

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
MAY 15, 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: 5 – Stratis, Praxmarer, Scott, Broline, and Trzupsek

ABSENT: 2 – Grunsten and Hoch

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 April 3, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 3 – Praxmarer, Broline, and Trzupsek

NAYS: 0 – None

ABSTAIN: 2 – Scott and Stratis

MOTION CARRIED by a vote of 3-0.

III. PUBLIC HEARINGS

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

Z-06-2017: 16W260 83rd Street (Odeh); Special Use and Findings of Fact.

As directed by Chairman Trzupsek, Mr. Pollock described this request as follows: The petitioner requests two special use approvals; one for automobile sales and the second for outside storage/display of automobiles for sale. The property is within a GI General Industrial District and is surrounded by other industrial properties.

Chairman Trzupsek asked the petitioner to make their presentation.

Mr. Awad Odeh summarized his business plan. He said they want to open an upscale used cars sales business that caters to local clientele. He said there would be no balloons, streamers or signs on the cars.

Chairman Trzupsek asked for public comments and questions.

Mr. Mike Siedelecki said he owns the building at 16W401 83rd Street. He said his objection is that this use is a major deviation from standard zoning and is not consistent or compatible with other uses in the area.

Ms. Kathleen Siedlecki, said she objects to the precedent of allowing outdoor display which will not enhance the area. She said the property has been successfully leased in the past and may continue to be leased without a special use.

Mr. Al Petkos, 5 Regent Court, asked if the other car dealers were allowed to have outside display. Mr. Pollock said that Burr Ridge Car Care is allowed to have one car on display but that all other car dealers were not allowed to have outside display or storage. He said the appearance of a used car lot and the traffic should not be allowed on 83rd Street.

Mr. Mark Thoma, 7515 Drew Avenue, said that Global Luxury Imports is pushing the envelope and had a dozen cars outside over the weekend. He said that is not consistent with Burr Ridge and should not be allowed.

Mr. Vijay Singh said his property is next door and that the goal of the Village should be to keep this area corporate and professional. He said this use would give the area a different look and that traffic is also a concern.

Ms. Mary Belich, 7 Regent Court, said that this use is not consistent with other uses in Burr Ridge.

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

Commissioner Stratis asked if the petitioner was going to update the building. Mr. Odeh said they were going to make improvements to the inside and outside of the building. He said the goal is to have the cars on the inside but due to limited space, he will need to have some outside.

In response to Commissioner Stratis, Mr. Odeh said there would be no recreational vehicles for sale, that they do not attract drive by customers, and that they did not plan to have a minimum value for cars sold.

Commissioner Broline said that Global Luxury Imports was not allowed to have outside storage of cars and was required to sell cars of a minimum value to ensure that it was a luxury dealership. He asked about test driving cars and whether there would be service and repair of cars.

Mr. Odeh said there would be no servicing of cars at this location and that test drives will primarily be on 83rd Street and on Kingery Highway. He said he would agree to set a minimum limit on the value of cars sold and would anticipate that all cars sold would be for at least \$15,000.

Commissioner Praxmarer asked if there were planning on changing the windows and asked how many cars would be kept inside the building. Mr. Odeh said the windows would not be changed and that he expects as many as 30 cars to be kept inside.

Commissioner Scott said he is opposed to outside storage of cars and he wants a minimum value to be set.

Chairman Trzupsek said it is difficult to control the concept of luxury as an expensive pickup truck may seem like luxury to some but not to others. He said his big concern is the outside storage.

Commissioner Scott added that allowing outside storage for this business would open the door for all of the other dealerships in the Village.

Commissioner Praxmarer asked if the outside storage could be kept behind the building.

Mr. Odeh asked if it would be okay if he built a screen wall so the cars would not be visible from the street.

Commissioner Stratis said the location or screening of the outside storage would not make a difference to him and that he is opposed to any outside storage.

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

At 8:18 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to close the hearing for Z-06-2017.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Scott, Praxmarer, Broline, and Trzupke
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Commissioner Stratis said that part of the reason for approving Global Luxury Imports was that they were going to make significant improvements to the building. He suggested that site and building improvements be made part of this consideration.

Commissioner Scott suggested conditions regarding the hours of operation, no service, inside storage only, and minimum monetary values similar to Global Luxury Imports. Commissioner Stratis suggested staff review and approval of the final plans to ensure compliance with minimum standards for landscaping and resurfacing the parking lot.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to adopt the petitioner's findings of fact and recommend that the Board approve a special use for indoor automobile sales as requested by Z-06-2017 subject to the following conditions:

- A. There shall be no servicing of vehicles except as was permitted for Global Luxury Imports at 101 Tower Drive.
- B. There shall be limited hours of operation similar to the hours permitted for Global Luxury Imports at 101 Tower Drive.
- C. Automobiles sold at this location shall comply with the same minimum and average values as was required for Global Luxury Imports at 101 Tower Drive.
- D. Final building, site and landscaping plans shall be subject to staff review and approval.

ROLL CALL VOTE was as follows:

AYES: 5 – Scott, Stratis, Praxmarer, Broline, and Trzupke
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to recommend that the Board deny a special use for outdoor automobile storage/display as requested by Z-06-2017.

ROLL CALL VOTE was as follows:

AYES: 5 – Scott, Stratis, Praxmarer, Broline, and Trzupke

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: At its April 3, 2017 meeting, the Plan Commission opened a public hearing regarding a text amendment that would allow an increase in rear lot coverage if permeable pavement was used. Subsequent to the April 3 hearing, staff presented this issue to the Board of Trustees' Stormwater Committee. The Stormwater Committee recommended that there be no change in the Village codes that would allow an increase in lot coverage if permeable pavers are used.

Mr. Pollock said that the Stormwater Committee had the same concerns as the Plan Commission. Specifically, that the installation, maintenance and reliability of permeable pavements could not be assured and that the Village would have to devote considerable resources to inspect and monitor permeable pavement systems.

Commissioner Scott noted that his church is doing a project using permeable pavers in Oak Brook and that he can see some merit for stormwater. In response, Mr. Pollock said that permeable pavers are still permitted and encouraged but that the Stormwater Committee believes it would be too difficult to inspect and monitor on residential properties. Mr. Pollock added that he is also concerned about the long term maintenance on a residential property and the significant burden that would place on the homeowner and future homeowners to continuously maintain the system.

At 8:55 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-04-2017.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Praxmarer, Scott, Broline, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees take no further action on this matter.

ROLL CALL VOTE was as follows:

AYES: 5 – Broline, Praxmarer, Stratis, Scott, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

IV. CORRESPONDENCE

There was no discussion regarding the correspondence.

V. OTHER CONSIDERATIONS

There were no other considerations.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the filing deadline for the June 5, 2017 has passed and there are no hearings scheduled.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Scott to cancel the June 5, 2017 meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Broline, Scott, Stratis, Praxmarer, and Trzupsek

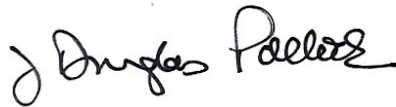
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 9:00 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:00 p.m.

**Respectfully
Submitted:**



J. Douglas Pollock, AICP