

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF JULY 6, 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 Trzupsek. Due to the current limitations on social distancing and gatherings of no more than 50 persons in physical attendance that were set forth in place by the Declaration of a State of Emergency by the Governor of the State of Illinois based upon the ongoing novel coronavirus pandemic disaster, the hearing was conducted utilizing a virtual environment, pursuant to Public Act 101-0640

Chairman Trzupsek read aloud the following statement:

As Chairman of the Village of Burr Ridge Plan Commission and Zoning Board of Appeals, I am advising you in your capacity as Deputy Village Clerk that I hereby declare that conducting an in-person meeting of the Burr Ridge Plan Commission/Zoning Board of Appeals on July 6, 2020 is neither practical nor prudent due to Governor Pritzker's May 29, 2020 Declaration of a State of Emergency caused by the COVID-19 pandemic.

ROLL CALL was noted as follows:

PRESENT: 8 – Broline, Stratis, Petrich, Farrell, Hoch, Irwin, Parrella, and Trzupsek
ABSENT 0 – None

Assistant Village Administrator Evan Walter was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to approve the minutes of the June 1, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 8 – Hoch, Irwin, Petrich, Stratis, Farrell, Broline, Parrella, and Trzupsek
NAYS: 0 – None

MOTION CARRIED by a vote of 8-0.

III. PUBLIC HEARINGS

Chairman Trzupsek 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 17, 2020

At the outset of the petition, Commissioner Broline recused himself from all discussion and voting on the present petition due to a conflict of interest in the potential property sale. This recusal was noted and accepted by Chairman Trzupek.

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is John Bobak who is seeking to build a new building on the subject property. The petitioner requests a special use for a site plan and building elevation review for the purpose of erecting a 9,500-square foot, 2-story office building in the T-1 Transitional District. The request requires the following variations from the Zoning Ordinance: a principal building that exceeds the maximum FAR requirements; insufficient setbacks for a principal building in the corner and rear yards; a trash dumpster located nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for the specified building usage; an off-street loading berth in a side yard adjoining a street; insufficient setbacks for off-street parking; and off-street parking located in the front yard of the subject property. Mr. Walter reviewed the history of the petition and details related to the staff report. Mr. Walter said that the petitioner had submitted additional documentation at 5pm the day of the meeting and advised that said documentation could not be distributed to the public before the meeting, but that it was available for review during the meeting.

Jonathan Hague, representative of the petitioner, reviewed the new documentation on behalf of the petition. Mr. Hague said that the purpose of the new material was to give additional perspective of the size of the building as well as site plan layout. Mr. Hague said that the loading dock had been moved from the rear of the building to the front and had incorporated almost all traffic flow onto North Frontage Road except for a curb cut along Hamilton Avenue. Mr. Hague said that while the current petition was two stories while the 2008 petition was one, the buildings were actually the same in absolute height and disagreed with the notion that it was too large for the site, as had been previously noted.

Chairman Trzupek asked for public comment.

Ken Burnett, 7339 Park, asked about the traffic patterns of the trucks that would be entering the site. Mr. Hague said that the trucks would be able to navigate entirely within the parking lot, and that there was no need for trucks to use any street surface to enter the loading dock. Mr. Burnett disagreed that the trucks would have sufficient room to enter the loading dock and objected to the petition as a whole.

Julie Mensik, 7339 Hamilton, said that she opposed the plan due to the continued presence of trucks on site, even if they were moved to the front of the building. Ms. Mensik said that the building and its use was more appropriate for an industrial park.

Susann Pederson, 7250 Elm, said that she opposed the plan and that the plan was incomplete as it was presented, going on to say the previously approved plans were transitional in nature. Ms.

Pederson said that the primary purpose of the petition was to take advantage of the visibility from I-55, but that the building and its use was more appropriate for an industrial park.

Frank Mensik, 7339 Hamilton, said that the 2008 petition was more appropriate for the site, and said that the petition as proposed was not transitional in nature.

Holly Adkins, 7219 Hamilton, participating telephonically, said that she opposed the proposed plan. Ms. Adkins said that she appreciated the revisions but that the building was ultimately too big and too industrial for a transitional district.

Commissioner Stratis felt that the site plan was an improvement over the initial petition, noting that the building had been moved to the west, several driveways were moved away from the residential homes, and that the loading dock is now facing Frontage Road instead of a rear alley. Commissioner Stratis said that he felt the setbacks were better, but noted that the site was unique and could not reasonably be expected to adhere to all regulations by right because of the shape of the lot. Commissioner Stratis said that he would like to see a fence along the northern property line as well as landscaping north of the parking lot. Commissioner Stratis said he had no real concerns about the parking location and quantity, except for a small area along the northeast corner of the property where the lot breached the 20' northern setback. Mr. Walter said that the site plan was such that there would be a loss of parking if the lot was moved, thus worsening the parking count. Mr. Hague confirmed this answer. Commissioner Stratis asked if the loading dock was a necessity if the petitioner only needed it six times a year, as was previously testified. Mr. Walter said that the Plan Commission could recommend a condition be included as part of a special use but also said that enforcing said condition would be very challenging.

Commissioner Farrell said that the loading dock present was her primary concern, including how conditions would be enforced. Commissioner Farrell requested a fence along the northern property line and a landscaping plan.

Commissioner Petrich said that the loading dock was a primary concern for him, and agreed with all points previously mentioned.

Commissioner Parrella agreed with all points previously mentioned, adding that she wanted to see additional detail on the security lighting plan that would be proposed for the site. Commissioner Parrella said that she wanted to see alternative exterior cladding options provided for consideration as well, including Hardie board.

Commissioner Irwin asked for clarification as to how setbacks correspond to different lot lines. Mr. Walter provided an explanation. Commissioner Irwin was concerned about the size of the building and the location of the trash receptacle.

Commissioner Hoch said that the petitioner's materials were not well organized or clear. Commissioner Hoch said she did not see a need for an entrance along Hamilton Avenue.

Chairman Trzupsek said that the building looked sharp but may be too harsh in color and style for a Transitional District, suggesting a more traditional color of brick. Chairman Trzupsek said that

while the building was larger than what was previously approved, he did not find the scale to be much different due to the lack of pitch in the roof.

Chairman Trzupsek asked for consensus direction from the Plan Commission. Several Plan Commissioners said that they would be open to seeing a final proposal from the petitioner at a future meeting. Mr. Walter said that the petitioner would be responsible for revising or submitting the following items: a complete landscape plan; a proposal for a fence on the northern property line; a photometric plan; options for alternative finishes or elevations; a complete northern elevation; confirmation of compliant turning radii for any truck using the site; demonstration of loading dock need; demonstration of need for an entrance on Hamilton Avenue; demonstration of rooftop unit screening; and a more elaborative description of the need for a loading dock at the subject property.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Farrell to continue Z-04-2020 to August 3, 2020.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Z-08-2020: 15W776 North Frontage Road (Criscione); Special Use, Text Amendment, and Findings of Fact

Chairman Trzupsek requested an overview of the petition. Mr. Walter said that the petitioner is Michael Criscione, owner of M&T Trucking at 7545 Madison Street. The petitioner requests a special use for an “automobile sales use, new or used and including trucks”, a text amendment to add “outdoor retail vehicle storage” as a special use, and a special use as per the amended Zoning Ordinance for “outdoor retail vehicle storage”, all in the B-2 Business District. Mr. Walter said that the existing Madison site will continue as part of the petitioner’s company to provide upfitting and maintenance service for its customers, whereas the subject property will become the location where customers come to close sales and take delivery of trucks from the company. As part of the petition, trucks would be stored overnight at the subject property, which is currently not permitted by the Zoning Ordinance.

Chairman Trzupsek asked where other B-2 Business Districts were located, and why there was not a petition to rezone the property. Mr. Walter noted where other B-2 Business Districts were located, and also said that rezoning was considered but ultimately not pursued since it would still require each of the special uses and amendments that are part of the petition, and staff interpreted a rezoning in addition to the aforementioned requests to be initially too cumbersome, but would work with the petitioner if rezoning were desired.

Michael Criscione, petitioner, gave a follow up presentation about the business and said he was pleased to be investing in the community in which he lives.

Commissioner Hoch asked if the proposed text amendments would then be available to other B-2 Business Districts. Mr. Walter confirmed that if the text amendments were adopted, they would be available to other petitioners, but as a special use, requiring public hearings to receive said authority. Commissioner Hoch said that the area was likely suitable for the petitioner's use, but was not convinced that the use was best for the property. Commissioner Hoch agreed with staff's recommendation to close the Madison Street entrance if this use were approved. Commissioner Hoch asked if there were security issues at the petitioner's present location. Mr. Criscione said that the business employs cameras and rail fencing, but had not experienced incidence of crime.

Commissioner Irwin said that this was the one location in Burr Ridge where he would theoretically consider outdoor vehicle sales and retail as appropriate, but was not fully convinced on the merits.

Commissioner Parrella agreed with Commissioner Irwin about the best use of the site. Commissioner Parrella said she wanted to see additional information about lighting on site.

Commissioner Broline asked if text amendments were required to fulfill the needs of the business. Mr. Walter said that outdoor storage of commercial vehicles was permitted in Manufacturing Districts, but that this permission was limited to eight smaller commercial vehicles. Mr. Walter said that if the petition was limited to simply employees operating a sales office, that would be a solitary special use, but the outdoor, overnight storage made the special use for a sales office impotent in that they would still not be permitted to store any product overnight. Mr. Walter said that even if the property were rezoned, outdoor storage of retail vehicles would not be permitted by right.

Commissioner Petrich asked if there were any outdoor vehicle sales uses in the Village. Mr. Walter said that Lyons Truck Sales was the only such use in the Village. Commissioner Petrich asked about exterior lighting. Mr. Criscione said that he would only install what was necessary to operate a camera system, which may include night vision cameras that need very little light. Commissioner Petrich asked what the purpose was of a 12-month dedicated deadline for installing the curb with landscaping along Madison Street. Mr. Walter said that the deadline was there to provide some assurance of timely compliance for the Village, as the petitioner would be required to obtain permits from DuPage County to complete the work.

Commissioner Farrell said she opposed allowing this type of use in a Business District. Commissioner Farrell said that she wanted more information related to site and landscape planning before making a decision either way.

Commissioner Stratis asked if trailers would be sold or stored at the property. Mr. Criscione said that trailers would not be present at the property. Commissioner Stratis said he would want a prohibition on ramps, banners, or other attention-getting devices on the property; Mr. Criscione concurred with this sentiment.

Chairman Trzupek said he supported the petition but acknowledged that the rest of the Plan Commission did not and asked for direction from the body.

Mr. Walter asked if the Plan Commission was opposed to the use at this location writ large, or if there was simply opposition to allowing the use in the B-2 Business District. The Plan Commission's consensus was that they would prefer to place uses like this in Manufacturing Districts such as the G-I General Industrial District, but also that they did not have enough information to make a conclusive recommendation at this time.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to continue Z-08-2020 to August 3, 2020.

ROLL CALL VOTE was as follows:

AYES: 8 – Hoch, Broline, Farrell, Stratis, Irwin, Petrich, Parrella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 8-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

VII. FUTURE SCHEDULED MEETINGS

The next scheduled Plan Commission meetings were set for July 20, 2020 and August 3, 2020.

VII. ADJOURNMENT

At the conclusion of the meeting, Commissioner Hoch thanked Chairman Trzupek for his hard work leading the Plan Commission over the years. Chairman Trzupek thanked Commissioner Hoch for her comments.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Broline to adjourn the meeting at 10:12p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:12p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant Village Administrator