

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF MARCH 21, 2022

I. ROLL CALL

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:01 p.m. at the Burr Ridge Police Department Training Room, 7700 County Line Road, Burr Ridge, Illinois by Chairman Trzupsek. Chairman Trzupsek welcomed two new members of the Plan Commission, Richard Morton and Deanna McCollian.

ROLL CALL was noted as follows:

PRESENT: 8 – Irwin, Parrella, Petrich, Broline, Stratis, Morton, McCollian, and Trzupsek
ABSENT: None

Trustee Guy Franzese and Community Development Director Janine Farrell were also present.

II. APPROVAL OF PRIOR MEETING MINUTES – FEBRUARY 7, 2022

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to approve the minutes of the February 7, 2022 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Petrich, Broline, Parrella, Stratis, McCollian, and Trzupsek
NAYS: 0 – None
ABSTAIN: 1 – Morton

MOTION CARRIED by a vote of 7-0 with one abstention.

III. APPROVAL OF PRIOR MEETING MINUTES – MARCH 7, 2022

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to approve the minutes of the March 7, 2022 Plan Commission meeting/workshop.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Petrich, Broline, Parrella, Morton, and McCollian
NAYS: 0 – None
ABSTAIN: 2 – Stratis and Trzupsek

MOTION CARRIED by a vote of 6-0 with two abstentions.

IV. PUBLIC HEARINGS

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

Z-04-2022: 308-312 Burr Ridge Parkway (Rovito); Special Use Amendment, Special Use, and Findings of Fact

Chairman Trzupsek asked for a summary of the petition. Mrs. Farrell stated that the petitioner is Filippo Rovito of Are We Live. On June 28, 2021, the petitioner received special use approval for a restaurant with sales of alcoholic beverages and outdoor dining, Ordinance #A-834-10-21. This special use approval was to operate Are We Live located at 310 and 312 Burr Ridge Parkway. At that time, the petitioner was also approved for a variation to permit the restaurant without the required number of parking spaces. The petitioner is now requesting to expand the existing operations into the neighboring unit addressed as 308 Burr Ridge Parkway. Since that special use approval, the County Line Square Planned Unit Development (PUD) was approved on November 8, 2021, Ordinance #A-834-19-21. A restaurant over 4,000 square feet with or without the sale of alcoholic beverages requires a special use. The cumulative total of 308, 310, and 312 Burr Ridge Parkway, including the outdoor dining areas measures roughly 4,400 sq. ft. The petitioner seeks to maintain the existing hours of operation, have liquor sales, and outdoor dining. The outdoor dining area is proposed to match what was previously approved. The County Line Square PUD has specific guidelines for the outdoor dining area which the applicant will be required to comply with and has been added as a condition. The County Line Square PUD requires that all restaurant uses over 4,000 gross square feet must provide and continually operate a parking management plan, which shall include, at minimum, valet service to be present on Thursday-Saturday evenings after 5:00 p.m. The previously approved variation for parking also required a parking management plan that included: a commitment to provide valet parking off-site, behind the building, or at the west end of the shopping center; the reservation of four (4) parking spaces for valet parking that does not interfere with any drive aisles or fire lanes; and a commitment that employees be required to park offsite or behind the shopping center. Should the Commission recommend approval of the requests, staff recommends that this is added as a condition.

Chairman Trzupsek noted that while there was an individual present on behalf of the petitioner, this person was unable to answer questions about the proposal. Chairman Trzupsek was disappointed that a parking plan was not submitted considering the amount of work that went into the County Line Square PUD. Chairman Trzupsek does not want the parking plan as a condition of approval. Chairman Trzupsek noted the lack of an outdoor dining plan and had concerns that the previous plan was not in compliance with the regulations and now it is being expanded without a revised plan. Chairman Trzupsek noted that the Commission is in the process of defining live entertainment and understood that while the petitioner is not requesting live entertainment, it was noted in an objection that there was once a DJ present. Chairman Trzupsek preferred the case to be tabled until the outdoor dining and parking management plans are submitted, and until the Commission holds a public hearing for the live entertainment text amendment.

Commissioner Stratis agreed and preferred to postpone the public hearing. Commissioner Stratis had questions about signage and other items that would not be able to be answered by the representative present that evening.

Commissioner Broline agreed and wished to see some information on any proposed signage. Chairman Trzupsek clarified that new signage is not required to be installed and may not necessarily be proposed by the petitioner at this time.

Commissioners McCollian, Petrich, and Parrella agreed with the comments made.

Commission Irwin asked if there were any timing issues. The representative for the petitioner stated that she was not aware of any.

Chairman Trzupsek asked for public comment. None was given.

Chairman Trzupsek and Mrs. Farrell confirmed that unit 308 was not currently occupied by a restaurant, only used for storage.

Commissioner Morton agreed with the comments made and emphasized that disability access should be maintained for the outdoor dining area.

Commissioner Stratis asked staff to research enforcement action on signage and early occupancy.

Commissioner Morton noted an email objection mentioned traffic on Chasemoor Drive. Commissioner Morton recalled an agreement between Chasemoor and the Village which allowed usage of the road in exchange for the Village maintaining the road. Commissioner Morton requested staff to investigate. Chairman Trzupsek noted that live entertainment may have an impact on traffic.

The Commission and staff discussed scheduling of the potential live entertainment text amendment and which date to continue the public hearing.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to continue the case until the May 2, 2022 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 8 – Stratis, Irwin, Broline, Petrich, Morton, Parrella, McCollian, and Trzupsek
NAYS: 0 – None

MOTION CARRIED by a vote of 8-0.

IV. CORRESPONDENCE

Chairman Trzuppek asked if there were any comments on the Board or Building Reports. There were none.

V. OTHER CONSIDERATIONS

Discussion to Prioritize Potential Text Amendments

Chairman Trzuppek noted that there were several proposed text amendments before the Commission and the need to discuss scheduling. Mrs. Farrell explained that five text amendments received Board direction, one was recommended by the Plan Commission and needs to receive Board direction, and three were suggested by a resident.

The Commission generally agreed that live entertainment and hours of operation should be prioritized and scheduled for public hearing on April 18.

Commissioner Stratis requested that staff provide research on what neighboring communities are doing for these text amendments.

The Commission generally agreed that right-of-way signs and commercial vehicle parking should be prioritized second and scheduled for public hearing on May 16. If the Board directs the Plan Commission to proceed with the text amendment for attached garages, this should also be scheduled for that date.

The Commission generally agreed that short-term rentals should be prioritized third and a public hearing scheduled for June 6.

The Commission and staff discussed the three text amendments suggested by the resident. The Commission did not generally agree there were issues with the existing regulations for nonconformities. Mrs. Farrell explained that uses with outdoor components typically require a special use. The Commissioners asked staff to review all uses and ensure that ones with an outdoor component do require a special use. Mrs. Farrell noted that building permit duration is governed through the Building Code which is not under the Commission's purview. The Building Code will likely be updated in the fall and building permit duration will be evaluated at that time. The Commissioners did not generally agree that the duration for a special use or variation should be shortened. The Commission generally agreed to not pursue Board direction for these requests until the specific changes needed are identified.

Chairman Trzuppek asked about the public notification process for text amendments and recommended posting on the website and social media.

VI. PUBLIC COMMENT

A member of the public suggested posting the text amendment information in the Oak Leaf newsletter.

VII. FUTURE MEETINGS

April 4, 2022 Plan Commission

Staff noted that Z-05-2022, Z-06-2022, and Z-07-2022 are scheduled for public hearing. These are re-zonings of Light Industrial parcels within the downtown area. The Commission and staff discussed the location of the properties, the current and proposed zoning, and the moratorium for the downtown area.

Mrs. Farrell noted that there will also be a 1.5-mile review of a proposed three lot subdivision on the northeast corner of Madison and 91st St.

April 18, 2022 Plan Commission

Public hearings will be held on live entertainment and hours of operation text amendments.

Two members of the public asked for clarification about the re-zoning proposals scheduled for April 4 and expressed concerns about hotels being built.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to adjourn the meeting at 7:57 pm.

ROLL CALL VOTE was as follows:

AYES: 8 – Irwin, Morton, Stratis, Broline, Petrich, Parrella, McCollian, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 8-0.

Respectfully Submitted:



Janine Farrell, AICP
Community Development Director