

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF FEBRUARY 17, 2020

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: 5 – Stratis, Broline, Petrich, Farrell, and Trzupek

ABSENT: 2 – Hoch and Irwin

Village Administrator Doug Pollock and Assistant Village Administrator Evan Walter were also present.

II. APPROVAL OF PRIOR MEETING MINUTES

Commissioner Broline noted an addition to the previous minutes related to V-01-2020.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Stratis to approve the minutes of the February 3, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Farrell

MOTION CARRIED by a vote of 4-0.

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.

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from February 3, 2020

At 7:04pm, a **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Stratis to continue the public hearing to March 16, 2020.

Commissioner Broline announced that he would recuse himself from the vote due to a financial conflict with the petition.

ROLL CALL VOTE was as follows:

AYES: 4 – Farrell, Stratis, Petrich, and Trzupsek
NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

Z-05-2020: 410 Village Center Drive (Hassan); Special Use and Findings of Fact

Chairman Trzupsek requested an overview of the petition. Mr. Walter said that the petitioner is Ramzi Hassan, co-owner of the Village Center mixed-use center in downtown Burr Ridge. The petitioner requests an amendment to an existing special use to expand a “Dental Office with Ancillary Retail Sales” use at 410 Village Center Drive. The subject use, First Family Dental, received approval for a text amendment to add “Dental Office with Ancillary Retail Sales” as a special use on the first floor Building 1 of the Village Center and a special use as per the amendment in 2015. The original special use permitted First Family Dental to operate within a 4,237-square foot facility at the subject property. The current petition requests a 1,266-square foot expansion of the subject use for a total use size of 5,503 square feet.

Chairman Trzupsek asked for public comment.

Lorie Chang, 9550 Pacific Court, said that she owned a condominium above the use and felt that they were a good neighbor to the residents and supported the petition.

Chairman Trzupsek asked if there would be changes to the storefront at the subject property. Mr. Hassan said that there was no existing storefront at the time but one would be constructed to match the existing storefront at First Family Dental.

Commissioner Stratis asked for clarification about the interior layout. Dr. Ghassan Abboud, owner of First Family Dental, said that the wall would be partially removed to allow doors to be installed on the existing demising wall, and that the new space would allow additional room to perform more advanced procedures.

At 7:11pm, a **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Petrich to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 5 – Broline, Petrich, Farrell, Stratis, and Trzupsek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Petrich to recommend approval of an amendment to an existing special use to expand a Dental Office with Ancillary Retail Sales use at 410 Village Center Drive, subject to the following conditions:

1. The special use shall be limited to First Family Dental in a manner consistent with the submitted business plan.
2. The special use approval shall be limited to Dr. Ghassan Abboud and any related business partners and shall expire at such time that Dr. Abboud and his business partners no longer occupy the space at 410 Village Center Drive or at which time there is an assignment or termination of the lease for the space at 410 Village Center Drive.
3. The special use approval shall be limited to 5,503 square feet within the tenant space commonly known as 410 Village Center Drive.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Z-02-2020: 166 Shore Drive (Smit); Text Amendment, Special Use, and Findings of Fact

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Mikie Smit, representative of a property owner at 166 Shore Drive. The petitioner requests a text amendment to Section X.F of the Zoning Ordinance add “Accessory Building to a Principal Building” as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District, if necessary; and a special use as per Section X.F of the amended Zoning Ordinance to permit an “Accessory Building to a Principal Building” on the subject property at 166 Shore Drive. The purpose of the request is to seek approval to build a 576-square foot accessory building in the rear yard of the subject property. Mr. Walter said that the scope of the petition was limited to the G-I General Industrial District to allow a more focused approach to potential amendments.

Mikie Smit, representative of the property owner, said that the purpose of the proposed accessory structure was to allow for additional short- and long-term storage on the subject property. Mr. Smit said that due to the time-sensitive nature of the business operations at the subject property, an addition to the principal building was not feasible or desired. Mr. Smit said that the proposed accessory building would house a trailer as well as general business-related materials.

Chairman Trzupek asked for public comment. None was given.

Commissioner Stratis said he had no issue with the concept. Commissioner Stratis asked if the building would be required to be sprinklered or have HVAC. Mr. Walter said that accessory buildings are not required to be conditioned and may not be used for human habitation or business

use. Commissioner Stratis said he would like to see a restriction placed on accessory buildings in that they be used only for storage. Commissioner Stratis said he would like to see a restriction against counting parking spaces in front of any overhead door.

Commissioner Farrell said she supported the concept of storage-only restrictions on accessory buildings. Commissioner Farrell said that she felt that 15 feet as proposed in the staff report would not be sufficiently tall. Mr. Walter said that the Zoning Ordinance defines height as being the median height of the roof, not necessarily the peak height.

Commissioner Broline supported the concept of having taller overhead doors on accessory buildings in the G-I General Industrial District.

Commissioner Petrich asked what the proposed accessory building was to be made of. Mr. Smit said it would be vinyl siding with a stucco band across the top. Commissioner Petrich said that he supported the concept of accessory structures but supported architectural standards being imposed. Commissioner Petrich said that he would also like to see regulations related to bollards and striping around any overhead doors.

Chairman Trzupsek said that he supported the concept of accessory structures but supported architectural standards being imposed. Chairman Trzupsek said he would prefer to see all buildings on a lot match in terms of their construction type. Chairman Trzupsek asked if other towns permit accessory buildings in their industrial areas. Mr. Walter said that very few of the Village's normal comparables had any industrial areas and so he had to look much further away to find existing zoning concepts, but did find examples in other communities, such as Downers Grove.

Commissioner Farrell asked if other petitions had been received regarding this concept. Mr. Walter said that he regularly receives inquiries about outdoor storage, which would require a special use, but no petition has ever been received regarding constructing an accessory building.

Commissioner Stratis said that he supported staff's idea of a Floor Area Ratio cap for accessory building size.

Commissioners Petrich and Stratis reiterated the need for architectural standards for accessory buildings.

Mr. Walter said that the Plan Commission's direction was clear and requested a continuation to develop specific regulations.

At 8:04pm, a **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Stratis to continue the public hearing to March 2, 2020.

ROLL CALL VOTE was as follows:

AYES: 5 – Petrich, Stratis, Broline, Farrell, and Trzupsek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

S-01-2020: 78 Burr Ridge Parkway (Manderscheid); Sign Variation, Conditional Sign Approval, and Findings of Fact

Chairman Trzuppek requested an overview of the petition. Mr. Walter said that the petitioner is John Manderscheid, owner of Patti's Sunrise Café located at 78 Burr Ridge Parkway within the County Line Square shopping center. The petitioner requests a variation approval from the County Line Square sign plan to permit a third wall sign with alternative design features and a conditional sign approval to approve a sign with more than three colors at the subject property. The purpose of the request is due to the presence of the brick pole near the subject property, which blocks some of the view of the business' storefront. The additional sign would be 12 square feet in size and be approximately 8 feet in height; have a field colored #313 Duranodic Bronze to match the shopping center's existing signs; with black print and a small colored picture of a sun. Because the sign has more than three colors, it requires a conditional sign approval as well as a variation to approve.

Chairman Trzuppek asked for public comment. None was given.

Commissioner Petrich asked whether the sun on the sign was part of Patti's logo. Mr. Manderscheid said that it was.

Commissioner Broline said that he did not support the concept of the additional sign because a sign could be moved from the wall and replaced with this sign.

Commissioner Farrell said that she felt the proposed sign would not improve the business' visibility within the shopping center.

Commissioner Stratis said he did not support the petition and suggested that the petitioner pursue directional signs as an alternative to the request. Mr. Manderscheid said he would pursue this idea.

At this time, Mr. Manderscheid withdrew his petition. No further discussion was provided.

VII. FUTURE SCHEDULED MEETINGS

A. March 2, 2020

• **Z-06-2020: Zoning Ordinance Amendments; Planned Landscaping**

Requests amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in Residential zoning districts.

B. March 16, 2020

• **Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact**

Requests a special use for a site plan and building elevation review for the purpose of erecting a 10,000-square foot, 2-story office building with associated parking in the T-1 Transitional District. The request requires the following variations from the Zoning Ordinance: development of a lot without minimum lot area and lot width; a principal building that exceeds the maximum FAR requirements; insufficient setbacks for a principal building on the interior side, corner side, and rear yards; a driveway which exceeds the maximum allowable width in a non-residential district; insufficient setbacks for a driveway from a property line; an off-street loading berth in a yard adjoining a residential district that is not fully enclosed; a trash dumpster located partially in the side yard and nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for an office use; and insufficient setbacks for off-street parking as well as off-street parking located in the front and corner side yards of the subject property.

• **Z-01-2020: 6101 County Line Road (King-Bruwaert House); PUD Amendment and Findings of Fact**

Requests an amendment to PUD Ordinance #A-452-14-92 to permit a new independent living apartment building, additions to several additional existing buildings, additional parking spaces, and ancillary revisions of the interior roadways and related engineering features of the subject property.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to **ADJOURN** the meeting at 8:11p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:11p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant Village Administrator