more parking spaces north of the building.
- C. That the parking lot expansion shall otherwise comply with the submitted plans.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Scott, Grunsten, Praxmarer, Broline, and Trzupsek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to adopt the petitioner's findings of fact and recommend that the Board approve a variation from Section XI.C.11.a(3)b of the Zoning Ordinance to reduce the required landscaping along the north perimeter of the parking lot subject to the same amount of plant materials to be added to the south side of the building.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Scott, Praxmarer, and Broline

**NAYS:** 3 – Stratis, Grunsten, and Trzupsek

**MOTION FAILED** by a vote of 3-3.

The Plan Commission discussed a separate motion regarding the landscaping variation. Prior to any additional motions, Mr. Day said that the petitioner would withdraw the landscaping variation.

**Z-02-2017: 15W069 and 15W081 91<sup>st</sup> Street (Pacocha); Rezoning Upon Annexation and Findings of Fact.**

As directed by Chairman Trzupsek, Mr. Pollock described this request as follows: The petitioner is the general contractor for the property owner who is seeking to construct a single family home on a five acre property. The property is not currently in Burr Ridge but the owner wants to connect to Village water and, therefore, needs to annex. There is adjacent R-3 and R-2B District zoning so either zoning district would be compatible with surrounding zoning.

In response to Chairman Trzupsek, Mr. Paul Pacocha said he had nothing to add other than to confirm that they only want to build one home and do not intend to subdivide.

There was no one else in attendance to speak at this public hearing. Chairman Trzupsek asked for questions and comments from the Plan Commission.

Commissioner Scott said that based on the Comprehensive Plan, he would prefer the R-2B District.

Commissioner Praxmarer said she would support either zoning district.

Commissioner Broline asked about the potential impact on the adjacent unincorporated area. Mr. Pollock said that give the wide mix of both R-3 and R-2B, the rest of the area could still go to either zoning district. Commissioner Broline said that based on the Comprehensive Plan, he would suggest the R-2B District.

Commissioners Grunsten and Stratis and Chairman Trzupsek indicated their support for the R-2B District zoning.

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

At 9:37 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to close the hearing for Z-02-2017.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Grunsten, Praxmarer, Broline, Scott, and Trzupsek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grunsten to adopt the petitioner's findings of fact and recommend that the Board rezone the property to the R-2B District upon annexation.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Scott, Grunsten, Stratis, Praxmarer, Broline, and Trzupsek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**Z-03-2017: 60 Shore Drive (Restani); Special Use and Findings of Fact.**

As directed by Chairman Trzupsek, Mr. Pollock described this request as follows: The subject property is located at the southwest corner of Shore Drive and South Frontage Road. The property is improved with a 60,000 square foot industrial building. The petitioner proposes to occupy approximately 7,400 square feet of floor area for an automobile sales business. The petitioner has submitted a business plan indicating that they would have approximately 60 vehicles for sale on the property and that most sales are conducted via the internet. The petitioner has also indicated they would agree to keep all of the vehicles for sale inside the building. There was a prior indoor automobile sales business at this location but operated by a different entity.

Chairman Trzupsek asked for comments from the petitioner. Mr. Eduardo Restani said he was a resident of Burr Ridge and wanted to open and operate his business in town.

There was no public comments or questions regarding this request.

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

There were no comments or questions from the Plan Commission except that Chairman Trzupsek said the staff conditions included the word “luxury” and not all of the vehicles describe in the business plan would be considered luxury. He also asked for clarification of the term “minor repair”.

Mr. Pollock said that term was generally meant to prohibit body work and major engine and transmission repair.

Mr. Restani said they only intend to detail the cars and will not conduct repair or service.

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

At 9:43 p.m. a **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-03-2017.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Scott, Praxmarer, Stratis, Grunsten, Broline, and Trzupsek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer adopt the petitioner’s findings of fact and recommend that the Board grant a special use as per Section X.F.2.a of the Burr Ridge Zoning Ordinance for an Automobile Sales and Service business at 60 Shore Drive subject to the following conditions:

- A. The special use permit shall be limited to the sales of pre-owned automobiles with minor detailing and repairs.
- B. The special use shall be limited to the 7,400 square feet of floor area known as Suite A at 60 Shore Drive.
- C. The special use permit shall be limited to Eduardo Restani and shall expire at such time that Mr. Restani no longer occupies the space at 60 Shore Drive or at which

time there is an assignment or termination of the lease for the space at 60 Shore Drive.

- D. Outside display and/or storage of any goods, materials, and automobiles shall be prohibited.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Scott, Praxmarer, Stratis, Grunsten, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

#### **IV. CORRESPONDENCE**

There were no questions or discussion regarding the Board Report or the Building Report.

#### **V. OTHER CONSIDERATIONS**

##### **PC-01-2017: Annual Zoning Ordinance Review**

Mr. Pollock referenced the written staff report regarding the annual zoning review. He said the only item staff recommends for further consideration relates to the use of permeable pavers for residential properties. He suggested that the Commission request authorization from the Board of Trustees to conduct a public hearing for a zoning amendment related to the use of permeable pavers. Mr. Pollock added that holding the public hearing would not commit the Plan Commission to take any action on this matter.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to request authorization from the Board of Trustees to conduct a public hearing to consider an amendment to the Zoning Ordinance relative to the use of permeable pavers on residential properties.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Grunsten, Praxmarer, Scott, 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 March 20, 2017 meeting has passed and there are no hearings scheduled.

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Broline to cancel the March 20, 2017 meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grunsten, Broline, Stratis, Scott, Praxmarer, and Trzupek

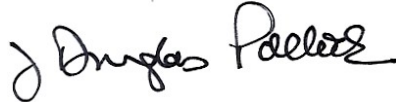
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Scott to **ADJOURN** the meeting at 9:50 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:50 p.m.

Respectfully  
Submitted:



April 3, 2017

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J. Douglas Pollock, AICP