

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF JUNE 1, 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:** 7 – Broline, Petrich, Farrell, Hoch, Irwin, Parrella, and Trzupke

**ABSENT** 1 – Stratis

Assistant Village Administrator Evan Walter was also present.

**II. APPROVAL OF PRIOR MEETING MINUTES**

Commissioner Petrich requested that several clarifications be made regarding his affirmative vote on Z-01-2020, specifically related to the use of the 200-person meeting space at King-Bruwaert.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Irwin to approve the minutes of the April 20, 2020 Plan Commission meeting accepting Commissioner Petrich's amendments.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**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-07-2020: 7000 County Line Road (Wiegand); PUD Amendment and Findings of Fact**

Chairman Trzupke requested an overview of the petition. Mr. Walter said that the petitioner is Laura Weigand on behalf of Birth Partners, Inc., a Birthing Center at 7000 County Line Road. The petitioner requests an amendment to PUD Ordinance #A-452-03-94 to permit an addition to an existing building to accommodate a birthing center at the subject property. The aforementioned

ordinance created the Oak Grove PUD as is presently constituted; the proposed addition thus requires an amendment to the PUD.

Mr. Walter said that the petitioner is proposing to expand the existing 3,000-square foot building at the subject property to create a 5900-square foot building solely housing the use that was approved in 2019. In general, the expansion would remove the existing drive-thru canopy stalls on the building and enclose said area. The proposed addition would result in the west eaves being in the same location of the current drive-thru canopy; the proposed addition otherwise complies with all required setbacks in the B-1 Business District. The proposed addition also meets the Floor Area Ratio Requirements of 40% in this zoning district (8.5%) as well as the maximum height requirements of 35 feet. No parking would be eliminated by the addition, while a one-way drive aisle would be maintained to allow for patient access, etc. to the building. Additional impervious surface would not be added to the site, thus necessitating no alterations to the development's stormwater capacity. No dedicated emergency access areas would be constructed by the proposed additions.

Commissioner Petrich asked for clarification regarding the entrance doors on the subject building. Nathan Elliot, the architect for the petitioner, stated that doors would not be altered in location.

Chairman Trzupsek asked if the building addition's façade would be constructed using EIFS. Mr. Elliot confirmed that EIFS would be used to create the stone and masonry reliefs. Chairman Trzupsek asked if EIFS was a prohibited material. Mr. Walter said that EIFS was a "discouraged" material according to the Zoning Ordinance. Chairman Trzupsek said that he understood the need to contain costs, but was not in favor of the entire elevation being made by EIFS. Chairman Trzupsek said he supported the concept of adding a thin brick fascia around a designated band of the building addition at window level to break up the material. The Plan Commission supported this suggestion. Mr. Elliot and Ms. Wiegand said that this change was acceptable. Chairman Trzupsek also requested that the petitioner add landscaping around the building where impervious areas were to be removed.

At 7:32pm, a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Hoch, Irwin, Broline, Farrell, Petrich, Parrella, 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-452-03-94 to permit an addition to an existing building to accommodate a birthing center at 7000 County Line Road, subject to all plans submitted by the petitioner as well as under the condition that a thin brick fascia be added around the entirety of the building's window-level elevations.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Hoch, Irwin, Farrell, Petrich, Broline, Parrella, and Trzupke  
**NAYS:** 0 – None

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

**IV. CORRESPONDENCE**

**V. OTHER PETITIONS**

**S-02-2020: 7000 County Line Road (Wiegand); Sign Variation and Findings of Fact**

Chairman Trzupke requested an overview of the petition. Mr. Walter said that the petitioner is Laura Weigand on behalf of Birth Partners, Inc., a Birthing Center at 7000 County Line Road. The petitioner requests an amendment to a previous variation to change the copy on three existing ground signs located on a lot of record at 7000-7020 County Line at Oak Grove PUD. No additional signage is being added to the subject property; this variation is solely related to design elements of three specific and existing ground signs. As the existing signs were permitted by a variation that was made subject to the design of the existing signs, the petitioner requires a variation to change the copy on the existing monuments.

Mr. Walter said that the building at 7000 County Line Road is part of the same lot of record as two other parcels with free-standing buildings: Cadence Preschool (7010 County Line Road) and Busey Bank (7020 County Line Road). These three parcels comprise the Oak Grove subdivision, which was built in 1993. Under the Sign Ordinance, each lot of record in the Village is permitted to have 100 square feet of signage. The amount of signage on this lot is unusual due to there being three principal, separately owned buildings on separate parcels on one lot of record. There are four existing ground signs and a wall sign in Oak Grove totaling 460 total square feet in size. The existing signs include one ground sign for Birth Partners, Inc., two ground signs at Busey Bank (including a directory ground sign), and one existing ground sign at Cadence. Aside from their requiring approval to change the sign copy at a PUD, the proposed sign elevations met all requirements of the Sign Ordinance.

No discussion was held on this petition otherwise.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Petrich to recommend approval of a variation to change the copy on three existing ground signs located on a lot of record at 7000-7020 County Line at Oak Grove PUD.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Farrell, Petrich, Hoch, Irwin, Broline, Parrella, and Trzupke  
**NAYS:** 0 – None

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

**VII. FUTURE SCHEDULED MEETINGS**

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Petrich to cancel the June 15, 2020 meeting due to a lack of business.

**ROLL CALL VOTE** was as follows:

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

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

The next scheduled Plan Commission meeting is July 6, 2020.

**VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Broline to adjourn the meeting at 7:42p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 7:42p.m.

**Respectfully  
Submitted:**

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Evan Walter, Assistant Village Administrator