

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
DECEMBER 4, 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 – Hoch, Grunsten, Broline, Scott, and Trzupek

ABSENT: 2 – Stratis, Praxmarer

Staff present were Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter. Trustee Guy Franzese and Trustee Tony Schiappa were also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to approve the minutes of the November 20, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 3 – Hoch, Scott, and Broline

NAYS: 0 – None

ABSTAIN: 2 – Grunsten, Trzupek

MOTION CARRIED by a vote of 3-0.

III. PUBLIC HEARINGS

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

Z-16-2017: 15W110 87rd Street (Provencal): Re-Zoning and Findings of Fact

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: the petitioner is Provencal Building and Development and is requesting re-zoning for three contiguous parcels located on the north side of 87th Street west of County Line Road. The parcels are currently zoned R-2A Residential; the property owner is requesting that they be re-zoned to R-3 Residential. Lots zoned as R-2A Residential must have a minimum size of 40,000 square feet (0.92 Acres), while lots zoned as R-3 Residential must have a minimum size of 20,000 square feet (0.46 acres). There are two existing single family homes on the property. Mr. Pollock said that the petitioner intends to subdivide the property under the R-3 District and that a preliminary plat and preliminary engineering plans had been submitted and were on this same agenda for consideration.

Dwayne Gillian, V3 Companies, said that he would be acting as part of the petition. Mr. Gillian said that Harry Liesenfelt, owner of Provencal, had a good reputation in the Village and wanted to continue that tradition in this proposed development. Mr. Gillian said that if the proposed lot was

re-zoned, Provencal would attempt to build a 15-unit subdivision with a private street, creating a club-like atmosphere. Mr. Gillian said that the petitioner had completed a landscape plan on the day of the hearing and was not able to submit it for review.

Chairman Trzupsek asked what the purpose of R-3 zoning was at this site. Mr. Gillian said that the market no longer supported R-2A zoning for new homes and that while the Comprehensive Plan stated that lots should be at least 30,000 square feet, the Plan may be outdated.

Barry Irwin, 15W064 87th Street, said that he moved to Burr Ridge for the rural setting and neighborhood with large lots. Mr. Irwin said he opposed the re-zoning of the property.

Don Silvensky, 15W218 87th Street, said that the proposed zoning and development was not appropriate for the neighborhood as it could double the number of proposed lots on a small parcel. He said that the major attraction of Burr Ridge is homes on large lots in a low-density setting.

Laura Webb, 15W151 87th Street, said that no such density exists anywhere on 87th Street and that the development would detract from the aesthetic beauty and property values of neighboring properties.

Charles Kocoras, [REDACTED] said that he felt the proposed re-zoning would significantly detract from what makes the Village unique.

Mr. Tsarouhis, 36 Hidden Lake Drive, said that the Plan Commission should keep the vision of Burr Ridge intact which meant preserving big homes on large lots.

Joe Stella, 10 Hidden Lake Drive, said that the Comprehensive Plan should take precedent in this matter, and that the density found in neighboring communities was not desirable in Burr Ridge.

Sue Daniel, 28 Hidden Lake Drive, said that her backyard abuts the proposed subdivision and was concerned about issues with water and drainage in that area, as it currently floods without the subdivision. Ms. Daniel also said that the additional traffic would be a detriment to the area.

Marc Thoma, 7515 Drew, said that the petition was not consistent with the zoning in the area and that the Village should work to preserve large lots wherever possible.

Fred Hoch, 24 Hidden Lake Drive, said that the traffic burden that would be brought by the proposed subdivision would have a negative impact on 87th Street. Mr. Hoch also said that re-zoning would set a negative precedent regarding future requests for re-zoning that may be brought forward in the future.

Pat Terrell, 40 Hidden Lake Drive, said that re-zoning the subject property to R-3 would set a negative precedent for planning in the Village.

John Bittnet, 2 Hidden Lake Drive, said that he felt the re-zoning does not fit the character of the neighborhood and the Village overall.

Harry Liesenfelt, owner of Provencal Building and Development, said that it was the goal of his company to build a club-like development with rich landscaping akin to that of Burr Ridge Club, but with lower density, and that the goal of his company was to increase property values.

Commissioner Hoch said thanked the residents who provided input on the petition and their support for the Comprehensive Plan. Commissioner Hoch said she did not support the proposed re-zoning as not all R-3 developments were of the same lot size.

Commissioner Broline asked what size lots were in Hidden Lake, which was noted to be R-3 Residential. A resident provided information which showed the average lot size to be 31,798 square feet. Mr. Gillian said that the site plan for the proposed subdivision would have 27,000 square foot lots. Commissioner Broline said that the proposed re-zoning would move away from the Comprehensive Plan.

Commissioner Grunsten thanked the residents for their input and said that she did not support the proposed re-zoning as it was too dense for the space provided.

Commissioner Scott asked why the petitioner requested re-zoning to R-3 instead of R-2B. Mr. Walter explained that re-zoning to R-2B would be spot zoning and is not a standard planning practice. Mr. Liesenfelt said that the density afforded by R-3 zoning would promote more of a club-like atmosphere and result in a better neighborhood. Commissioner Scott said that density proposed by the petitioner was inconsistent with the Comprehensive Plan.

Chairman Trzupsek said that while club-like developments do exist within the Village, they generally take the form of a PUD rather than straight zoning. Chairman Trzupsek said that the request appeared to be contradictory to the goals of the Comprehensive Plan.

Commissioner Hoch asked staff when the Comprehensive Plan was previously updated. Mr. Pollock said that while a few amendments had been made in recent years, the last full update to the Plan was in 1999, and that it was likely appropriate to consider another full update.

At 8:46 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to close the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grunsten to recommend that the Board of Trustees deny a request for re-zoning from R-2A Single Family Residential to R-3 Single Family Residential for a 9.9-acre property at 15W110 87th Street.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

V. OTHER CONSIDERATIONS

Dremonas Preliminary Plat of Subdivision and Variations from the Subdivision Ordinance

Due to the Plan Commission's recommendation to deny a request for re-zoning at 15W110 87th Street, the consideration of a preliminary plat for the Dremonas subdivision on the same property was continued to a future meeting.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grunsten to continue consideration of a preliminary plat for the Dremonas subdivision at 15W110 87th Street.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

S-10-2017: 16W361 South Frontage Road (Balsitis); Sign Variation and Findings of Fact

As directed by Chairman Trzupsek, Mr. Walter described this request as follows: the petitioner is Dale Balsitis, representing the owner of an office building located at 16W361 South Frontage Road. The petitioner is requesting a variation from Section 55.07.A of the Burr Ridge Sign Ordinance to permit a second ground sign on the property. Mr. Walter explained that the proposed sign is intended to be located near the street frontage and serve as a wayfinder to alert motorists to the presence of the office building at 16W361 South Frontage Road. While the proposed sign is intended to act as a directional sign, the proposed sign is larger than the permitted size for a directional sign (maximum of 4 square feet in area and 4 feet in height for each sign). As the proposed sign is larger than permitted for a directional sign, the proposed sign should be treated as a ground sign. Each lot of record in a Manufacturing District is permitted to have one wall sign in lieu of a ground sign if the lot is more than 100 feet wide at the street, which this lot is. No element of the PUD in which this property is located deals with signs in any manner. Mr. Walter noted that no one was present to represent the petition.

The Plan Commission generally said that while the property is narrow and somewhat difficult to find while driving by, the request for a variation was not appropriate and the property owner would be better suited to place properly-sized directional signs.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grunsten to recommend that the Board of Trustees deny the request for a variation for a second ground sign at 16W361 South Frontage Road.

ROLL CALL VOTE was as follows:

AYES: 5 – Scott, Grunsten, Hoch, Broline, Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

VI. FUTURE SCHEDULED MEETINGS

1. January 15, 2018; Z-01-2018-special use for three medical clinics at 6860 North Frontage Road; V-01-2018-variation to permit a fence in a corner side yard at 7210 Giddings Avenue.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Grunsten to **ADJOURN** the meeting at 8:59 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:59 p.m.

Respectfully

Submitted:

Evan Walter, Assistant to the Village Administrator