

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**MINUTES FOR REGULAR MEETING OF JUNE 20, 2022**

**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 Police Department Training Room, 7700 County Line Road, Burr Ridge, Illinois by Vice-Chair Petrich, in the absence of Chairman Trzupek.

**ROLL CALL** was noted as follows:

**PRESENT:** 5 – Parrella, Petrich, Broline, Morton, and McCollian

**ABSENT:** 3 – Irwin, Stratis, and Trzupek

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

**II. APPROVAL OF PRIOR MEETING MINUTES – JUNE 6, 2022**

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner McCollian to approve the minutes of the June 6, 2022 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Morton, McCollian, Parrella, Broline, and Petrich

**NAYS:** 0

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

**III. PUBLIC HEARINGS**

Vice-Chair Petrich conducted the swearing in of all those wishing to speak during the public hearings on the agenda for the meeting.

Director Farrell notified the petitioners that only five Commissioners were present. For an approval, four affirmative votes are required. For the variation request, one of the Commissioners is not a member of the Zoning Board of Appeals and does not vote, so four out of four votes are needed. After the presentation, if any of the petitioners would like to postpone their request, table, or continue, please make that request to Vice-Chair Petrich.

**A. V-03-2022: 10S675 Glenn Dr. (Rohan); Variation and Findings of Fact**

Vice-Chair Petrich asked for a summary of the petition. Director Farrell stated that there are two variation requests which include locating the detached garage in the corner side yard and have it only 5' from the 94<sup>th</sup> St. property line. The detached garage is proposed to sit on the southern

side of the property within the corner side yard area. A detached garage is only permitted within the rear yard area behind the eastern wall of the house. The garage should be set back 30' from 94<sup>th</sup> Street. The petitioners are seeking to locate it only 5' from the 94<sup>th</sup> Street property line.

Vice-Chair Petrich asked if the petitioner was present. The petitioner, Michael Rohan, owner of 10S675 Glenn Drive and his wife Judy, are seeking the variance so they can build a garage as close to the rear door of the home as possible. They need to have the house as accessible as possible. Mr. Rohan and his wife just purchased a van with a fold out ramp and that is the reason they are looking to build another garage. They do have a two-car attached garage now, but this van takes up more space with the ramp out so they desire to have more garage space. Mr. Rohan disclosed that his wife, Judy, has secondary progressive MS or Multiple Sclerosis and her condition will not improve. Their need for the variance is an accessibility issue. Mr. Rohan indicated there is a steep slope in the rear yard. The slope is about five feet, which really doesn't sound like that much, but in a wheelchair or with a walker, a five-foot slope is significant. The proposed garage is still 25 ft. from the actual street itself. Mr. Rohan stated they are on a dead-end street and no one will see the garage.

Director Farrell stated that building material information was provided in the packets and the grade gets steeper the further east you go on the property. Vice-Chair Petrich confirmed the location where the detached garage would be permitted on the property under current regulations.

Mr. Rohan stated he built a beautiful deck and to place a garage near the deck would hurt his property value.

Vice-Chair Petrich asked if there were any public comments. There were none.

Commissioner Broline asked if it was possible to expand the existing attached garage. Mr. Rohan stated that there were still grade challenges if an addition was built.

Commissioner Morton is sensitive to accessibility concerns and questioned why the existing two car garage is not suitable for the petitioner's wife to get into the house. Mr. Rohan stated that it is a possibility to use the existing garage. Commissioner Morton was not comfortable with a 5' setback and there were other alternatives to locate the garage on the property.

Vice-Chair Petrich stated that extra cost to level the grade would not be a hardship.

Mrs. Rohan stated that the current garage is full and there are four vehicles. Mrs. Rohan asked if greater than a 5' setback would be acceptable. Vice-Chair Petrich stated that approving a variation of this type would be applicable to the entire Village. There was discussion about other locations on the property to place the garage.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner McCollian to close the public hearing for V-03-2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Broline, McCollian, Morton, Parrella, and Petrich  
**NAYS:** 0

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

The petitioner requested that the case be continued until July 18, 2022.

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Broline to continue V-03-2022 to July 18, 2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – McCollian, Broline, Morton, Parrella, and Petrich  
**NAYS:** 0

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

**B. Z-10-2022: 9115 Kingery Highway (Thorntons LLC) AMENDED PETITION; Special Uses, PUD Amendment, Variations, and Findings of Fact [REMANDED BACK FROM MAY 23, 2022 VILLAGE BOARD MEEITING]**

Vice-Chair Petrich introduced the case and asked for a summary. Director Farrell stated that Thorntons is seeking 24-hour operation. Director Farrell stated this case was voted upon on at the May 2<sup>nd</sup> Plan Commission meeting, but the previously requested hours of operation were 5am-11pm. Director Farrell provided information on the two existing gas stations and two proposed gas stations along Route 83 which have 24-hour operation. For the Shell which is within Burr Ridge, it was approved in 1986. The process was different and there was no official request for special use of 24-hour operation at that time. A Speedway at the northeast corner of 91<sup>st</sup> and Route 83 is 24 hours and located in unincorporated DuPage County. Directly across Route 83, a gas station, car wash, drive-through, and convenience store was recently approved through DuPage County. There were no conditions placed on hours of operation for that site. It could potentially be open 24 hours. The Clark on Bluff Road and Route 83 is open 6:00am-10:00pm and located in unincorporated DuPage County.

Director Farrell received an objection letter from Spectrum Senior Living from Jeffrey Kraus, the Managing Director. This letter was received after the packets were distributed. Mr. Kraus wrote “The proposed gas station south of the McDonalds on along Highway 83 is adjacent to the existing Burr Ridge senior housing property. Not only is it adjacent to the Senior housing property it shares a circulation drive. Our objection is to the 24 hour/7 days a week operational proposal. The McDonald’s is open until 11pm. The Walgreens across the highway is open until 10pm. The Speedway in the County not the city across the street from the McDonald’s was built before the residential and does not share a circulation drive with residential. I am not aware of any Commercial property that backs up to residential and shares a circulation drive that is allowed to be open 24/7. Vehicles would be driving by the residential property all hours of the night. As owner, operator and manager of the adjacent residential property located in the city of Burr Ridge we feel is in not appropriate to have an adjacent business opened 24/7. We would support an

operation that Closed at 11pm like the McDonald's. If you have any questions regarding this email or need any other information. I appreciate your assistance in this matter. Sincerely, Jeffrey D Kraus Manager Spectrum Retirement Communities, LLC."

Vice-Chair Petrich asked if the petitioner was present and wished to add anything. The petitioner, Phillip Bolduc, didn't have anything to add but would answer questions.

Kishori Dattani, 9400 Fallingwater Dr. West, asked if semis and trucks will be parking there. Ms. Dattani stated that trucks after midnight would be a concern. The petitioner replied that there is no truck access or parking on this property, only for delivery vehicles. It is not a semi fueling facility, although they do offer diesel. The petitioner stated that gas tanks are typically refueled during the day.

Vice-Chair Petrich asked if there was parking along the circulation drive. Tad Lagestee, Downers Grove, Illinois, said the drive wasn't intended to have parking along it. The petitioner stated that no parking signs can be posted.

Darren Goshi, Fallingwater Subdivision, stated the Speedway on Route 83 is open 24 hours, and asked why another one is needed.

Mark Walski, 16W371 94<sup>th</sup> Place, stated there is no need for another 24-hour gas station selling alcohol and cigarettes. Mr. Walski believes it will bring in the bad element to that area. It is busy there at night and cars can be heard racing up Route 83.

Alice Krampis, 7515 Drew, asked if there is a compromise to extending the hours. The petitioner stated it's consistent with the other store chains and it's standard within the industry. The petitioner stated the Thorntons in Westmont is open 24 hours.

Bill Voit, 166 Foxborough, asked the petitioner if it's not 24 hours will he still build it. The petitioner stated he doesn't know.

There were no other public comments.

Commissioner Morton stated the idea of 24-hour operation at that location poses some serious challenges with residential to the east and to the south. Commissioner Morton asked if additional landscaping or sound walls or ways to mitigate headlights flashing was considered. The petitioner stated that they would consider building a living wall but did not support a fence.

Commissioner Parrella had the same concern about Spectrum. Commissioner Parrella requested a revised plan with a fence or additional landscaping to mitigate head light concerns.

The petitioner stated they have 215 stores and 213 are open 24 hours. Many services count on them, police, fire, and nurses, and that it is a 24-hour society. If the Village requests a fence or a living wall, he is happy to comply.

Mr. Kitani, Fallingwater Dr. W, expressed concerns about headlights.

Commissioner McCollian asked the petitioner about different closing times during the week as opposed to weekends. The petitioner stated that was not an option.

Commissioner Broline asked about traffic impacts at various hours of operation. The petitioner stated a lower percentage of traffic between 2am – 5am but doesn't know what those numbers are.

Tad Lagestee stated the site was originally planned for two restaurants with drive-throughs. The actual traffic will be far less than what is permitted and what was envisioned.

Commissioner Broline discussed the proximity of the McDonald's and the Thorntons to Spectrum.

The petitioner stated that putting signage on the building facing Spectrum was to encourage pedestrian traffic.

Tad Lagestee stated the proposed building will block noise. Thorntons has a person in the building at all times which is safer.

Commissioner McCollian asked if the site can accommodate semis. The petitioner stated the tanker trucks are semis but the facility is not designed for semis. Commissioner McCollian stated that the only other point of egress is near the McDonald's egress so there are already cars shining lights.

Vice-Chair Petrich can see why residents would have a problem with 24-hour operation and doesn't know if there is a need for 24 hours. Also, McDonald's might come back and ask for 24-hour operation.

Mark Thoma, 7515 Drew, stated the south entrance has a left turn lane and asked if there a median. Director Farrell confirmed a right in/right out only with no median to cross Route 83. Mr. Thoma commented on the noise such as motorcycles, loud stereos, and pumps with television screens.

There was no further public comment.

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Broline to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – McCollian, Broline, Morton, Parrella, and Petrich  
**NAYS:** 0

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

Commissioner Morton is unconvinced it's a good idea for a 24-hour operation. Commissioner Morton appreciates the building itself will block light and sound to some extent, but headlights will flash across the western elevation of Spectrum and the residential property to the south. This would be a substantial change for these residents. Commissioner Morton does not support the 24-hour operation unless the residents can be protected.

Commissioner Parrella would like to see the petitioner mitigate issues with Spectrum.

Commissioner McCollan understands the need for 24-hour operation and is concerned about the impact of light and noise on the residents and asks if this can be mitigated.

Commissioner Broline has no problem with 24-hour operation at that location and Spectrum could have expected that when they built.

Commissioner Parrella asked that a living wall or fence be considered and that it still be transparent enough for security.

Vice-Chair Petrich is still concerned about protecting the residents and asked if the petitioner would like to proceed to table or vote upon the request. The petitioner requested a vote to proceed to the Board of Trustees.

There was discussion amongst the Commissioners and petitioner on a motion. The Commissioners recommended that the petitioner work with Spectrum to gain support and submit a revised plan which shows a fence or living wall. The petitioner concurred to continue the request.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner McCollan to continue Z-10-2022 to August 1, 2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Broline, McCollan, Morton, Parrella, and Petrich

**NAYS:** 0

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

**C. Z-16-2022: 6860 North Frontage Rd. (Action Behavior Centers); Special Uses and Findings of Fact**

Vice-Chair Petrich asked for a summary of the petition. Director Farrell stated that Action Behavior Center (ABC) is proposing to open a child care center and install a fence in a non-residential district at 6860 North Frontage Rd. This is a lot within the High Ridge subdivision and is zoned L-I/Light Industrial. The full business plan was included in the packets. Action Behavior Center performs applied behavioral analysis therapy or ABA therapy for children ages 2 to 7 years old. It is 20 to 40 hours per week for each individual child which is more like a child care center than a medical office. There would be 30 children at maximum capacity with 42 staff. There will be staggered drop off and pick up times, located in front of the unit. The business will

operate Monday through Friday 8:00am to 5:00pm. The business would operate on Saturdays at their discretion. A fenced outdoor play area was shown on the plans. The play area will be accessed from within the interior of the building.

Vice-Chair Petrich asked if the petitioner was present. The petitioner, Angie Menendez, stated that they would like an outdoor area for the kids to experience outdoor therapy as well. It is scientifically proven that being outside reduces anxiety and improves the therapy applied. At ABC, a staff member is always present with a child, with a ratio of one to one. A child is always within an arm's reach of staff. Ms. Menendez is requesting the play area be adjacent to the building so the children do not have to walk across the parking lot. Action Behavior Centers are in Schaumburg and Naperville, and they are expanding to a few more cities this year.

Vice-Chair Petrich asked about the location of the sewer. The petitioner stated the sewer is in the back of the building inside of the fenced area but won't impact drainage or the therapy.

Vice-Chair Petrich asked for public comment.

Alice Krampis, 7515 Drew, asked about parking spots. Director Farrell stated that it is shared parking with other tenants but there are adequate parking spaces available for the proposed use and existing uses. Vice-Chair Petrich stated that there may be a condition to ask for staff to park away from the entrances.

Commissioner Broline stated that there is another school in the same area and asked about security, the location of the entrances and parent access. The petitioner stated they have employees meet the parents at the door and take the kids into the center with an access code to enter. The parents and children can come into the lobby but can't enter behind the closed doors until the therapist comes to get them. Commissioner Broline clarified with the petitioner that the fence is 4 ft. high. The petitioner stated they originally wanted a six-foot fence but was told no more than 5 ft. is permitted. The child is always one on one with a therapist so this shouldn't be an issue. Ms. Menendez stated the centers have 4 to 8 foot fences in different locations. Commissioner Broline confirmed with the petitioner and staff where the trash enclosure was located. Commissioner Broline supported the business.

Commissioner McCollan did not have any questions.

Commissioner Parrella asked who the tenant was next door. The petitioner stated the suite next store is a physical therapist.

Commissioner Morton noticed the branding all over the building and asked if they were operational. The petitioner confirmed they are operating with a few children and that they were notified about the special use requirement when applying for the fence permit.

Commissioner Morton confirmed a maximum capacity of 30 children. The petitioner confirmed they have five kids currently enrolled, but the goal is to have a maximum of 30 kids. Ms. Menendez anticipates getting to about 80% of that goal. Commissioner Morton checked into ABA

Therapy and how effective it is. Commissioner Morton learned that it is the gold standard and thinks this is a great compliment to Burr Ridge, emphasizing why Burr Ridge is a special place.

Vice-Chair Petrich agrees with the comments made and asked what the Saturday hours would be. The petitioner stated the hours of operation for Saturday would be 8:00am-5:00pm. Vice-Chair Petrich asked if teachers would park somewhat further away so it doesn't impact the other businesses. The petitioner agreed they would do what was asked of them regarding staff parking.

There was no other public comment.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Parrella to close the public hearing for Z-16-2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Morton, Parrella, Broline, McCollian, and Petrich  
**NAYS:** 0

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

The Commissioners discussed the addition of three conditions regarding removal of the fence when ABC operations cease, that staff would park further away from the entrance, and clarifying Saturday hours.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner McCollian to approve the special use requests for a child care center pursuant to Zoning Ordinance section X.E.2 and for a fence in a non-residential district pursuant to section IV.J.1 with seven conditions:

1. The special use permit shall be limited to Action Behavior Centers, LLC in a manner consistent with the submitted business plan. The special use shall expire at such time that Action Behavior Centers, LLC no longer occupies the space at 6860 North Frontage Rd. or at which time there is an assignment or termination of the lease for the space at 6860 North Frontage Rd.
2. The special use shall be limited to Suite A and the outside area as depicted on the plans at 6860 North Frontage Rd.
3. The capacity of the special use shall be limited to 40 children on the premises at any particular time.
4. The fence shall be permitted to be located within the interior side yard as depicted on the plans.
5. The hours of operation shall be Monday through Saturday, 8:00 a.m. to 5:00 p.m.
6. Employees and staff of Action Behavior Center shall park in a designated area to the north of the building, subject to staff approval.
7. At such time that Action Behavior Centers, LLC no longer occupies the space at 6860 North Frontage Rd., the fence for the play area shall be removed.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Morton, McCollian, Broline, Parrella, and Petrich  
**NAYS:** 0



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

**D. Z-17-2022: Vacant/901 McClintock Dr./PIN 18-30-303-019-0000 (Cornersite, LLC); Rezoning, Special Use, Variation, Planned Unit Development, and Findings of Fact**

Vice-Chair Petrich asked for a summary of the petition. Director Farrell stated that the petitioner requests to rezone the property from O-2/Office & Hotel to R-5/Single-Family Residential, a variation for minimum area for R-5 from 80 contiguous acres to 4.876 acres, and a variation to permit a planned unit development on less than 20 acres and less than 800 ft. of lot width all as per Zoning Ordinance section VI.H, and a special use for a planned unit development pursuant to section VI.H and XIII.L. Director Farrell clarified that this is a vacant property just to the north of Metro Infectious Disease Consultants and is zoned O-2 for Office and Hotel. The property is already in a PUD which was originally approved back in 2008. Only Phase 1 was built which was the MIDC building and the walking trails. The three-story office building with parking lot on the vacant parcel was part of Phase II and was never constructed. The parcel itself is 4.876 acres and only has 37.66 feet of lot width. It is part of the Downtown Business District, which was adopted last year in 2021. The Comprehensive Plan for the Burr Ridge Park Sub Area, which was adopted in 2005, designates the site as Office/Hotel. There are other R-5 properties in the area to the north and the south. The petitioner is proposing to construct a 30-unit townhome development, called the Village Center Townhomes. It will be six blocks of five attached units. It will share access with the MIDC driveway. The density proposed is 6.15 units per acre. For reference, Chasemoor to the south is a townhome development with primarily attached homes and the density is 4.5 units per acre. Chasemoor is also zoned R-5. The height of the buildings proposed is 35 feet with 1,800 to 2,000 square feet per unit with 3 bedrooms. The Village Engineer reviewed the preliminary plan and stated that the existing detention is at capacity and extra detention will need to be provided, secondary access should be provided, and there are utilities and easements that will need to be relocated. Director Farrell noted the guest parking, that the walking trail will remain, and that a landscaping plan, photometric plan, and floor plans were received.

Vice-Chair Petrich asked if the petitioner was present. Lawrence Freedman, the attorney for the petitioner, and David Schwartz, of Cornersite LLC introduced themselves.

The petitioner, David Schwartz with Cornersite LLC, presented. Mr. Schwartz stated the property has been vacant and on the market since 2000. The owners occupy the building to the south. Mr. Schwartz stated an overview of the market in Burr Ridge shows 21 new construction of family homes have been sold in the last 18 months, 15 condos have sold in the last 12 months, and 18 townhomes were sold in the last 12 months. There have not been no new construction of condos or townhomes in the last 24 months. Mr. Schwartz feels there is a demand that is not being met by the housing stock. Mr. Schwartz stated that there is a secondary access to site to the east and south which is not designed to be used every day but is more for emergency vehicle use. The landscape plan was designed with effort to create a buffer. The floorplans are pretty typical for a two-story townhome, including an attached garage and basement. The floorplan includes 3 bedrooms and a loft. The building materials were shown.

Director Farrell received an email from Joe Zalud, 11460 75<sup>th</sup> St., stating “we do not want anything that hinders or alters our quality of life. Over the years there has been a steady influx of passers-by that is growing. We don't want any further degrading of this characteristic in our passive neighborhood. Thank you for your understanding in this matter.” This email was not received in time to include it in the packets. Director Farrell passed around a material board.

Naresh Sood, 181 Ashton Dr., asked if the buildings had a first floor master bedroom. The petitioner stated they looked at the idea but did not include them because they felt it was not necessary. Mr. Sood believed this would be necessary. The petitioner stated that the market will be young empty nesters.

Vice-Chair Petrich asked for clarification on the optional basement. The petitioner stated a unit can be sold without a basement but believes that most will be sold with a basement. It is an option to keep the base price lower.

Vice-Chair Petrich asked for public comment.

Paul Peterson, 7295 Lakeside Circle, is concerned about the density difference and stated this is an opportunity for the developer to enhance the walkway around the lake. The petitioner was looking to tie into the walkway and considered adding a gazebo or a dog run area.

Ellen Raymond, 11538 Ridgewood, distributed information to the Commissioners. Ms. Raymond discussed the difference in legal notices between Lakeside Pointe and the current proposal. Ms. Raymond stated the request is preposterous and the petitioner is trying to cram a 30-unit townhome development into less than 5 acres. Parking would be an issue. Ms. Raymond requests that the PUD be denied and noted the portions of the subdivision and zoning ordinances which were not met. Ms. Raymond noted that the area is single family large lots. Ms. Raymond went through the findings of fact for the variations and special uses and noted that they were not met. Ms. Raymond stated that the hardship is being created by the petitioner, that the development is not in compliance with the surrounding area or Comprehensive Plan, and that the development will be detrimental to the surrounding area. Ms. Raymond discussed the history of Lakeside Pointe.

Igor Terletsky, 7430 Arbor Ave., did not receive a legal notice and did not support the 30-units.

Lisa Rogers, 7440 Arbor, did not receive legal notice. Ms. Rogers stated that she is close with many neighbors, none were aware of what was going on and are upset. Ms. Rogers learned about the development from a *Patch* article. Ms. Rogers believes a project of this size will completely change what is so special about Burr Ridge and is concerned about noise, safety, and people coming in and out.

Timothy Rhoten, 7701 Forest Hill Rd., believes the petitioner's plan is very nice but it seems like a giant ask. At Lakeside Pointe there were 44 units on 20 or 22 acres. There is a giant spread between requirements and what is being asked for.

Beverly Stock, 7321 Lakeside Circle, stated that she is on the pond looking at this development. Ms. Stock's concern is the pond since it is at capacity and is eroding. The density of the development concerns her and the debris that would accumulate in the pond. Ms. Stock asked who pays for the work on the pond, the developer or the Village of Burr Ridge. Director Farrell stated she is not sure. Ms. Stock mentioned the flooding by the pond that occurs. Vice-Chair Petrich stated that the pond would have to be properly maintained during construction.

Linda Hays, 7319 Lakeside Circle, stated she also lives on the pond. Ms. Hays stated she found out about this notice today and if people had more notice more residents would have attended. Lakeside Pointe residents bought their property with this land being zoned O-2. Ms. Hays is a licensed real estate agent and understands the commercial side of this proposal. Ms. Hays stated that a lot of work would be needed for this development to become part of Burr Ridge.

Vice-Chair Petrich asked staff to look into the notices which were sent.

Bill Voit, 166 Foxborough, had heard that the land might become part of open space and the Village would acquire this space. Mr. Voit and his wife are concerned about the density and questioned what the difference is between a condo and a townhouse. There was discussion about what constitutes a condominium and townhome. The petitioner stated that typically a townhome is a design term used with neighbors to the sides, not above or below.

Dan Mehalek, 225 Forest Edge, lived in Burr Ridge for 17 years and said he was the President of a Homeowner's Association for 7 or 8 years. Mr. Mehalek stated that he was concerned about a new home being built in his subdivision, but his fears were unfounded. Mr. Mehalek would be interested in one of the townhomes. Mr. Mehalek stated that the project would probably generate \$350,000 to \$400,000 worth of tax revenue and that there is a shortage of townhomes in Burr Ridge. Mr. Mehalek stated it was a commercial property and to be careful with what can happen to the property later if this doesn't happen.

Igor Terletsky asked if anyone will come to Walker Park with a development.

Mark Thoma, 7515 Drew, expressed his disappointment with these petitioners asking for a PUD for a sliver of property where almost half is unbuildable. Mr. Thoma clarified with staff that the density per acre includes the full parcel. Mr. Thoma stated that McClintock Dr. is a well-developed area with no residential and that this project would be a spot zoning. Mr. Thoma asked if there would be perks to the property since it is within the Business District. Director Farrell stated if there is residential in the business district it calls for mixed-use so this wouldn't necessarily follow the business district guidelines. Mr. Thoma said it's such a dense project and asked if there are any R-5 properties in the area as dense. Director Farrell was not aware of any other developments which are as dense as the proposed project. Mr. Thoma stated that although the property has been vacant, it is now within the Business District and there may be opportunities for other development with perks available. The zoning is inconsistent with the area.

Alice Krampits, 7515 Drew, agrees with Mark Thoma that this is spot zoning and too dense. Ms. Krampits questioned street parking, a lack of a play area for children, no sidewalks, and a lack of green space.

Daniel Bacastow, 11408 Ridgewood Ln., has been a resident since 1986 and states that the character of the proposed development is not consistent with the area or good planning and zoning requirements. Residents believed that the property would be developed as an office building and the residential proposal is very different.

Robert Z. represents the seller of the property. Mr. Z. stated that the property has been listed since 2008 and was denied for a hotel and commercial proposal which the residents were against. Now housing is proposed which is in the area and residents are still opposed.

Linda Hays stated that the hours of operation for an office building is different than a commercial or residential proposal.

Ellen Raymond asked about the density without the water. Director Farrell stated that she could get that information for a future meeting. Ms. Raymond hopes that the Commission will read the 2008 meeting minutes.

There was no additional public comment.

Commissioner Broline wished for more time to read the information provided by Ms. Raymond. Commissioner Broline stated that this proposal does not fit within the Comprehensive Plan and perhaps the proposal should be reviewed once the Comprehensive Plan is updated. Commissioner Broline suggested that the Pathway Committee review the proposal.

Commissioner McCollian is opposed to the density but is not opposed to residential on the site since it is unlikely that an office building will be built there.

Commissioner Parrella supports townhomes but the density is too high, the floorplan indicates a small home, and there is no space for children to play. Commissioner Parrella did not support the overall design, materials, and finishes. Commissioner Parrella stated that a first-floor bedroom and larger first floor plan will appeal to empty nesters.

Commissioner Morton believes that the petitioner is trying to shoehorn the development into the small parcel and the density is unsustainable. Commissioner Morton stated that first floor master bedrooms are desirable and the development does not support individuals with mobility challenges. Commissioner Morton does not believe that this development would appeal to families with small children due to the pond. Commissioner Morton suggested that the Directors on the HOA have staggered terms.

The petitioner appreciated the comments about the density, floor plans, and design. The petitioner strongly believes it is an appropriate land use and will try to rework the plan significantly starting with density, but will continue to propose the townhome development.

Vice-Chair Petrich stated that this is almost spot zoning and the development therefore needs to be a large benefit to the community in order to support it. The density is too high and there needs

to be a larger green space. Commissioner Petrich asked for improvement on the architectural features and to address detention and access concerns.

The petitioner requested time to address the comments and requested that the case be continued until August 15.

Vice-Chair Petrich requested staff to look into the public notices which were sent.

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Parrella to continue Z-17-2022 until August 15, 2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – McCollian, Parrella, Broline, Morton, and Petrich

**NAYS:** 0

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

#### **V. CORRESPONDENCE**

There were no comments on the Board Report.

#### **VI. OTHER CONSIDERATIONS**

There were no other considerations.

#### **VII. PUBLIC COMMENT**

There were no other public comments.

#### **VIII. FUTURE MEETINGS**

Director Farrell briefly mentioned the upcoming cases scheduled for July 18, 2022 which included the continuation of V-03-2022 from tonight, Z-19-2022 a special use for outdoor dining at Yolk, Z-08-2022 text amendments for live entertainment, Z-11-2022 text amendments for attached garages, Z-13-2022/S-01-2022 text amendments for right-of-way signs, and Z-12-2022 text amendments for commercial vehicles. The Commission will likely return to the Village Hall for that meeting.

**IX. ADJOURNMENT**

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner McCollian to adjourn the meeting at 9:58 p.m.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 –Morton, McCollian, Parrella, Broline, and Petrich  
**NAYS:** 0 – None

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

Respectfully Submitted:

A handwritten signature in cursive script, appearing to read "Janine Farrell", is written over a horizontal line.

Janine Farrell, AICP  
Community Development Director