

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
APRIL 3, 2017

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:34 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: 5 – Hoch, Grunsten, Broline, Praxmarer, and Trzupsek

ABSENT: 2 – Stratis and Scott

Also present was Community Development Director Doug Pollock.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Broline to approve the minutes of the February 20, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 – Praxmarer, Broline, Grunsten, and Trzupsek

NAYS: 0 – None

ABSTAIN: 1 – Hoch

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

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

Z-04-2017: 705 Village Center Drive (Hampton Social); Special Use and Findings of Fact.

As directed by Chairman Trzupsek, Mr. Pollock described this request as follows: The petitioner is seeking to open a restaurant in the Burr Ridge Village Center in the tenant space previously occupied by Coldwater Creek. The Village Center PUD requires special use approval for any restaurant with live entertainment or service of alcoholic beverages. This petition requests a special use for a restaurant with service of alcoholic beverages and with live entertainment.

Chairman Trzupsek asked the petitioner to make their presentation.

Mr. Brad Parker stated that he had nothing to add to the petition and documentation previously submitted.

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

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

Commissioner Hoch asked about the location of the front door and windows, noting that at the other Hampton Social location, the windows are left open for summer dining. Mr. Parker said they intend to do the same thing at this location and that the entryway would be in the same location as Coldwater Creek.

Commissioner Hoch asked about the live entertainment. Mr. Parker said it would be one person performing in the lounge only and the volume would be similar to the volume of typical background music at a restaurant. In response to Commissioner Hoch, Mr. Parker said that the hours would be similar to other restaurants and that the parking would be convenient due to the proximity of the parking garage and elevators for the parking garage.

Commissioner Grunsten asked if there would be valet parking and wondered about controlling beverage distribution with the open windows. Mr. Parker said that they had not determined if they would have valet parking. Commissioner Hoch added that the open windows would be no different than a patio with a fence separation from the sidewalk.

Commissioner Broline asked about the logistics of using a valet. Mr. Parker said they would use the existing parking spaces on Village Center Drive to stage the valet parking and park the cars in the garage.

Commissioner Praxmarer asked why they selected Burr Ridge and asked if they would have carry out gelato. Mr. Parker said that the Village Center approached them and they saw Burr Ridge as a good expansion location. He said that carry out gelato would likely be available.

Chairman Trzupsek asked Mr. Pollock if there was anything different about this restaurant from others. Mr. Pollock said that relative to zoning, there were no differences.

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

At 7:54 p.m. a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Hoch to close the hearing for Z-04-2017.

ROLL CALL VOTE was as follows:

AYES: 5 – Grunsten, Hoch, Praxmarer, Broline, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to adopt the petitioner's findings of fact and recommend that the Board approve Z-04-2017 subject to the following conditions:

- A. The construction and use of the restaurant shall substantially comply with the submitted floor plans.
- B. The special use permit shall be limited to Bradley Parker and the current restaurant owners and shall expire at such time that the current owners no longer own and operate the business at 705 Village Center Drive.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Grunsten, Praxmarer, Broline, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Z-05-2017; Zoning Ordinance Text Amendment; Permeable Pavers and Rear Lot Coverage.

As requested by Chairman Trzupsek, Mr. Pollock summarized the hearing as follows: This hearing was scheduled as requested by the Plan Commission and approved by the Village Board and in response to a variation granted by the Board of Trustees. The Board granted a variation that allowed a resident on 81st Street to have 38% rear lot coverage provided that 18% was a permeable paver system. The hearing was scheduled to determine if the Village wants to amend the Zoning Ordinance to permit a similar regulation for all residential properties. Mr. Pollock referenced the documentation from the Village Engineer and from other sources that was included in the packet.

Chairman Trzupsek and Commissioner Hoch asked about definitions and standard for permeable pavers. Mr. Pollock provided description but cautioned that there appears to be no established definition or common language regarding this product.

Commissioner Broline expressed concerns regarding the lack of a common understanding of the systems and products.

Commissioner Hoch asked how the Village would regulate the installation and maintenance of permeable or porous pavers. Mr. Pollock responded that installation could be regulated through the permit process but that maintenance would be more challenging. Mr. Pollock noted that maintenance is critical to maintain the stormwater benefits of permeable paver systems.

Mr. Pollock suggested that this type of amendment could be structured to reduce impervious surfaces in rear yards and provide a stormwater benefit. He described a sample amendment whereby rear lot coverage could be increased from 30% to 40% but only if 20% of the coverage is permeable. He said that would reduce impervious surfaces from 30% to 20%.

Commissioner Broline asked about the possibility of allowing increases by variation or similar Plan Commission approval. Mr. Pollock said that a review and approval process was possible but that he is concerned that the standards for approval could be viewed as somewhat arbitrary.

Commissioner Hoch asked how often this issue comes up. Mr. Pollock said not that often but occasionally residents ask for permeable pavers and/or ask about exceeding the 30% limit.

Chairman Trzupsek asked for questions and comments from the public.

Ms. Alice Krampits, 7515 Drew Avenue, said she was opposed to the change. She said there are too many drainage problems in the Village and that porous pavers and permeable paver systems are not the same as grass and landscape areas. She said there are problems with proper installation and required maintenance. She suggested that more research needs to be done before any changes are approved.

Chairman Trzupsek noted that this is a benefit when the permeable pavers replace hardsurface but not when it replaces grass. He said that when his architectural firm has used permeable surfaces, it has experienced problems.

Commissioner Hoch said that the information provided is from industry that sells permeable pavers so it clearly describes the benefits without perhaps stating the problems.

Mr. Pollock said that the issue is whether permeable pavers can be trusted to always provide the stormwater benefits. He suggested that this matter be tabled so that staff can do more research on this topic.

At 8:19 p.m. a **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Grunsten to continue the hearing for Z-05-2017 to May 15, 2017.

ROLL CALL VOTE was as follows:

AYES: 5 – Broline, Grunsten, Hoch, Praxmarer, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

IV. CORRESPONDENCE

Commissioner Broline asked about the floor area and construction costs reported in the Building Report. Mr. Pollock responded that the floor area is based on the zoning definition of floor area and the construction cost is based on an industry standard cost per square foot rather than the actual costs.

V. OTHER CONSIDERATIONS

There were no other considerations.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the filing deadline for the April 17, 2017 and May 1, 2017 meeting has passed and there are no hearings scheduled.

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Hoch to cancel the April 17, 2017 and May 1, 2017 meetings.

ROLL CALL VOTE was as follows:

AYES: 5 – Grunsten, Hoch, Praxmarer, Broline and Hoch

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 8:25 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:25 p.m.

Respectfully
Submitted:



J. Douglas Pollock, AICP

May 15, 2017