

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF DECEMBER 21, 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 Trzupek.

Chairman Trzupek 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 November 16, 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, Irwin, Stratis, Farrell, Parella, and Trzupek

ABSENT: 0 – None

(Commissioner Hoch did not respond to Roll Call but later indicated she was present but having trouble unmuting her computer)

Village Planner Doug Pollock was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to approve the minutes of the December 07, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

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-14-2020: 7508 County Line Road (Guidepost); Special Use, Text Amendment, Variations, and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Mr. Pollock said that the public hearing for this petition was continued from November 16 and from December 7 to allow the petitioner to revise the plans and petition.

Chairman Trzupek asked the petitioner for further comment.

Mr. Zubin Kammula, Attorney for the petitioner, summarized the additional changes. He said that the following changes were made to the plans: additional stormwater storage was proposed as recommended by the Village Engineer; a 3 foot side yard buffer was added to the side lot lines except adjacent to the existing building; the front yard turnaround was removed; rear yard landscaping, fencing and drainage was added consistent with the two properties to the south; details of the play area were added to the plan; and a public sidewalk was also added. He further described a drop off and pick up schedule to show that congestion would not be an issue. He said that they do not anticipate traffic congestion; but if there were to be a problem, they could implement the more stringent schedule.

Chairman Trzupek asked for public comments.

Carol Novak, 7508 Drew Avenue, asked who removed the children from car seats and if that takes more time than was indicated. Mr. Elan Walsh responded that the staff will take care of removing children from the car seats and that the video shown at the last meeting takes that into consideration. She also questioned the number of parking spaces, and Mr. Kummala said that there are 18 parking spaces.

Mr. Mark Toma, 7515 Drew Avenue, thanked the petitioner for agreeing to the additional stormwater storage. He said he is concerned that the solid fencing will make the building look bigger. He said he remains concerned that there is not enough parking and that the drive aisles are too narrow.

Mr. Walsh responded that they will follow the lead of the Village regarding open or solid fencing. He said they have done both in different locations and will do whatever is preferred by the Village.

Ms. Alice Krampits, 7515 Drew Avenue, agreed with Mr. Toma regarding the stormwater. She said she is still concerned about snow removal and storage and noted that the number of parking spaces was reduced from the prior site plan. She stated that the side yard landscaping variation was a self imposed hardship due to the size of the building addition.

Mr. Pollock read a letter from the property owner to the south who stated support for the petition provided that concerns with landscaping and screening were satisfied.

Chairman Trzupek asked for comments and questions from the Commissioners.

Commissioner Stratis asked if there was a minimum percentage of impervious lot area required by the Zoning Ordinance. Mr. Pollock explained that there was language in the T1 District that referenced minimum green space but that he does not think it applies to this development. Commissioner Petrich said he had asked about that before, but he is not too concerned because they are improving the property and adding more green space.

Commissioner Stratis said that it appears there would not be sufficient parking to return the building to use as an office, even after the play area were removed. He said he is struggling with the project and is concerned that the building addition is too much for the property.

Commissioner Farrell said that she prefers the solid fence because it will help with noise abatement. She said that in regards to the side yard landscaping, they are either maintaining or improving on current conditions.

Commissioner Petrich said he prefers the solid fence and asked about the second egress from the basement. In response, Mr. Yang stated that the ingress and egress from the basement is code compliant. Mr. Pollock added that the building will have to comply with the building code and added that building codes are not within the jurisdiction of the Plan Commission.

Commissioner Broline said that he thinks the traffic circulation will work, that the solid fence is preferable, and that he appreciates the changes made to the plans.

Commissioner Parella thanked the petitioner for the changes and agreed that the solid fence is preferred.

Commissioner Irwin agreed and said he especially appreciates the added stormwater storage and the public sidewalk. He noted that the property does not currently provide the required side yard landscaping and wondered if a variation has previously been approved. In response, Mr. Pollock said that the property was developed before there was a requirement for side yard landscaping and therefore is legally non-conforming.

Commissioner Irwin also asked about safety in regards to the narrow driveways and access to the rear of the property. Mr. Pollock stated that the proposed driveways comply with the minimum zoning standards. He added that input from the Fire District could be requested, but he speculated that the Fire District would be satisfied in that there are two separate points of access, and access from adjoining properties is available in an emergency.

Chairman Trzupke asked about the reference in the staff report to the lot being undersized. Mr. Pollock explained that the minimum lot size in the T1 District is 40,000 square feet in area and 125 feet in lot width and that the subject property was approximately 25% smaller at 31,000 square feet and 100 feet wide.

Chairman Trzupek asked the petitioner if they had reviewed the conditions recommended by staff and if they agreed with those conditions. Mr. Kammula said that they were in agreement with those conditions.

Commissioner Hoch added that she believes the revised plans are a big improvement.

There being no further comments, Chairman Trzupek asked for a motion to close the public hearing.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to close the public hearing for Z-14-2020.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to recommend that the Board of Trustees approve Z-14-2020 subject to the following conditions:

1. Prior to issuance of a permit for the building addition, the petitioner shall submit final site engineering plans and landscaping plans consistent with the submitted preliminary plan including but not limited to the following:
 - a. A solid row of evergreen bushes shall be planted and maintained within the 3 foot side yard buffer area. The bushes shall be a minimum of 4 feet tall at the time of planting.
 - b. Rear yard landscaping, drainage and fencing shall be provided as per the attached plan and subject to the approval of the Village Engineer.
 - c. Dead, dying or diseased plant materials shall be replaced in a reasonable time and as needed but in all cases shall be replaced within one year.
 - d. Underground stormwater storage shall be provided as per the submitted recommendation of the Village Engineer with final plans subject to the approval by the Village Engineer.
 - e. A public sidewalk shall be constructed in the adjacent right of way subject to the approval of the Village Engineer.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

There were no comments regarding the Board Report.

V. OTHER PETITIONS

There were no other Petitions on the agenda.

VI. PUBLIC COMMENT

There were no further public comments.

VII. FUTURE MEETINGS

Mr. Pollock said that there was no business scheduled for the January 4, 2021 meeting.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to cancel the January 4, 2021 meeting. The **MOTION** was unanimously **APPROVED** by the Plan Commission.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to adjourn the meeting at 8:12 pm.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 8-0.

Respectfully Submitted:

Doug Pollock, Planner