

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF MARCH 2, 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:** 7 – Stratis, Broline, Petrich, Farrell, Hoch, Irwin and Trzupek

**ABSENT:** 0 – None

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

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Hoch to approve the minutes of the February 17, 2020 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**ABSTAIN:** 2 – Hoch and Irwin

**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.

**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 950-square foot accessory building in the rear yard of the subject property.

Chairman Trzupsek asked for public comment. None was given.

Commissioner Petrich asked for confirmation that the petitioner would be eliminating five public spaces as part of the site plan. Mr. Walter said this was correct. Commissioner Petrich asked how often the 5% FAR size limitation would come into effect, as the minimum lot size for parcels in the G-I General Industrial District was 2 acres. Mr. Walter said that it would be very rare for the 5% FAR rule to come into effect but that there were examples of sub-standard lots in the Village in which this would take effect.

Commissioner Irwin asked how accessory buildings would be used. Mr. Walter said that the Plan Commission did not want accessory buildings to be used for everyday office use, and that they be restricted for storage or overflow space for the principal building. Commissioner Irwin asked how the Village would identify the use of buildings. Mr. Walter said that because all accessory buildings would become special uses, it would become a requirement that petitioners who want to erect such a building that the use of said building be identified through the petition.

Chairman Trzupsek said that he concurred and wanted to strengthen the language of the proposed amendments to clarify that the buildings not be used for occupancy purposes.

At 7:09pm, a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to close the public hearing.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to recommend approval of 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 as well as 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 as denoted in Exhibit A, subject to further elaboration by staff regarding use restrictions for accessory buildings.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to recommend approval of 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, subject to the submitted site plan and building elevations.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

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

Chairman Trzupek requested an overview of the petition. Mr. Walter said this is a public hearing to consider 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. The Village has in the past, by internal action, allowed for the managed installation of landscaping with permits in residential yards; however, there is no formally defined and codified standard for such action in Village regulations. This petition seeks to clarify the Village’s regulations by either interpretation or amendments. At this time, the Village’s regulations regarding plant material in residential yards and subdivisions is limited to two specific areas in the Municipal Code (height of plants) and Zoning Ordinance (where gardens may be located).

Chairman Trzupek asked for public comment.

Alice Krampits, 7515 Drew, said that she was supportive of any amendments that would encourage the installation and maintenance of planned landscaping. Ms. Krampits said that she would not want residents to feel burdened by the need to get a permit or otherwise receive permission from the Village to introduce these plants into one’s yard.

Commissioner Irwin said that he liked to see front yards be manicured and a percentage limitation be placed on each yard but otherwise did not see a need to have many restrictions at this time.

Commissioner Petrich said that he would want to encourage installation of plantings in wetlands or stormwater-prone areas, but would otherwise want to see front yards be manicured.

Commissioner Broline said he did not want to control plantings. Commissioner Broline said that while he had some decorative grasses in his front yard, he could understand some restrictions being placed on front yards. Commissioner Broline said he would be worried about controlling unwanted seed dispersion from one yard into another.

Commissioner Hoch said that each setting in the Village is unique, and that the goal should be to mitigate nuisances, not mitigate creativity. Commissioner Hoch said that she felt that in some circumstances, such plantings would be appropriate in front yards, while not so much in others. Commissioner Hoch said she would likely not support strict rules in this application.

Commissioner Farrell said she did not have information to have a firm sense of what she preferred. Commissioner Farrell said further definition of concepts would be helpful.

Commissioner Stratis asked how the Stormwater Committee wanted the Village to encourage additional plantings through additional restrictions. Mr. Walter said that the Stormwater Committee did not necessarily recommend additional restrictions; rather, the Stormwater Committee said that they did not want the ability of property owners restricted if it meant a loss of control and ability to create positive stormwater benefits on their lots. Commissioner Stratis said that he did not support restrictions on setbacks in rear or side yards or requiring a permit be obtained, but did support the concept of a setback requirement from front lot lines, such as 30 feet.

Chairman Trzupsek asked what was being sought in terms of solutions. Mr. Walter said that a final recommendation might take a number of forms, including simple clarification of rules presently stated or adding tweaks or wholesale changes that may encourage or restrict the installation of plantings. Chairman Trzupsek asked if there was any way to encourage the installation of such plantings. Mr. Walter said that the Village could do more to inform residents about the benefits of plantings, but stated that the only legal incentive would be a bonus for impervious surfaces if plantings replaced grasses. There was no support for such amendments at this time.

The Plan Commission agreed by consensus that such plantings did generally have a positive environmental affect.

Mr. Walter said that staff would take the comments and return with a more structured concept for consideration.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Hoch to continue the public hearing to April 6, 2020.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Irwin, Hoch, Broline, Petrich, Farrell, Stratis, and Trzupsek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

**IV. CORRESPONDENCE**

**V. OTHER PETITIONS**

**VII. FUTURE SCHEDULED MEETINGS**

**A. 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.

**B. April 6, 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.

**VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to **ADJOURN** the meeting at 8:03p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:03p.m.

**Respectfully  
Submitted:**

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Evan Walter, Assistant Village Administrator