

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF APRIL 19, 2021**

**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 that I hereby declare that conducting an in-person meeting of the Burr Ridge Plan Commission/Zoning Board of Appeals on April 19, 2021 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:** 6 – Broline, Petrich, Hoch, Irwin, Farrell, and Trzupek

**ABSENT:** 2 – Stratis and Parella

Village Planner Doug Pollock was also present.

**II. APPROVAL OF PRIOR MEETING MINUTES**

Commissioner Hoch asked that her statement on page 4 regarding the tent at Capri restaurant be changed to reflect that she asked about the removal of the tent and the curbside pick up parking spaces for Capri restaurant.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to approve the minutes of the March 15, 2021 Plan Commission meeting with the addition as noted by Commissioner Hoch.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Hoch, Irwin, Broline, Petrich, Farrell, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

### III. PUBLIC HEARINGS

Chairman Trzupsek conducted the swearing in of all those wishing to speak during the public hearings on the agenda for the meeting.

#### **V-02-2021: 7875 Wolf Road (Mihailovic)**

Chairman Trzupsek asked for a summary of the petition. Mr. Pollock said that the petitioner intends to construct a new home on the property with a private sanitary sewer system. He said that the Zoning Ordinance requires Plan Commission review and Board of Trustees approval for a private sanitary sewer and also requires a minimum lot size of 1 acre and 150 feet in width. Mr. Pollock said the property is only 140 feet wide and therefore requires a variation to have a private sewer.

Chairman Trzupsek asked the petitioner for further comment.

Mr. Ziv Mihailovic stated that he is the property owner. He said he has nothing to add to the petition filed and the staff report.

Chairman Trzupsek asked for public comments. There was none.

Chairman Trzupsek asked for comments and questions from the Commissioners.

Commissioner Hoch asked if approval of a private sewer for this property impacts other properties in the area. Mr. Pollock said that there was at least one other home built in the area with a private sanitary sewer, and he anticipates there could be more because of the lack of a public sewer.

Commissioner Hoch also asked about the impact on the flood plain at the rear of the property. Mr. Pollock said that the Cook County Health Department reviews and approves the engineering for private sanitary sewers, but he anticipated they would not allow any encroachment into the floodplain.

Chairman Trzupsek asked if a lift station would be necessary to get public sewer to the property. Mr. Pollock said that was his understanding.

Commissioner Irwin asked about the 150-foot lot width requirement. Mr. Pollock said that he was unsure of its rationale but that if this variation is granted, that is something the Commission and staff should review.

Commissioner Irwin also confirmed that the Ordinance requires a commitment to connect to public sewer when and if it becomes available.

Commissioner Broline noted Village Engineer Dave Preissig's letter and said he had nothing more to add.

Commissioner Farrell asked about the derivation of the 150 foot lot width requirement.

Commissioner Petrich asked the petitioner why the submitted drawing indicates that the existing septic system on the property is going to be abandoned in accordance with county requirements. The petitioner confirmed that the existing septic system is within the flood plain, and the new septic system will not be in the flood plain and will be installed to meet county requirements.

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

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Hoch to close the public hearing for V-02-2021.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Irwin, Hoch, Broline, Farrell, Petrich, and Trzupsek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees approve the request for a private sanitary sewer system.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Petrich, Hoch, Broline, Irwin, Farrell, and Trzupsek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to accept the findings of fact submitted and recommend that the Board of Trustees approve the V-02-2021 subject to the recording of an irrevocable commitment to connect to a public sewer system if and when it is available adjacent to the property. **ROLL CALL VOTE** was as follows:

**AYES:** 6 – Hoch, Irwin, Broline, Petrich, Farrell, and Trzupsek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**Z-01-2021: 310-312 Burr Ridge Parkway (Andrews)**

Mr. Pollock said that the petitioner has asked for a continuance to May 3 as they are finalizing their plans for outdoor dining. He added that the residents that had submitted comments for this hearing were notified of the continuance.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Broline to continue Z-01-2021 to May 3, 2021.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Irwin ,Hoch Broline, Farrell, Petrich, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**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 the next meeting is May 3 and that in addition to the public hearing for the fence variation listed on the agenda, there would be the restaurant that was continued from tonight’s meeting and possibly approval of final plans for the Village Center entertainment district.

**VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to adjourn the meeting at 7:42 pm.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Hoch, Petrich, Farrell, Broline, Irwin, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**Respectfully Submitted:** \_\_\_\_\_  
Doug Pollock, Planner