

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF JULY 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 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 convened 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 20, 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: 4 – Broline, Petrich, Hoch, and Trzupsek
ABSENT 4 – Stratis, Farrell, Irwin, and Parrella

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 Petrich to approve the minutes of the July 6, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Petrich, Broline, and Trzupsek
NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

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-10-2020: 16W561 South Frontage Road (Falco's Pizza); Special Use and Findings of Fact

Chairman Trzupsek requested an overview of the petition. Mr. Walter said that the petitioner is Falco's Pizza, a restaurant located at 16W561 South Frontage Road. The petitioner requests a special use to permit outdoor dining at an existing restaurant in the B-2 Business District. Mr. Walter reviewed the site plan, elaborating on the landscaping features as well as a pergola and several gas fire pits to the outdoor area as shown in the petitioner's submission.

Chairman Trzupsek asked for public comment. There was none.

Commissioner Hoch asked for clarification as to the style of fence that was proposed for the perimeter of the outdoor dining area. Brian Gould, architect for the petitioner, said that the fence would be 3 feet tall, made of black aluminum, with spindle rails that would be much more than 50 percent open. Commissioner Hoch asked about the nature of the covering over the patio. Mr. Gould said this would be a pergola. Commissioner Hoch said she hoped that there would be space for a sidewalk between the patio and the street apron. Mr. Gould said that there was about 10 feet of clearance between the property line and the proposed fence location, allowing said development to occur without affecting either party. Commissioner Hoch asked if there was any public objections received about the temporary tent at the subject property. Mr. Walter said that the Village had received many compliments about the tent, which Commissioner Hoch agreed with.

Commissioner Broline asked for clarification about the parking count. Mr. Gould said that the 45 spaces counted by staff refers only to the parking available on the subject property, but that the petitioner owns an adjacent property with additional parking spaces.

Commissioner Petrich asked what kind of ledgestone would be placed around the patio. Mr. Gould said that they planned to place a few 24" tall stones around the southeast corner for protection against vehicles. Commissioner Petrich requested that staff work with the petitioner to put stones in helpful areas.

Chairman Trzupsek said that the location of the ledgestone was his only concern about the proposal and agreed with Commissioner Petrich's approach.

At 7:17pm, a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Petrich, Broline, and Trzupsek
NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to recommend that the Board approve a special use to permit outdoor dining at an existing restaurant in the B-2 Business District for Falco's Pizza, subject to the following conditions:

1. The special use is limited to the submitted site plan at 16W561 South Frontage Road; the special use shall be null and void if the owners of the restaurant cease to operate Falco's Pizza at the subject property.
2. All fences surrounding the outdoor seating area shall have matching elevations and colors.
3. All furniture shall be removed during the winter season (November 1-March 1) and be covered and stored in the rear of the property if stored on site.
4. There shall be no advertising, signs, or leaflets on the tables, chairs, fences, umbrellas (aside from the business' own branding or logos) or railings.
5. A self-closing gate shall be provided for the outdoor dining area.
6. No outdoor food preparation is permitted.
7. Tables shall be cleaned promptly after use.
8. The outdoor dining area shall have business hours of 11:00am-10:30pm on Sunday-Thursday and 11am-midnight on Friday-Saturday.
9. Staff is directed to work with the petitioner to establish proper location of ledgestone on the subject property for the purpose of traffic control and protection.
10. Failure to comply with these regulations shall deem this special use approval null and void.

Mr. Walter said that these conditions were generally standard across all special uses that have been approved for outdoor dining in the Village.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Petrich, Broline, and Trzupke
NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

6100 South Grant Street (Cooper); Preliminary Plat of Subdivision and Subdivision Variation

Chairman Trzupke requested an overview of the petition. Mr. Walter said that the petitioner is Curt Cooper, owner of the subject property at 6100 South Grant Street. Mr. Walter said that in May 2019, the Plan Commission considered a request for a preliminary plat of subdivision (Mendi) with a variation at 6100 South Grant Street. The variation was to permit a T-type terminus on the north end of Keller Drive in lieu of a cul de sac; this variation was granted to plan for further subdivisions to the north of the subject property (6050 Grant – DeGeer; and 6030 Grant – Grasso). Since this petition was considered, the petitioners elected to sell the undivided property to another

party (the current petitioner), who has since brought forward the subject petition to subdivide the subject property at 6100 South Grant Street into two parcels instead of three while including the request for a T-type terminus at the northern end of Keller Drive. The attached plat reflects the current proposed preliminary plat of subdivision. Two single-family residential lots are proposed; each lot complies with the minimum 20,000 square foot lot area and 100' width as required in the R-3 District. The subject property has a current Grant Street address; if a subdivision were created, the newly created lot would be accessed via Keller Drive, while the eastern lot would be primarily accessed via Grant Street. The extension of Keller Drive with a terminus at the north end is required to facilitate travel for vehicles along Keller Drive. Two properties located directly south of the subject property on either side of the street, 6081 or 6086 Keller Drive, were created via a subdivision in 1992. The Wildwood subdivision was permitted without the creation of a terminus, as it was assumed that at least one more subdivision would be created north of these new lots, with the next subdivision providing necessary turnaround infrastructure. To create this subdivision, the petitioner is normally required to provide a cul-de-sac terminus with a 90' pavement width and 120' right-of-way per the Subdivision Ordinance. The petitioner requested a variation from this requirement, as property owners to the north of the subject property have expressed interest in eventual subdivision of their own lots. As a matter of record, it was noted that while the petitioner is requesting a variation, the petition is not a public hearing and thus no public notice aside from agenda publishing was performed.

Commissioner Petrich asked if the T-type terminus was exactly as what was proposed and approved by the Plan Commission in 2019. Mr. Walter said that it is proposed in the same location.

Commissioner Broline said that he supported the petitioner's request, as the property owners to the north desire to keep the option for subdividing their own property.

Commissioner Hoch said that she supported the petitioner's request as she felt there was little difference between the Mendi plat and the Cooper plat.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Petrich to recommend that the Board approve a preliminary plat of subdivision and a subdivision variation for a T-type terminus at the north end of the subject property measuring 60' wide and 20' deep in lieu of the standard cul de sac terminus.

ROLL CALL VOTE was as follows:

AYES: 4 – Broline, Petrich, Hoch, and Trzupsek
NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

VII. FUTURE SCHEDULED MEETINGS

The next scheduled Plan Commission meetings were set for August 3, 2020 and August 17, 2020.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to adjourn the meeting at 7:38p.m.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

Respectfully Submitted:

Evan Walter, Assistant Village Administrator