

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**MINUTES FOR REGULAR MEETING OF NOVEMBER 15, 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 Trzupek.

**ROLL CALL** was noted as follows:

**PRESENT:** 5 – Broline, Petrich, Irwin, Farrell, and Trzupek

**ABSENT:** 2 – Stratis and Parrella

Village Administrator Evan Walter was also present.

**II. APPROVAL OF PRIOR MEETING MINUTES**

Commissioner Farrell noted an incorrect date at the conclusion of the petition discussion for 7508 County Line Road.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Farrell to approve the amended minutes of the November 1, 2021 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Petrich, Farrell, Broline, Irwin, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

**III. PUBLIC HEARINGS**

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

**Z-13-2021: Zoning Ordinance Amendments (Chappel); Text Amendment and Findings of Fact**

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner is Don Chappel, property owner and resident of 7901 County Line Road. The petitioner requests a text amendment to Section VI.A.4 and VI.A.5 of the Zoning Ordinance to revise the permitted maximum overhead door height on principal residential buildings to a value of greater than 9 feet and other design regulations as necessary. The petitioner states in the petition that their motivation is to park a large, permitted personal vehicle (Mercedes Sprinter van) indoors in an attached garage; the Zoning Ordinance restricts overhead garage door height on both attached and detached garage doors on residential properties to 9 feet, which is not sufficiently tall to accommodate the

overhead height of the petitioner's van. In 2007, the Village established an overhead garage door height regulation of 9 feet, with the primary motivation for establishing such a restriction to preclude commercial vehicles from being parked in residential areas, even indoors. The Village established such a height along with precluding commercial vehicles from being parked indoors in residential districts at this time.

Don Chappel, petitioner at 7908 County Line Road, said that the purpose of the request was to allow indoor parking of their personal van, which measured about 9 ½ feet tall.

Chairman Trzupek asked for public comment. None was given.

Commissioner Farrell asked if detached garages were held to the same 9-foot height restriction. Mr. Walter said they were. Commissioner Farrell asked if detached structures had roof height restrictions. Mr. Walter said that such structures were limited to 15 feet in overall height. Commissioner Farrell said she would support an amendment if the amendments were limited in scope, including a 10' height restriction on one door as well as limited to their load direction.

Commissioner Broline asked why the request was made via an amendment instead of a variation. Mr. Walter said that the petitioner made the request for an amendment while staff would have advised a similar course of action.

Commissioner Petrich generally agreed with Commissioner Farrell's proposals. Commissioner Petrich said that certain commercial vehicles would remain prohibited at residential lots, even indoors, if the height restriction was raised to 10'.

Commissioner Irwin asked for clarification as to where the garage door was proposed. Mr. Chappel identified the location as being generally north-facing towards 79<sup>th</sup> Street. Commissioner Irwin said it was challenging to identify where certain items were located on some of the documents. Commissioner Irwin said he would support limited amendments for front-loading doors but would support taller heights for a larger height.

Chairman Trzupek asked if the Village has received many requests for garage doors over 9' tall. Mr. Walter said that staff does get an occasional request for a garage door taller than 9' but these matters are usually resolved through the permit review process. Chairman Trzupek said that the geometry of an RV parking in an attached structure was unlikely and would be more likely to be parked in a detached garage.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to close the public hearing for Z-13-2021.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Irwin, Petrich, Broline, Farrell, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to recommend that the Board approve text amendments to Section VI.A.4 and VI.A.5 of the Zoning Ordinance to allow one attached garage door (less than 10' wide) to extend to 10' in height.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Irwin, Petrich, Farrell, Broline, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

#### **IV. CORRESPONDENCE**

Mr. Walter briefly reviewed the November 8, 2021 Board Report.

#### **V. OTHER PETITIONS**

##### **PC-05-2021: Appointment of 2022 Vice Chairperson**

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Irwin to recommend that Commissioner Petrich serve as the Vice Chairperson for the 2022 calendar year.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Farrell, Irwin, Broline, and Trzupek  
**NAYS:** 0 – None  
**ABSTAIN:** 1 – Petrich

**MOTION CARRIED** by a vote of 4-0.

##### **PC-06-2021: Approval of 2022 Plan Commission Calendar**

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to recommend that the Board approve the 2022 Plan Commission calendar as shown in the packet.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Irwin, Petrich, Farrell, Broline, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

##### **S-01-2021: 7508 County Line Road (Guidepost Montessori); Special Uses, Variations and Findings of Fact**

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner is Guidepost Montessori, tenant of the building at 7508 County Line Road. The petitioner is seeking conditional approval as per Section 55.05 of the Sign Ordinance for a wall sign at a non-residential lot in the T-1 Transitional District. Section 55.05 of the Sign Ordinance permits each non-residential lot in Transitional Districts to have one wall sign not exceeding 16 square feet in area. The petitioner has rescinded their original request for a ground sign on the subject property and has reduced the scope of the wall sign to 16 square feet as is prescribed by the Sign Ordinance.

Chairman Trzupek asked for public comment. None was given.

Brief discussion occurred, with all Plan Commissioners supporting the revised request.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to recommend that the Board approve a conditional wall sign at 7508 County Line Road, subject to the petitioner's submitted plans.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Irwin, Broline, Farrell, Petrich, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

#### **VI. PUBLIC COMMENT**

#### **VII. FUTURE MEETINGS**

While an item of business was shown as scheduled for the December 6 agenda, Mr. Walter noted that the item had been postponed to January 2022 to allow for time re-do the legal notice and account for additional issues identified in the petition.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to cancel the December 6 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Irwin, Farrell, Broline, Petrich, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

#### **VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Farrell to adjourn the meeting at 7:32 pm.

Plan Commission/Zoning Board Minutes  
November 15, 2021 Regular Meeting

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Petrich, Farrell, Irwin, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

**Respectfully Submitted:**

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Evan Walter – Village Administrator