

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF SEPTEMBER 20, 2021

I. ROLL CALL

The 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 Trzupke.

ROLL CALL was noted as follows:

PRESENT: 5 – Broline, Petrich, Parella, Farrell, and Trzupke
ABSENT: 2 – Stratis and Irwin

Interim Village Administrator Evan Walter was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

Commissioner Broline asked for further elaboration on his comments regarding parking regulations at County Line Square.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Broline to approve the amended minutes of the September 20, 2021 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 – Farrell, Broline, Petrich, and Parella
NAYS: 0 – None
ABSTAIN: 1 – Trzupke

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

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

V-04-2021: 6100 Grant Street (Toland); Variation and Findings of Fact; continued from August 2, 2021

Interim Village Administrator Walter said that the petitioner requested a continuance of the petition to October 4, 2021 to allow for further time to finalize the plans for the prospective house.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to continue the public hearing for V-04-2021 to October 4, 2021.

ROLL CALL VOTE was as follows:

AYES: 5 – Farrell, Broline, Petrich, Parrella, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-11-2021: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendments and Findings of Fact; continued from August 2, 2021 and August 16, 2021

Mr. Walter said that the petition had been continued from August 2, 2021 and August 16, 2021. Mr. Walter said at the previous public hearings, a revised noise standard entitled “Excessively Audible” was discussed. Staff has revised the initial amendments to align with the feedback of the Plan Commission, including incorporating a property line mechanism for measurement purposes, several additional exceptions to the rule added, as well as a staff-monitored special event permit which could be obtained once every six months by property owners.

Chairman Trzupek asked for public comment. No public comment was given.

Chairman Trzupek asked what the determination of Excessively Audible would be. Mr. Walter stated that the most salient revision to the previous discussions was to consolidate the pertinent regulation related to noise standards to the following: “no person may cause or allow the emission of sound from any property in such a manner so as to cause Noise Pollution which is Excessively Audible with a determination taken from the property line on the property on which the noise is received.”

Commissioners Farrell, Broline, and Parrella supported the final revisions as presented.

Commissioner Petrich suggested striking the word “also” from the draft language related to the exceptions for landscaping in the Municipal Code but otherwise supported the revisions.

Chairman Trzupek supported the final revisions.

Mark Thoma, 7515 Drew, asked how appeals to Circuit Court would be handled, specifically as to whose rules would be applicable in such a case. Mr. Walter said that the local rule would still apply.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Farrell to close the public hearing for Z-11-2021.

ROLL CALL VOTE was as follows:

AYES: 5 – Petrich, Farrell, Broline, Parella, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Petrich to recommend that the Board approve a text amendment to Section IV.W of the Zoning Ordinance in its entirety subject to the language included in the staff report, except to strike the word “also” from Item C in the Exceptions standards.

ROLL CALL VOTE was as follows:

AYES: 5 – Broline, Petrich, Farrell, Parella, and Trzupsek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Z-08-2021: 50-124 and 200-324 Burr Ridge Parkway (Village of Burr Ridge); Planned Unit Development and Findings of Fact; continued from July 19, 2021

Mr. Walter said that the petition had been continued from July 19, 2021 and August 16, 2021. Mr. Walter said that several revisions had been made to the petition’s language, including the provision of a redlined copy of any changes made from standard B-1 Business District zoning. Mr. Walter said that the major revisions still outstanding were the revision of the parking standard from 1/250 square feet to 1/200 square feet, the removal of the fire lane being replaced by a standing/loading lane, the inclusion of a standard 7:00am-10:00pm hours of operation rule, as well as other minor clarifications. Mr. Walter noted that under a PUD, all previously-approved special uses would remain in effect, and that the PUD would be enforced for any future development or uses.

Chairman Trzupsek asked how the parking chart would be used going forward if the PUD as shown were approved. Mr. Walter said that the chart would be void, as the Village would no longer track parking needs on an individual use basis.

Alice Krampits, 7515 Drew, expressed concerns about the removal of the fire lane. Mr. Walter said that the removal of the fire lane has already been approved by Pleasantview Fire Protection District. Ms. Krampits expressed concerns about valet cars stacking in standing and loading areas if the entire lane were available for standing and loading purposes.

Commissioner Parella asked if neon signs were permitted in the PUD. Mr. Walter said that visible neon was not permitted as proposed in the draft language.

Commissioner Petrich asked if the additional spaces on Lincolnshire Drive would be part of the PUD. Mr. Walter said that they would not be part of a PUD, but wanted to include the matter for discussion since there was an opportunity to create more parking proximate to the subject property. Commissioner Petrich supported adding said spaces as part of a Plan recommendation. Commissioner Petrich deferred to the determination of the Fire District regarding the fire lane. Commissioner Petrich asked what the differences in sign regulations between the PUD and Village Center were as proposed. Mr. Walter said that some of the regulations at Village Center did not appear to fit at County Line Square, such as the requirement that all tenants have a blade sign. Commissioner Petrich expressed some concerns about outdoor dining becoming a permitted use. Commissioner Petrich asked if outdoor dining space would be included in the parking calculations. Mr. Walter said that outdoor space was currently not included in the parking calculations.

Commissioner Farrell asked for clarification about the number of spaces. Mr. Walter said that there were closer to 500 parking spaces. Commissioner Farrell asked for better definition of parking/standing/loading areas while supporting the overall concept of fire lane amendments. Commissioner Farrell asked if the Village Center has permitted restaurants with alcohol. Mr. Walter said that such uses were permitted within the Entertainment District. Commissioner Farrell said that she would support outdoor dining being permitted if it were included in the overall size calculation of the restaurant.

Chairman Trzupsek supported the concept of including outdoor dining in both the overall square footage count as well as the individual restaurant size count. Chairman Trzupsek expressed some reservation about valet cars being stacked in the standing/loading area as well as the loss of control over parking, as the PUD would generally concede that parking no longer be an issue requiring direct analysis on a use-by-use basis.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Farrell to continue the public hearing for Z-08-2021 to October 4, 2021.

ROLL CALL VOTE was as follows:

AYES: 5 – Petrich, Farrell, Broline, and Parella, and Trzupsek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

IV. CORRESPONDENCE

A brief discussion was held regarding the July Building Report.

V. OTHER PETITIONS

VI. PUBLIC COMMENT

No public comment was given.

VII. FUTURE MEETINGS

Mr. Walter said that there were four considerations scheduled for the September 20, 2021 meeting.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Parella to adjourn the meeting at 7:55 pm.

ROLL CALL VOTE was as follows:

Plan Commission/Zoning Board Minutes
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AYES: 5 – Petrich, Parella, Broline, Farrell, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Respectfully Submitted: _____
Evan Walter – Village Administrator