

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF AUGUST 3, 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 August 3, 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, Petrich, Hoch, Stratis, Farrell, 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 Petrich to approve the minutes of the July 20, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 4 – Irwin, Stratis, Farrell, and Parrella

MOTION CARRIED by a vote of 4-0.

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-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from February 3 and July 6, 2020

At the outset of the discussion, 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.

Mr. Walter said that the petitioner requested an automatic continuation to August 17, 2020 to better accommodate feedback from previous Plan Commission meetings.

At 7:07pm, a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to continue the public hearing related to Z-04-2020 to August 17, 2020.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Z-09-2020: 15W776 North Frontage Road (Criscione); Re-Zoning, Special Uses, Text Amendment, and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner is Michael Criscione, owner of M&T Trucking located at 7545 Madison Street in unincorporated DuPage County. This petition is intended to replace petition #Z-08-2020. The petitioner requests re-zoning of the subject property from the B-2 Business District to G-I General Industrial, as well as a special use for “automobile and truck and equipment sales, rental, and service”, a text amendment to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use, and a special use for “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” per the aforementioned amendment, all in the G-I General Industrial District. Mr. Walter said the current petition replaced Z-08-2020, which was withdrawn due to a lack of support to permit truck sale uses in the B-2 Business District. Mr. Walter reviewed each of the four requests by the petitioner.

Chairman Trzupek asked for public comment. Mr. Walter noted an email from a resident that had been received on the day of the meeting generally objecting to the use. No other public comment was given.

Commissioner Stratis said that the staff report explained the issues at hand clearly, and said that he was more comfortable supporting the petition if it were in an Industrial District. Commissioner Stratis said that the landscape plan left a lot to be desired in terms of design quality. Michael

Criscione said that while the landscape plan may not have been of the highest quality, he had already made the proposed alterations to the site, showing pictures of new landscaping located on the subject property. Commissioner Stratis asked how the trucks would be parked on the subject property. Mr. Criscione said that the trucks would generally be parked facing north and east, with parking for customers reserved on the west side.

Commissioner Hoch said she felt the site was not pretty and that the area was junky. Commissioner Hoch said that there were two businesses in Willowbrook zoned Business nearby. Mr. Walter said that one of the sites she was referring to was generally undevelopable and constituted highway frontage, despite its Business district zoning, but agreed that Madison's Pub to the north was clearly a Business district use. Commissioner Hoch said that she felt that this was not the best use for the site.

Commissioner Farrell asked if the entire area was planned to be in Burr Ridge in the future. Mr. Walter said that while no official planning agreement existed with Willowbrook, there was a general understanding that properties west of Madison Street were to be incorporated into Willowbrook, while properties east of Madison Street were to be incorporated into Burr Ridge. Commissioner Farrell asked for further explanation of the zoning in Willowbrook and DuPage County. Mr. Walter explained that, with the exception of Madison's Pub immediately north of the subject property, the area was zoned for industrial uses. Commissioner Farrell asked if the landscaping concepts proposed met the standards of the Zoning Ordinance. Mr. Walter confirmed that the proposed landscaping plan met the standards of the Zoning Ordinance. Commissioner Farrell said she would like to see a striping plan of the parking lot.

Commissioner Petrich asked about the petitioner's plan for security. Mr. Criscione said that he had engaged a security camera company that would perform 24/7 visual monitoring of the site, and that the company would contact him or his staff directly if any issues arose. Mr. Criscione said that he had originally planned to install a 4' rail fence filled with concrete along the perimeter of the property, as it was his intent to have a more minimal elevation on the exterior of the property, but had since begun to consider the value of a solid 6' fence along Madison Street to add a visual buffer. Mr. Criscione said he would be happy to provide either type of fence. Commissioner Petrich asked the petitioner to elaborate upon his business' proposed hours of operation on site.

Commissioner Parrella said she had concerns about the landscape plan that was presented and asked if there would be any lights added to the subject property. Mr. Criscione said that he did not intend to add lights to the property, except for the purpose of enhancing his security system, if need be, in the form of motion-activated lights.

Commissioner Irwin asked about landscaping opportunities along Madison Street. Mr. Walter said that there was room between the sidewalk and parking lot that could be utilized for adding landscape buffers. Commissioner Irwin said he liked the concept of a minimal fence installation along Madison Street instead of the solid fence concept. Commissioner Irwin also requested that the petitioner perform all required landscaping in the right of way that would be permitted by DuPage County.

Commissioner Broline said that he felt the use was appropriate considering the site was already primarily located in an industrial area.

Chairman Trzupek asked for further explanation as to the concept of outdoor storage. Mr. Walter said that outdoor storage is a special use, which includes overnight, outdoor storage of vehicles. Mr. Walter said that the Village recently expanded overnight, outdoor storage of vehicles from two to eight after a number of petitions were received as well as in the wake of the PermaSeal special use, where the Village permitted thirty trucks to be parked outdoors next to residential properties. Commissioner Irwin requested that staff provide this information at the next public hearing.

Commissioner Hoch asked if rentals would be permitted on site. Mr. Walter confirmed that Commissioner Hoch was asking this question in the context of the special use listed, which is “automobile and truck and equipment sales, rental, and service”. Mr. Walter said that he did not feel that it would be legally appropriate to shorten the title of the special use to eliminate services that would not otherwise be provided by the petitioner but were included in the title of the use, clarifying that the special use would have no rental or service components.

Commissioner Petrich said he would prefer to see the special use become a staging area for sales that simply required closing, and that trucks should not sit unsold on the site to the public.

At 8:11pm, a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to continue the public hearing related to Z-09-2020 to August 17, 2020.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 8-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

16W361 South Frontage Road (Price); Sign Variation, Text Amendment, and Findings of Fact

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Don Price, owner of the subject property at 16W361 South Frontage Road. The petitioner requests a sign variation from Section 55.07 of the Burr Ridge Sign Ordinance to add two ground signs to the subject property in addition to one permitted ground sign as well as a text amendment to Section 55.10 of the Burr Ridge Sign Ordinance to list “directional blade sign” as an exempt sign or a text amendment to 55.10.L of the Burr Ridge Sign Ordinance amending the definition of a directional sign. The subject property is 5.2 acres in size with approximately 250 feet of street

frontage along South Frontage Road. The subject property contains one primary office building, housing approximately 20 tenant spaces, surrounded by surface parking on all sides.

Mr. Walter said that as per Section 55.07 of the Sign Ordinance, all properties in Manufacturing Districts are permitted to have one ground sign not to exceed 75 square feet. As the building on the subject property has an equal number of office space on separate sides, the petitioner is attempting to improve the wayfinding on the property via directory signs. The petitioner proposes to remove an existing ground sign near the building and replace it with one larger ground sign near the subject property's entrances while having smaller directory signs on either side of the property (designated as Side A and Side B in the petitioner's proposed elevation). Sign 1 (nearest the street) is 50 square feet in size and 6 feet tall, both meeting the standards of a ground sign in a Manufacturing District. Sign 2 (Sign A) and Sign 3 (Sign B) both measure 17.33 square feet in size and 6 feet tall. In total, the petitioner proposes to erect three ground signs measuring 84.67 square feet. The petitioner also requests a text amendment to Section 55.10 of the Burr Ridge Sign Ordinance to list "directional blade sign" as an exempt sign. Exempt signs are those signs that require neither Village approval nor a permit to affix at a property; one such example are "no trespassing" or "beware of dog" signs. The purpose of this request is to permit the petitioner the ability to hang 3-square foot blade signs on the building of the subject property over the door of each tenant space. Each blade sign proposed would extend approximately 42 inches off the building and be approximately 18 inches in height, counting the blade sign arm, while measuring approximately 3 inches thick. As the petitioner is limited to three wall signs on the entirety of the building, the petitioner has worked with staff to identify low-impact methods to ensure that each tenant space can be identified outside of its address identification.

Chairman Trzupsek asked for public comment. There was none.

Commissioner Irwin said he understood the premise of the petition but felt that the Village would not be well served by making blade signs exempt. Commissioner Irwin asked that the amendment be made to include these signs as conditional signs.

Commissioner Broline asked about sign maintenance. Mr. Price said that the signs would be removable based upon the tenant, and fully removed and plugged with putty if no sign was requested. Commissioner Broline said he supported the general premise of the petition.

Commissioner Parrella said that the signs looked dated and needed improvement in quality.

Commissioner Stratis said that the design of the ground signs was not very attractive and questioned the viability of the ground sign shown near the road. Commissioner Stratis asked if ground directional signs could be used in lieu of the present design. Mr. Price said they had experimented with ground signs but they became challenging to maintain with snow removal and otherwise were hard to see.

Commissioner Petrich asked if wall signs were an option for addresses. Mr. Walter said that address signs that were flush to the building and less than 25 square feet were exempt, and that the petition was different in that it requested blade signs that protruded from the building.

Commissioner Farrell said that the number of signs being requested on the subject property was very busy and objected to the petition.

Commissioner Hoch asked about the location of the ground signs. Mr. Walter explained that one would be placed by the road while two like signs would be placed on the north and south sides of the property to act as directory signage. Commissioner Hoch said that there were too many signs proposed for the subject property and wanted to see a different plan be put forward.

Chairman Trzupsek said that the signs were not well designed and wanted to have the petitioner come back with another plan that was tighter. Chairman Trzupsek agreed with the concept of allowing certain signs as conditional instead of exempt.

VII. FUTURE SCHEDULED MEETINGS

The next scheduled Plan Commission meetings were set for August 17, 2020 and September 21, 2020. Mr. Walter said that no meeting was scheduled for September 7, 2020 due to Labor Day.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to adjourn the meeting at 8:58p.m.

ROLL CALL VOTE was as follows:

AYES: 8 – Hoch, Petrich, Broline, Irwin, Stratis, Farrell, Parrella, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 8-0.

Respectfully Submitted:

Evan Walter, Assistant Village Administrator