

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
NOVEMBER 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: 5 – Stratis, Hoch, Broline, Praxmarer, and Trzupek

ABSENT: 2 – Grunsten, Scott

Staff present were Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to approve the minutes of the October 2, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Praxmarer, Broline, Trzupek

NAYS: 0 – None

ABSTAIN: 1 – Stratis

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

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

Z-11-2017: Special Use – 15W308 Frontage Road (VIP Paws); Special Use Approval and Findings of Fact; continued from August 21, 2017 and September 18, 2017.

As directed by Chairman Trzupek, Mr. Walter said that the petitioners for Z-11-2017 had withdrawn their petition for a special use to operate a kennel at 15W308 Frontage Road.

V-03-2017: 9S155 Madison Street (Piska); Variations and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Iwona Piska, property owner of 9S155 Madison Street. The petitioner requests variations from Section IV.J of the Burr Ridge Zoning Ordinance to permit a six-foot tall fence in an interior side yard that is less than 50 percent open. In 1993, a variation was granted for 9S155 Madison to permit the lot be 90 feet wide instead of 100 feet. This variation was granted to all lots facing

Madison Street between 80th and 81st Street after they were force-annexed and re-zoned to their present designation. Mr. Walter explained that a fence exists in the proposed location and is no longer permitted to be maintained.

Commissioner Stratis said that he did not support the petitioner's request as it appeared to be made without any hardship and wanted the fence to come into conformance with the current code. Ms. Piska said that the fence would be for privacy.

Commissioner Hoch clarified the three variations being sought by the petitioner. Mr. Walter confirmed Commissioner Hoch's clarifications.

Commissioner Hoch asked the petitioner why the variations were being sought. Ms. Piska stated that the fence was primarily for privacy and that the neighbor supported the requests.

Commissioner Broline asked what the definition of repair and replace was relative to fences. Mr. Walter explained that if the fence fell over and could no longer properly serve the function of a fence, a fence could no longer be maintained and needed to be replaced. Fences are permitted to be repaired if they are structurally sound but in disrepair in limited areas.

Commissioner Broline asked if the fence could no longer be repaired. Ms. Piska said that the fence could no longer be repaired and needed replacement.

Commissioner Praxmarer said that she could not support the request for variations but appreciated that the petitioner wanted to take the proper steps to do so.

Chairman Trzupsek said that he was sympathetic to the location of the proposed fence due to the narrower-than-permitted lot but could not support the variations for height and openness.

Commissioner Hoch said she would support a fence in the side yard but not the front yard.

At 7:50 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to close the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees deny the request for variations from Section IV.J of the Burr Ridge Zoning Ordinance to permit a six-foot tall fence in an interior side yard that is less than 50 percent open at 9S155 Madison Street.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

V. OTHER CONSIDERATIONS

S-04-2017: 705 Village Center Drive (Hampton Social); Sign Variations; continued from October 2, 2017

As directed by Chairman Trzupsek, Mr. Walter described this consideration as follows: this petition was continued from the October 2, 2017 meeting of the Plan Commission. The petitioner is Hampton Social, a restaurant that is opening at 705 Village Center Drive. The petitioner is requesting a variation from the Village Center PUD to permit two wall signs exceeding 100 square feet in total area and that are not individual letters. The petitioner is also proposing to paint a crest onto backgrounds made of Hardieboard, which would be affixed to the storefront; the two proposed signs do not comply as being individual letters attached directly to the building.

Brad Parker, proprietor of Hampton Social, said that he attempted to adjust his sign proposal for the restaurant to be more in line with the architecture of the Village Center.

Commissioner Praxmarer asked if any other Hampton Social locations had logos such as this on their storefront. Mr. Parker confirmed that at least one location did have such a design. Commissioner Praxmarer asked if awnings would be put up. Mr. Walter said that the awnings in the elevation were permitted as shown. Mr. Parker said the purpose of the sign elevations was not attraction but to carry a consistent brand throughout all Hampton Social locations.

Commissioner Hoch asked how the building came to be painted white. Mr. Pollock said that staff approved the façade painting as it was interpreted to be in compliance with the Village Center PUD.

Commissioner Stratis said that he did not support painting the building white, but could support the new sign proposal. Commissioner Stratis asked what the Zoning Ordinance said about window signs. Mr. Walter said that they are permitted but cannot be larger than 40% of the window space.

Chairman Trzupsek said that he did not support painting the building white because it takes away the scale of the front of the buildings. Chairman Trzupsek asked if the petitioner could use some complimentary coloring to break down the scale of the building. Chairman Trzupsek said that he did not support painting the signs directly onto the Hardieboard and wanted to see a three-dimensional, individual letter design of the crest in the style of the rest of the Village Center.

The Plan Commission as a whole agreed that the painting of the façade at 705 Village Center was not consistent with the Village Center PUD and that future requests to paint facades should not be approved without consideration from the Plan Commission in the future.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to approve a variation to permit two wall signs exceeding 100 square feet in total area at 705 Village Center Drive subject to the following conditions:

1. All storefront signs shall be three-dimensional and made of metal, consistent with the style of individual letters/design elements found throughout the Village Center.
2. The individual letters/design elements of the sign shall be affixed directly to the storefront.
3. No signs shall be permitted in the windows located above the doors.

4. The petitioner shall attempt to re-articulate the scale of their building frontage by painting the surface an earth-toned color.
5. The elevations of the final design shall be subject to approval by staff and Chairman Trzupsek.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

S-08-2017: 7020 County Line Road (Busey Bank); Sign Variation

As directed by Chairman Trzupsek, Mr. Walter described this consideration as follows: the petitioner is Busey Bank, a financial institution located at 7020 County Line Road. The petitioner requests a variation to increase the amount of permitted signage to 418 square feet and to permit a wall sign in addition to existing ground signs on the lot of record at 7000-7020 County Line, known as the Oak Grove subdivision. Busey Bank has entered into a business partnership with Burr Ridge Bank and Trust and is re-branding the property as part of the merger. The parcel at 7020 County Line Road is part of the same lot of record as two other parcels with free-standing buildings: MB Financial Bank (7000 County Line Road) and Rogy's Learning Place (7010 County Line Road). These three parcels comprise the Oak Grove subdivision, which was built in 1993. In the maps on the cover page, the red lines represent the Oak Grove subdivision, while the dotted yellow line represents the parcel at 7020 County Line Road. Under the Sign Ordinance, each lot of record in the Village is permitted to have 100 square feet of signage. There are four existing ground signs in Oak Grove totaling 384 square feet (plus one entryway ground sign). The existing sign includes one ground sign for MB Financial Bank, one ground sign for Rogy's Learning Place, and two ground signs for the subject building. The proposed sign would be a third sign for the subject building and would be located on a north-facing wall at 7020 County Line Road. Three previous hearings have been held related to the Oak Grove subdivision at 7000-7020 County Line Road. The first was held in 1993; two variations were approved to permit multiple ground signs totaling 278 square feet rather than 100 square feet as well as two ground signs instead of one for the parcel at 7020 County Line Road. The second was held in 1994, which amended the variance and increased the permitted amount of signage in Oak Grove to 351 square feet. The third was held in 1997, which further increased the permitted amount of signage in Oak Grove to 384 square feet.

Matt Sopchik, Parvin Clauss Sign Company, said that he represented the company conducting the installation of the proposed signs.

Commissioner Stratis asked why the sign was warranted if several variations had already been granted for the lot of record. Mr. Sopchik said that the company he represented wanted to have an additional naming presence on the building.

Commissioner Hoch suggested that the sign could be placed higher up the building to improve visibility, but it would ruin the architecture of the building if it were, and thus did not object to its placement.

Chairman Trzupek said that he would have wanted to have seen the proposed elevation shown from County Line Road to understand the effectiveness of the sign.

Chairman Trzupek asked if both variations were required to permit the wall sign. Mr. Walter said that to recommend permitting the wall sign, the Plan Commission would also need to recommend that the total square footage of signage on the lot of record be adjusted to accommodate the necessary amount of square footage that would be brought by the new wall sign.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve two variations to increase the amount of permitted signage to 418 square feet and to permit a wall sign in addition to existing ground signs on the lot of record at 7000-7020 County Line Road, subject to compliance with the submitted plans.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Stratis, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

S-09-2017: 880 Village Center Drive (Design Bar); Sign Variations

Prior to discussion on this consideration, Commissioner Praxmarer recused herself from discussion after disclosing a conflict of interest with the petitioner. The Plan Commission accepted her recusal.

As directed by Chairman Trzupek, Mr. Walter described this consideration as follows: the petitioner is Leslie Bowman, owner of Design Bar, a design firm relocating to 880 Village Center Drive from another location within the Village Center. The petitioner is requesting variations from the Village Center PUD to permit storefront signs outside of the established sign zone at their new location and to use signs that are not individual letters attached directly to the building.

Leslie Bowman, petitioner, said that the request for variation was due to the low visibility of the established sign zone due to the trees on the Village Center green.

Chairman Trzupek asked if there were other storefronts in the Village Center that have signs outside of the established sign zone. Mr. Walter said that there presently no such examples.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve the variations from the Village Center PUD to permit the placement of two signs outside of the established sign zone and to use signs that are not individual letters attached directly to the building at 880 Village Center Drive, subject to compliance with the submitted plans, with the condition that no signs shall be permitted on the storefront façade except for above the entrance to the business.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

PC-08-2017: 6330 County Line Road; Request for Private Sanitary Sewer System

As directed by Chairman Trzupke, Mr. Walter described this consideration as follows: the petitioner is the property owner at 6330 County Line Road. The petitioner is requesting that they be permitted to construct a private sanitary sewer system on the property, which requires approval from both the Plan Commission and the Board of Trustees. The Zoning Ordinance states that any property attempting to establish a private sewer system on premises must be at least 150 feet wide and one acre in area; this property complies with both requirements. The petitioner is in the process of constructing a new home on the property and is presently attempting to connect to a public sewer system as part of construction. The petitioner has attempted to connect to a public sewer with no success due to various issues related to difficulty annexing into a public sewer system and gaining necessary easements to connect pipes to the new home. The petitioner has submitted a cost estimate of each of the six scenarios, which the Village Engineer has confirmed are reasonable estimates. Regardless of cost, the Village Engineer believes that it is not practical to connect this home to the public sewer due to challenges related to property access. Thus, Village staff has no objection to allowing the proposed home to be built with a private sanitary sewer system.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees approve a private sanitary sewer at 6330 County Line Road subject to a covenant being recorded that the home be connected to a public sewer system within six months if it becomes publicly available.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Walter said that one public hearing is currently scheduled for the November 20, 2017 meeting: Z-15-2017, a re-zoning of five parcels at the corner of 83rd Street and County Line Road.

After the scheduled business was concluded, Commissioner Broline said that he would like the Plan Commission to discuss at a future meeting a matter regarding the Sign Ordinance, specifically the amount of non-commercial signs that were permitted per parcel as part of the amendment process. Mr. Walter said that he is permitted to request considerations be placed on an agenda.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 8:55 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:55 p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant to the Village Administrator