

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF**  
**FEBRUARY 19, 2018**

**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 Vice Chair Broline.

**ROLL CALL** was noted as follows:

**PRESENT:** 4 – Stratis, Hoch, Scott, and Broline

**ABSENT:** 3 – Grunsten, Praxmarer, and Trzupek

Staff present were Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter. Trustee Guy Franzese was also present in the audience.

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to approve the minutes of the February 5, 2018 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**ABSTAIN:** 1 – Hoch

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

**III. PUBLIC HEARINGS**

Vice Chair Broline conducted the swearing in of all those wishing to speak during the public hearing on the agenda for the meeting.

**Z-03-2018: Zoning Ordinance Amendment – Outdoor, Overnight Commercial Vehicle Parking in Manufacturing Districts**

As directed by Vice Chair Broline, Mr. Walter described this request as follows: in response to a staff memo at the January 15, 2018 meeting, the Plan Commission requested authorization from the Board to conduct a public hearing to consider amendments to the Zoning Ordinance relative to outdoor, overnight commercial vehicle parking. The Board directed the Plan Commission to proceed with the public hearing. Mr. Walter described the current regulations in the Zoning Ordinance. Currently, businesses must obtain a special use permit to exceed these requirements. The Village has received ten petitions for special uses; all ten have been approved, with the number of vehicles approved ranging from four to 40; only one request exceeded 15 trucks. It has been a standard practice of the Village to consider amendments to the Zoning Ordinance if special uses are routinely approved. Mr. Walter then described several options for amending the Zoning Ordinance if such an amendment were desired.

Vice Chair Broline at this time asked for public comment.

Alice Krampits, 7515 Drew, asked what the weight rating included. Mr. Walter said that either the cab and trailer of the semi-truck are included as a semi-truck, and that staff recommends keeping the ban on overnight, outdoor semi-truck parking. Ms. Krampits asked about regulating by business use. Mr. Walter said that Chairman Trzupke had made that statement at the previous meeting but wanted to get feedback from the Plan Commission.

Mark Thoma, 7515 Drew, asked how the weight was classified. Mr. Walter said it was classified by gross vehicle weight, not including any load that could be carried on the truck. Mr. Thoma said that restrictions on idling should also be considered.

Commissioner Scott said that he was not convinced that a demand was present that would require amendments to the Zoning Ordinance. Mr. Walter said that while there has not been a high quantity of requests for special uses, other businesses have not applied for them who at one time were interested in locating to the Village. Commissioner Scott said he preferred these petitions to continue to come before the Plan Commission.

Commissioner Hoch asked about the profile of businesses that seek to relocate to Burr Ridge that could benefit from amendments to the Zoning Ordinance. Mr. Walter said that many of the businesses that come to Burr Ridge are small businesses, specifically in terms of employee count, and that almost no large businesses with a fleet can relocate to the Village because of the lack of large properties.

Commissioner Hoch asked if businesses currently violate this portion of the Zoning Ordinance. Mr. Walter said that there were very likely businesses that violate this element of the Zoning Ordinance.

Commissioner Stratis said that he supported the concept of a commercial parking permit on an economic development basis. Commissioner Stratis said that he would prefer regulating by building size, requiring fencing by residential areas, and enacting idling restrictions.

Vice Chair Broline said that vehicle technology may change how industrial vehicles are deployed in the future.

Commissioner Hoch asked about the size of vehicles. Mr. Walter used PermaSeal as an example, saying that they would primarily use smaller vehicles in their fleet, and said that the weight rating could be amended to allow smaller, quieter trucks but restrict larger, louder trucks.

Commissioner Scott said that he would be comfortable with regulating by building size.

Mr. Walter said that a permit could regulate commercial vehicle parking, but it needed to be backed by regulations. Mr. Walter offered example language for an amendment, such as the Plan Commission could amend the regulations to have up to four unpermitted vehicles, and a business seeking to have up to eight trucks be required to obtain a permit subject to other regulations, and anything above eight trucks would require a special use.

Commissioners Scott requested that staff provide an analysis of the building and parking lot sizes of all petitioners seeking a special use for outdoor, overnight parking.

Commissioners Scott and Stratis said that staff to return with a more complete framework and a recommendation.

At 8:25 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to continue the public hearing until the March 19, 2018 meeting of the Plan Commission.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Stratis, Scott, Hoch, and Broline

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

#### **IV. CORRESPONDENCE**

Commissioner Stratis asked for a summary of zoning changes from 2017. Mr. Walter provided a brief explanation of these changes.

Commissioner Hoch said that the Plan Commission needs to consider re-zoning for the three-acre property at the corner of Bridewell Drive and Burr Ridge Parkway. Mr. Pollock said that he would confer with the Village Attorney and return with a recommendation.

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

##### **PC-04-2018: 7656 Wolf Road (Venclovas); Private Sanitary Sewer System for New Home**

As directed by Vice Chair Broline, Mr. Walter described this request as follows: the petitioner is Vilmantas Vencolvas, owner of the property at 7656 Wolf Road. Mr. Venclovas has applied for a permit for a new home to be built on the property which would be served by a private sanitary sewer system. Mr. Walter stated that staff from both Community Development and Engineering had no objection to the request from the petitioner.

Commissioner Stratis said that he supported the request but asked that the petitioner be required to connect to a public system within six months should it become available.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to recommend that the Board of Trustees approve the request for a private sanitary sewer at 7656 Wolf Road, with the condition that the property owner abandon the private sewer within six months should a public system become available.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Stratis, Scott, Hoch, and Broline

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

##### **S-02-2018: Conditional Sign Approval - 7600 County Line Road (Shirley Ryan Ability Lab); Conditional Approval and Findings of Fact**

As directed by Vice Chair Broline, Mr. Walter described this request as follows: the petitioner is the Shirley Ryan Ability Lab, owner of a medical clinic currently under construction at 7600 County Line Road. The petitioner is requesting conditional sign approval for a ground sign and wall sign in a T-1 Transitional District. The Sign Ordinance states ground and wall signs in

Transitional Districts are subject to conditional approval by the Plan Commission and the Board of Trustees. The Sign Ordinance states that one [ground] sign may be allowed for each multi-family residential or non-residential lot or parcel provided it does not exceed 50 square feet in area, is located 10 feet from all lot lines and does not exceed 8 feet in height, while one [wall] sign may be allowed for each multi-family residential or non-residential lot or parcel provided it does not exceed 16 square feet in area. The wall and ground sign both comply with all aspects of the Sign Ordinance and requires only conditional approval.

Commissioner Scott asked what the signs would be made of. Rob Merkel, South Water Signs, said that the signs would be made of aluminum with exterior lighting.

Vice Chair Broline read a statement from Chairman Trzupsek, who was absent, stating that staff should encourage the petitioners to submit more elaboration within their findings of facts.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to recommend that the Board of Trustees adopt the petitioner's findings of facts and approve the conditional ground and wall signs at 7600 County Line Road subject to the proposed elevations.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Hoch, Stratis, Scott, and Broline

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

**PC-05-2018: Consideration of Amendments to the Sign Ordinance**

As directed by Vice Chair Broline, Mr. Walter described this request as follows: the purpose of this discussion is to consider amendments to the Burr Ridge Sign Ordinance through feedback received by Village businesses. Mr. Walter discussed four types of amendments that were recommended for considerations. First, in Office and Manufacturing Districts, all lots containing buildings with less than 100,000 square feet of space are permitted to have one wall sign not exceeding 100 square feet per street frontage. Currently, no regulations exist guaranteeing each tenant in a multi-tenant property a sign. If a business erected a wall sign on a vacant building with two office suites, a business seeking to occupy the second suite would be required to petition for a variance to put up any signage. The Plan Commission could amend the Sign Ordinance to guarantee a certain number of businesses with private entrances a dedicated amount of square footage for a sign. This could be done by dividing the number of private entrances by 100 square feet; for example, if the building had three suites, each with private exterior entrances, each suite would be dedicated 33 square feet for a wall sign. Such an arrangement would guarantee each business a permitted amount of signage while also shrinking the overall size of signs. Staff recommended a cap on the number of tenants that could receive guaranteed wall signage. Second, in Office and Manufacturing Districts, all lots containing buildings with less than 100,000 square feet of space are permitted to have one wall sign not exceeding 100 square feet per street frontage. These regulations are unique from other communities in that the Village only permits one sign per parcel, as well as permitting a large amount of signage for said sign. From the analysis of sign petitions and permit applications, almost no petitions were filed to allow for one sign larger than 100 square feet, but rather to permit two signs, usually a wall and a ground sign together, that

generally totaled less than 100 square feet together. For example, a lot containing a building with less than 100,000 square feet of space could be permitted to have one ground sign per lot and one wall sign per street frontage, each not exceeding 50 square feet. Third, the Village could permit larger ground signs if the sign is surrounded by year-round landscaping. Burr Ridge does not require ground signs to be landscaped in any form. Additionally, a larger sign could be required to be made of premium materials, such as stone or brick, and be of a premium signage style, such as a backlit sign. Finally, the Sign Ordinance presently requires signs with more than three colors to receive conditional approval by the Plan Commission and Board of Trustees; however, there is no specific language stating if any colors are excluded from this regulation. Staff is requesting clarification as to which colors, if any, should be expressly excluded from this regulation.

Commissioner Hoch asked about including an amortization clause for non-conforming signs. Staff confirmed that this was legally permitted.

Commissioner Scott asked what the status of the review was before the Economic Development Committee. Mr. Pollock said that the Economic Development Committee had reviewed and approved the proposed amendments, and had deferred to the Plan Commission.

Commissioner Scott asked if there was a demand for additional sign area on ground and wall sign mixtures. Mr. Walter said that there was a greater demand for a second sign rather than signs totaling over 100 square feet.

Commissioner Stratis said that his interpretation of the Sign Ordinance was that all colors, including white, would be counted towards the three color maximum.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to continue the consideration to the March 19, 2018 meeting of the Plan Commission.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Scott, Hoch, Stratis, and Broline

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

#### **PC-06-2018: Annual Zoning Review**

As directed by Vice Chair Broline, Mr. Walter described this request as follows: staff has prepared a summary of all actions considered by the Plan Commission in 2017. The annual zoning review is an opportunity to identify areas where the Zoning Ordinance may need to be updated to remain consistent with the Village's Comprehensive Plan, to keep up with property trends, to resolve conflicts, or address unintended consequences of zoning regulations.

Mr. Walter said that four items were identified for further consideration: clarification of solid fence prohibitions, a prohibition on spike-top fences, adding a special use for "gun sales and gun clubs" in Business Districts, and to clarify the Zoning Ordinance to allow for the corner side yard behind the rear wall of a home to be counted in the rear lot coverage calculation.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to request permission from the Board of Trustees to hold a public hearing to consider amendments to the Zoning Ordinance.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Stratis, Scott, Hoch, and Broline

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

## **VI. FUTURE SCHEDULED MEETINGS**

### **1. March 5, 2018**

**A. Z-04-2018: 16W020 79th Street (Lyons Truck Sales); Text Amendment, Special Use and Findings of Fact**

Requests an amendment to Section IV.J of the Zoning Ordinance to permit an electric fence as a special use in a non-residential district and requests a special use as per the amended Section IV.J to permit an electric fence on the subject property.

**B. Z-05-2018: 7950 Drew Avenue (Patera); PUD, Variation and Findings of Fact**

Requests special use approval as per Section VI.F.2.h of the Zoning Ordinance to approve a Planned Unit Development and requests a variation from Section VI.F.3.b.(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres; all of which is to accommodate the proposed development of 9 single-family homes with private streets and with floor areas of approximately 2,200 square feet.

**C. Z-06-2018: 9101 Kingery Highway (McDonald's); PUD and Findings of Fact**

Requests an amendment to Planned Unit Development Ordinance #A-834-24-15 and requests a special use approval as per Section VIII.C.2.q of the Zoning Ordinance for a restaurant with drive-thru facilities in a B-2 Business District.

### **2. March 19, 2018**

**A. Z-07-2018: 6860 North Frontage Road (Agarwal); Special Use and Findings of Fact**

Requests special use pursuant to Section X.E.2.k of the Zoning Ordinance to permit a medical clinic in a L-I Light Industrial District.

**B. Z-08-2018: Z-08-2018: 15W110 87th Street (Provencal); PUD, Variation, and Findings of Fact**

Requests for special use approval as per Section VI.D.2.h of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development and requests a variation from

Section VI.D.3.b.(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 10 acres rather than the required minimum of 40 acres; all of which is to accommodate the proposed development of 11 single-family homes with private streets and with floor areas of approximately 3,000 square feet.

**C. Z-03-2018: Zoning Ordinance Amendment – Outdoor, Overnight Commercial Vehicle Parking in Manufacturing Districts; continued from February 19, 2018**

Requests consideration of an amendment to Section X.B.7 of the Zoning Ordinance, which states that no more than two delivery trucks weighing less than 24,000 pounds are permitted to be parked outdoors, overnight in a Manufacturing District, except by approval of a special use; said amendment to consider allowing different quantities and types of outdoor, overnight commercial vehicle parking in Manufacturing Districts.

**VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 9:03 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:03 p.m.

**Respectfully  
Submitted:**

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Evan Walter, Assistant to the Village Administrator