

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF MARCH 4, 2019

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 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: 7 – Praxmarer, Broline, Irwin, Hoch, Stratis, Petrich, and Trzupek

ABSENT: 1 – Farrell

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

II. APPROVAL OF PRIOR MEETING MINUTES

An edit to page 4 of the draft minutes was suggested by Commissioner Petrich.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to approve the minutes of the February 18, 2019 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 2 – Irwin, Praxmarer

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

Chairman Trzupek conducted the swearing in of all those wishing to speak during the public hearing on the agenda for the meeting.

V-05-2019: 15W455 79th Street (St. Mark Coptic Church); Variation and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described the request as follows: the petitioner is St. Mark Coptic Church located at 15W455 79th Street. The petitioner is requesting a variation to permit a dumpster located in the front yard of a non-residential property in lieu of adjacent to the rear wall of the principal building as required by the Zoning Ordinance. The purpose of the request is primarily to allow for greater distance between the church's dumpster enclosure and neighboring residential properties, as well as to allow for greater ease of trash pickup for its waste hauler.

James Bebawy, attorney for the Church, provided additional background regarding the nature of the variation.

At this time, Chairman Trzupek asked for public comment.

Richard Morton, 27 Lake Ridge Club Drive, provided a history of the Church's relationship with Lake Ridge Club subdivision, stating that while the Church had failed to follow through on some

promises in the past, he supported the petition as he felt it would be an appropriate compromise between the needs of the church and the neighboring residents.

Commissioner Irwin asked if there were any complaints from Lake Ridge Club about the location of the dumpster before the church's expansion. Father Pavlos Fahmy, pastor at St. Mark, said that they were located near the wall of the church.

Commissioner Hoch said that she preferred the church's approximate proposed location but stated that the enclosure should be located closer to the air conditioning units to try and block the view of such equipment.

Commissioner Irwin said that the church had adequate room along the rear wall of their property to accommodate the dumpster and enclosures, and did not support the concept of a variation to place the dumpster in the front yard. Commissioner Irwin provided pictures of the site showing where he felt that the dumpster would and would not be appropriate. The Plan Commission and petitioner discussed the various outdoor uses of the property.

Commissioner Petrich said he felt that a rear location of the dumpster was acceptable and not unduly burdensome to the petitioner. Commissioner Petrich said that he felt that there was adequate setback between the rear wall and to Pine Tree subdivision to not cause a disturbance to the neighboring residents. Father Fahmy said that while there might be enough room, they would prefer not to locate the dumpster in this area due to their hosting larger events in the summer in the rear area.

Commissioner Broline asked where the main entrances to the church were, which were identified by the petitioner.

Commissioner Praxmarer asked if the northwest corner would be an appropriate location of the dumpster. Mr. Walter said that this was the approximate area where the dumpster was located when staff first received a complaint on the matter.

Commissioner Stratis asked if childcare was present on site. Father Fahmy said they were primarily dropped off at the circular driveway. Commissioner Stratis asked what the enclosure would be made out of if allowed in the front of the property. Mr. Walter said that either a matching masonry or natural stone would be the recommended material. Commissioner Stratis identified an area near but not adjacent to the rear wall, and asked if there was a need to grant a variation in this area. Mr. Walter said that this location would not need a variation in the identified area, but the proposed location was so far from this space that staff felt compelled to provide a public hearing on the matter.

Chairman Trzuppek said that there was not a defined hardship for the church or vendor in assessing the variation, but the proposed area would likely be a more desirable area in terms of protecting neighboring residents.

Commissioner Irwin said that the Plan Commission would regret permitting the trash enclosure in the front yard. Commissioner Irwin suggested that the dumpster and enclosure be placed in front of the air conditioning unit as suggested by Commissioner Hoch. This idea was supported by the Plan Commission.

Commissioner Hoch asked if the church was missing landscaping. Mr. Walter said that the Village had to complete some projects on behalf of the church by pulling their bond.

At 7:55pm, a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Hoch, Broline, Petrich, Irwin, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees adopt the Findings of Fact and approve a request for a variation for a dumpster and trash enclosure in the front yard of a property in lieu of the required rear wall location, subject to the following conditions:

1. The trash enclosure shall be located immediately adjacent to the east of the yellow-notated area on the map and as far south as is practical on an engineering basis to the front wall of the church directly north of the air-conditioning units.
2. The trash enclosure shall be surrounded on the south, west, and east sides by year-round landscaping no shorter than the enclosure's walls.
3. The trash enclosure shall be made of a material matching that of the church's structure.
4. The trash enclosure shall have a pedestrian gate and the primary doors shall remain closed except for when refuse is collected by a waste hauler.
5. The dumpster shall be emptied on a weekly basis.
6. Refuse shall be prohibited to be left outside of the enclosure.
7. The existing dumpster shall be placed within 50 feet of the rear wall of the building until the enclosure is completed in its required location.
8. The on-site structure housing snow and ice removal material shall be demolished.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Hoch, Praxmarer, Broline, Irwin, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-26-2018: Zoning Ordinance Amendments; Text Amendments and Findings of Fact; continued from November 19, 2018, January 21, 2019, and February 18, 2019

As directed by Chairman Trzupek, Mr. Walter summarized the staff report that was based on the direction provided by the Plan Commission.

At this time, Chairman Trzupek asked for public comment.

Mark Thoma, 7515 Drew, said that while there were some good ideas proposed by staff, the original reading of the ordinance should be adhered to, as he felt that there was not a need to move forward with an amendment to the Zoning Ordinance at this time.

After some discussion of the staff report, the Plan Commission agreed that no further discussion was desired regarding this petition. On behalf of the Plan Commission, Chairman Trzupek asked that this item be tabled indefinitely to allow for more case-by-case consideration of accessory buildings as they were brought forward.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to indefinitely table Z-26-2018.

ROLL CALL VOTE was as follows:

AYES: 7 – Hoch, Petrich, Irwin Broline, Praxmarer, Stratis, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

V. OTHER CONSIDERATIONS

S-02-2019: 11650 Bridewell Drive (McNaughton Development); Conditional Sign Approval and Sign Variation

As directed by Chairman Trzupek, Mr. Walter summarized the petition as follows: the petitioner is McNaughton Development, property owner and developer of the Lakeside Pointe subdivision at 11650 Bridewell Drive. The petitioner is seeking conditional approval for four subdivision entryway signs as well as a variation to permit four subdivision entryway signs. The location of the signs appeared on the petitioner's PUD plans, which were approved by the Village in 2017, but approval of a PUD does not constitute approval of subdivision entryway signs. Section 55.04 of the Sign Ordinance states the following:

“Subdivision Entryway Sign(s): A maximum of one sign per entryway may be allowed provided each sign shall not exceed 50 square feet in area and four feet in height. The text of all subdivision entryway signs shall include the words “Burr Ridge” as for example, “Oak Subdivision of Burr Ridge”. The lettering for “Burr Ridge” may be in smaller font but must be legible.”

The four signs are defined as the area shaded in pink in the petitioner's materials, and complies with the Sign Ordinance in terms of height, size, and location. The smaller “BR” logo sign is not considered to be in excess of the Sign Ordinance's regulations as such signs are permitted to be attached to subdivision monuments as shown. In staff's analysis of the Sign Ordinance and Comprehensive Plan, the “BR” logo meets the spirit of the regulations which stipulate that the subdivision be identified as being part of the Village in its identity. The remaining elements of the petitioner's submitted elevations (shaded in yellow) are considered subdivision fences and entryway monuments and are in compliance with the Village's Subdivision Ordinance. These elements require approval only by the Board of Trustees and are not considered part of this petition.

Commissioner Broline asked if there were other examples of the Plan Commission granting variations for more than one subdivision entryway sign. Mr. Walter said he found at least eight examples of variations to permit two signs, but none for more than two.

All of the Plan Commissioners expressed their support for the concept presented and thanked the petitioner for bringing the matter forward.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees approve a request for conditional approval and a variation to permit four subdivision entryway signs, subject to the proposed site plan.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Hoch, Stratis, Broline, Praxmarer, Petrich, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

VI. PUBLIC COMMENT

VII. FUTURE SCHEDULED MEETINGS

March 18, 2019

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to cancel the March 18, 2019 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Hoch, Irwin, Petrich, Broline, Praxmarer, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

April 15, 2019

V-06-2019: 7875 Wolf Road (Mihailovic); Variation and Findings of Fact

- Requests a variation from Section VI.D.7 of the Burr Ridge Zoning Ordinance to permit a front yard setback of 40 feet rather than the permitted 50 feet to accommodate a new single-family residential home in the R-2A Residential District.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 8:43 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:43 p.m.

**Respectfully
Submitted:**

EVAN B WALTER

Evan Walter, Assistant to the Village Administrator