

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF APRIL 20, 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 Trzupke. Due to the State's Declaration of Emergency, this meeting was held via web conferencing system consistent with the Governor's Executive Order #2020-07.

ROLL CALL was noted as follows:

PRESENT: 8 – Stratis, Broline, Petrich, Farrell, Hoch, Irwin, Parrella, and Trzupke

ABSENT 0 – None

Commissioner Stratis joined the meeting at 7:10pm.

Assistant Village Administrator Evan Walter was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to approve the minutes of the March 2, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Parrella

MOTION CARRIED by a vote of 7-0.

III. PUBLIC HEARINGS

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

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

Chairman Trzupke requested an overview of the petition. Mr. Walter said that the petitioner is King-Bruwaert House, a senior living facility consisting of assisted living, memory care, skilled nursing and independent living care options located at 6101 County Line Road. The petitioner 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. The purpose of the amendment is to renovate and expand the three primary buildings developed in the 1980s on the northern side of the subject property. Because the amendments to the PUD are limited to a specific area of the subject property, the petition is limited to said area. King-Bruwaert House has operated a skilled nursing facility in its present location since 1933 and has been part of the Village since its annexation in 1975. The annexation did not include a rezoning; under State law, when a property is annexed into a municipality without being rezoned, it is automatically zoned to the least dense zoning classification, which in the case of the Village is R-1 Residential. In 1992, KBH was granted a PUD that permitted the development of the subject property as is presently observed. The subject property is zoned R-1 PUD and is approximately 35 acres in size. The subject property is surrounded by residential developments within Burr Ridge of varying density on all sides, except for Katherine Legge Park (KLP) to the north, which is owned by the Village of Hinsdale.

The petition proposes to add 144,016 square feet of building space to the subject property, although the net square footage will be slightly less due to the proposed removal of three smaller outbuildings. There are three main buildings in which meaningful work will occur to add bulk to the subject property; for clarity, staff will refer to these buildings as “Building A”; “Building B”; and “Building C”. A map designating these buildings is designated as Exhibit A. Most of the new square footage will be located within the all-new Building A that will be connected to the main house; the proposed use of the main building will shift from skilled nursing to apartment-style independent living. New amenities will be added to Building A, including a fitness center, grill-style dining room, bar/lounge, game room, and event space that can accommodate up to 200 persons. Building B currently contains primary medical center offices; the use of Building B will not change except for interior renovations and upgrades as well as the addition of a grade-level porte cochere on the north side permitting close-proximity vehicle access to the building. The porte cochere will be 13 ½ feet tall with a 17’ wide roadway, which will allow two vehicles to pass through simultaneously. Building C represents a new addition, which will include employee lounge areas in the basement, 14 memory care rooms on the first floor, and 14 skilled nursing rooms on the second floor.

Cathleen Keating, attorney for King-Bruwaert House, introduced the petitioner’s team, who presented a summary of the petition that included a short 3D flyover of the additions.

Chairman Trzupsek asked for public comment.

Patricia Jahn, 134 Dragonfly, said she was concerned about the construction damaging the value of her townhome because King-Bruwaert would not agree to indemnify the purchase price of the home. Ms. Keating said that indemnification would not be possible because King-Bruwaert would need to indemnify all 58 townhome units equally if such action was to occur, an economic risk that was deemed unfeasible. Ms. Keating said that at no point in King-Bruwaert’ history had there been a recorded instance of a townhome losing value, even during the 2008 recession. Chairman Trzupsek and Commissioner Stratis concurred with the petitioner in stating that such an issue was not within the scope of the petition or Plan Commission.

Donald Gralen, 113 Clover Meadow, said he favored the petition due to the necessary nature of the project. It was his belief that the project would yield additional value for residents that would not be realized if the project were not built.

Commissioner Stratis said he felt that parking was not an issue, that a solid fence should be added along the eastern property line, and that additional landscaping be made along the new parking bank on the southwest side of the subject property. Commissioner Stratis complimented the petition for its attention to detail and the staff report for its completeness.

Commissioner Farrell agreed with the recommendations within the staff report and seconded the need for additional landscaping buffer between the southwest parking bank and the townhomes. Commissioner Farrell asked if there would be lawn or ground cover on the parking lot island near Dragonfly. Nick Patera, Teska and Associates, said it would be a sod rim with shrubs in the core of the island. Commissioner Farrell asked if any comments were received from the Village of Hinsdale. Mr. Walter said that the Village was concerned about light spillage, which was addressed with the staff recommendation, as well as adding a substantial noise wall made of stone. Both staff and petitioner felt that a noise wall would not be appropriate along the northern property line and thus opted not to recommend said improvement as an enhancement to the petition. Commissioner Farrell asked how light shielding would occur with the decorative light fixtures proposed. Joe Mayer, Kimley-Horn, said that a shield would be able to be fabricated to match the style of light.

Commissioner Petrich asked where construction access would be located. Danny Martin, SAS Architects, said that the northern road would be primarily used for construction access to keep the impacts on residents to a minimum. Commissioner Petrich asked if any market studies were done to understand the demand for the amenities proposed. Ms. Keating said that at least four market studies had been performed within the previous six years, with all indicating that a higher demand for independent living existed in the market than was presently being supplied. Commissioner Petrich asked if the site would be fully ADA-compliant. Mr. Mayer said all of the areas were fully compliant. Commissioner Petrich asked if there was a history of vehicular accidents near the main entrance. Terri Bowen, executive director of King-Bruwaert House, said that no accidents had occurred for many years at the intersection. Commissioner Petrich asked who would have access to the new 200-person event facility. Ms. Keating said it would be limited for use by King-Bruwaert residents or other community senior groups. Commissioner Petrich wished to note that he interpreted this use to be used solely for King-Bruwaert-sponsored events.

Commissioner Broline said he was impressed by the letters of support from the residents. Commissioner Broline asked if the Pathway Commission had reviewed the proposed walking paths on the property. Mr. Walter said that because the walking paths were privately owned and intended only for private use, the Pathway Commission would not review or make a recommendation on said land use.

Commissioner Irwin said that he was concerned about the amount of parking along the northern property line and suggested that the quantity of parking be reduced. Ms. Keating said that the amount of parking in this area was proposed due to its proximity to the geriatric care facility, which

is open to the public. Commissioner Irwin said that he wanted to see parking reduced along the northern property line. Mr. Patera said that attempts were made to break up parking along the northern property line, as well as the fact that the petitioner had little concern about a non-residential use going in across the lot line to the north. Commissioner Irwin asked if a parking deck could be constructed in the larger eastern parking lot. Mr. Mayer said that this would be inadvisable due to the cost and unsightliness of said structure. Commissioner Irwin asked what the required setback would be for parking in this area. Mr. Walter said that the required setback was 8' and that the actual setback was less than 1' in most areas. Commissioner Irwin requested that the petitioner reduce the number of parking space along the northern property line.

Commissioner Hoch said that she would prefer to see a reduction in the number of parking spaces along the northern property line. Mr. Martin said that some of the parking spaces would be used for construction use. Commissioner Hoch asked about the proposed water main on the northeast side of the property still being an option for a public benefit qualification. Mr. Walter said that staff had opted to remove all recommendations regarding defining public benefits. Ms. Bowen said that because King-Bruwaert is a non-profit organization that does not accept public financing, she asked for consideration of that fact be taken into account when the Plan Commission makes its recommendation. The Plan Commission agreed that this should be considered. Mr. Mayer said that King-Bruwaert would be providing an additional water line to the east, which would be stubbed off for Village use later. Mr. Walter said that this water line would make it simpler and cheaper for the Village to provide additional connections to Dougshire and Gregford in the future.

Chairman Trzupsek concurred with other Commissioners about the parking quantities along the northern property line. Chairman Trzupsek asked if any rooftop mechanical equipment could be seen from ground level. Mr. Martin said that none would be visible. Chairman Trzupsek asked if there was a meaningful difference between open space of 70.6% and 66% as was proposed by the petition. Mr. Walter said that the loss of open space was limited to an area that was already generally built-up and that a 4% decrease was not a significant detractor within the area. Chairman Trzupsek asked that the petitioner work with staff to design a custom construction-staging plan.

Commissioner Petrich said that he remained concerned about parking quantities and locations. Commissioner Stratis said he did not favor any parking deck for a number of reasons but suggested that the petitioner engage in a proof of parking analysis at a later date. Mr. Walter suggested that the petitioner be permitted to land bank 15 spaces, as the petitioner proposed 258 parking spaces but be required to build no more than 243 spaces at the outset. Mr. Walter also suggested that there be a limit on the number of spaces before a landscaping island be built; he suggested that the limit along the northern property line be seven instead of 14.

A discussion was held about reducing parking. The petitioner agreed to reduce the amount of spaces to 243 by eliminating 15 spaces along the northern property line while adhering to a limit of no more than seven parking spaces between landscaping islands. The Plan Commission supported this concept and did not feel that additional Plan Commission review was necessary on this point.

At 9:04pm, a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to close the public hearing.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to recommend approval of 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 at the subject property subject to the following conditions:

1. The amendment be made subject to the submitted site plans, building elevations, and engineering plans.
2. Additional landscaping shall be installed beyond what is shown in the landscaping plan between the new parking spaces on the southwest side of the subject property, subject to staff approval.
3. The parking count shall be reduced by 15 spaces, with the reductions occurring along the northern property line, subject to staff approval.
4. Not more than seven consecutive parking spaces shall be permitted along the northern property line without inclusion of a landscape island.
5. All light fixtures within 20' of the northern and eastern property line shall have a light shield installed directing light back towards the subject property.
6. A 6' solid fence shall be installed along the lot lines shared with the lots on Dougshire Court adjacent to the subject property, subject to staff approval.
7. A detailed construction-staging plan shall be submitted to, approved, and managed by staff, with emphasis placed on protecting residents living within The Woods (townhome) developments south of the proposed subject buildings from traffic access, dust, noise, and property damage.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

VII. FUTURE SCHEDULED MEETINGS

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to **ADJOURN** the meeting at 9:07p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:07p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant Village Administrator