

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF MAY 17, 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 a solely 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: 8 – Parrella, Stratis, Broline, Petrich, Hoch, Irwin, Farrell, and Trzupek

ABSENT: 0 – None

Village Planner Doug Pollock, Village Planner Joe Arcus, Village Administrator Evan Walter, and Village Engineer Dave Preissig were also present.

II. APPROVAL OF PRIOR MEETING MINUTES

Chairman Trzupek asked how best to note that the comments from a resident regarding the Mayor’s influence or lack thereof, over the Plan Commission is highlighted. He noted that a resident stated that the Plan Commission follows the lead of the Mayor and that the minutes indicated that several Commissioners responded that the Mayor has never called them about a pending case. Mr. Pollock responded that he would add Chairman Trzupek’s comments to the minutes for the May 17 meeting.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Petrich to approve the minutes of the May 3, 2021 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

III. PUBLIC HEARINGS

There were no public hearings scheduled.

IV. CORRESPONDENCE

There were no comments regarding the Board Report.

V. OTHER PETITIONS

PC-02-2021: Burr Ridge Village Center Planned Unit Development

Chairman Trzupsek asked for the staff summary.

Mr. Pollock responded that the Plan Commission and the Village Board approved an amendment to the Village Center Planned Unit Development in 2020. One of the conditions of the PUD amendment was for review and approval of final plans by the Plan Commission. The petitioner is now requesting final plan approval. Mr. Pollock noted that the PUD specifically stated that a public hearing was not required for the final plan review.

Chairman Trzupsek asked for comments from the applicant.

Mr. Ramzi Hassan said that he is the owner of the Village Center. He introduced the architect for the project, Mr. Corey Dunne.

Mr. Dunne described the three districts that were created by the PUD amendment. He said they are seeking approval for the final plans for the entertainment district. He said this focuses on entertainment and includes: a raised surface to indicate the pedestrian zones, use of permeable pavers to achieve stormwater compliance, an activation aisle in the middle of the street for communal gathering and events and for emergency access. He said they were trying to create rhythm with the outdoor seating areas and enclosures. He mentioned that there will also be signage but the signs will be submitted for review at a later date. He said there are string lights over the top and there will be a lock box with clippers for the fire department to cut the string lights if ever necessary.

Mr. Hassan stated that the prospect of these improvements has led to more interest in leasing space in the Village Center.

Chairman Trzupsek noted several details that have not been shown. He mentioned that the details for the lights, enclosures, signs, fences, furniture, and other hardscape were not included. He also asked about the water main and stormwater detention.

Mr. Dunne responded that they will agree to remove the structures to allow access to the water main as may be needed.

Chairman Trzupek asked if the stormwater and the water main were part of the Plan Commission's review. Mr. Pollock responded that they are not part of the Commission's review.

Mr. Dunne noted that they were using permeable pavers to accommodate stormwater detention. In response to Chairman Trzupek, Mr. Pollock said that the permeable pavers as a stormwater function was not in the purview of the Commission but in terms of aesthetics and function as a walkable surface, it is appropriate for the Commission to review and consider approval of permeable pavers.

In response to Chairman Trzupek, Mr. Preissig stated that the permeable pavers may qualify as a feature of stormwater but further analysis is required. He said they have been discouraged for residential use because the maintenance requirements but have not been used in a commercial application in Burr Ridge.

Chairman Trzupek said that he would like to know more about the pavers as a pedestrian surface in a retail/restaurant area. Mr. Dunne responded that the newer design of permeable pavers are intended for these types of applications.

Chairman Trzupek asked for comments from the Plan Commission.

Commissioner Stratis asked about the location of the valet stand on the south side of LifeTime Drive and suggested there may need to be one on the other side of the street. He asked about the purpose of the elevated street intersection and suggested that it may not be appropriate. He noted that they are adding significant "floor area" on the street for the restaurants while reducing the parking. He asked if there had been a traffic study completed, and Mr. Pollock responded that a traffic study was not done.

Commissioner Stratis added that he counted over 100 bollards and said he was concerned about the appearance. Mr. Dunne said they could consider planter boxes and other barriers if so desired.

Commissioner Stratis asked how liquor control would work relative to the outdoor seating areas. He mentioned that normally Burr Ridge requires limited access through the interior of the restaurant for outdoor dining areas.

He noted that other businesses that he works with will not use permeable pavers for outdoor pedestrian areas because they can be trip hazards.

Commissioner Farrell said she supports the idea of closing the street. She said she agrees that there are too many bollards. She suggested that the crosswalks over the streets be made more clear. Commissioner Farrell asked about the planters. Mr. Dunne responded that planter boxes would be provided throughout depending on the needs of each tenant.

Commissioner Broline asked about snow removal. Mr. Hassan explained that the existing sidewalk snow removal equipment would be used and that some hand shoveling may be needed at times.

Commissioner Broline said that if pavers are used, the maintenance of the pavers should be included in the PUD ordinance.

In response to Chairman Trzupke, Mr. Hassan said that each tenant would be responsible for maintenance of their own areas.

Commissioner Petrich indicated his general support for having the pedestrian entertainment area between LifeTime Drive and McClintock Drive, and had a few items to discuss with respect to the previously proposed traffic circles, raised intersections, and water main.

The petitioner explained that the previously proposed traffic circle on the south end at LifeTime Drive was found to be too small of a radius to support truck traffic and was eliminated from the plan. The traffic circle at the north end at McClintock Drive was eliminated to better control the traffic flow around Village Green and per the residents' wishes to maintain the fireplace.

Commissioner Petrich was concerned about the very large raised intersection and pedestrian crossing especially along LifeTime Drive as this is a major vehicular traffic path to and from LifeTime Fitness and the parking garage, and concerns having pedestrians crossing over it throughout the raised area. He preferred to maintain the streets at the current lower elevation and as asphalt with concrete curbs and specifically marked crosswalks including from Wok-n-Fire and the planned restaurant Yolk to the planned Entertainment Area. This would also significantly reduce the amount of pavers and associated maintenance as indicated on the drawings in the package, and as required to keep the pavers aesthetically pleasing as well as functional from a drainage standpoint. Similar comments applied to the north at McClintock Drive. The petitioner appeared to be agreeable to this approach, and added that it would also reduce their costs for the development.

Village Engineer Dave Preissig clarified that the water main mentioned in the package is a fire protection line, and the increased vulnerability is that some damage may occur to the outdoor enclosures or seating areas in order to make repairs, and it appears that the petitioner is willing to work with the village to accept those risks.

Commissioner Parrella said she has similar concerns as the other Commissioners. She mentioned concern about the appearance of the pavers over time. She said she would like to see a full package of materials including quality, color, lighting, trash receptacles and a "fly over" rendering of the final product.

Commissioner Irwin said he supported the concept plan presented last year. He said this plan seems different in that it does not provide as much communal space as he expected. He said this plan seems more like an expansion of private restaurant space. He said he does not like the raised intersections, and he agrees that the bollards are a concern.

In response to Commissioner Irwin, Mr. Dunne said that each valet lane would accommodate 7 or 8 cars. Mr. Hassan added that there is also valet at the north end if needed.

Commissioner Irwin said that he would like to see more communal space. Mr. Hassan said that there likely would be more depending on the needs of tenants. He said they are showing the maximum possible amount of outdoor dining and enclosures. Mr. Dunne added that they still had over 50% communal space.

Commissioner Hoch said she does not see the entertainment aspect of the zone and wondered if the words were appropriate for each zone. Mr. Hassan noted that the entertainment would come from the programming. He said they would have art fairs, farmers markets, strolling musicians, and other events.

Commissioner Hoch said she agrees that the street intersections should not be raised and agreed with the comments regarding the bollards.

Chairman Trzupek asked about the differences between the outdoor dining areas and the enclosures. He noted that both could only be used for up to nine months per year. Mr. Dunne responded that the tenant needs would dictate how many enclosures and how much outdoor dining is provided.

Chairman Trzupek said he would like to see how the events are accommodated within the communal spaces. He said he agrees that the raised intersections should be eliminated, that better crosswalk delineation is needed, and he agrees with the comments regarding the pavers.

Commissioner Stratis noted that they are eliminating 30 parking spaces. In response, Chairman Trzupek asked that the petitioner or staff provide a parking calculation for the entire PUD.

Commissioner Irwin said that on several occasions, the petitioner referenced studies they had done. He asked that those be provided to the Plan Commission.

Chairman Trzupek suggested that this be tabled to allow the applicant to provide more information.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to continue PC-02-2021 to June 7, 2021.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

VI. PUBLIC COMMENT

Ms. Alice Krampits said she thought the plan for the Village Center looked different from the concepts and was not as family oriented as expected.

VII. FUTURE MEETINGS

Mr. Pollock said that the next meeting is June 7, 2021.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Hoch to adjourn the meeting at 8:46 pm.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Respectfully Submitted:

Doug Pollock, Planner