

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF AUGUST 15, 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 Village Hall Board Room, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 6 – McCollian, Petrich, Broline, Stratis, Morton, and Trzupek

ABSENT: 2 – Irwin and Parrella

Community Development Director Janine Farrell was also present.

II. APPROVAL OF PRIOR MEETING MINUTES – AUGUST 1, 2022

Commissioner Broline requested that on page 9, his comment be clarified that he supported allowing plows during snow season.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Stratis to approve the amended minutes of the August 1, 2022 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Petrich, Stratis, McCollian, Broline, Morton, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

III. PUBLIC HEARINGS

Chairman Trzupek noted that the first case on the agenda, Z-17-2022, was withdrawn by the petitioner.

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

**A. Z-21-2022: 510 Village Center Dr. (Garcia/Coopers Hawk Winery & Restaurant);
Special Use, PUD Amendment, and Findings of Fact**

Chairman Trzupek asked for a summary of the petition. Director Farrell stated that Coopers Hawk is seeking to amend their current special use in order to have a new roof extend over the patio.

The prior 2012 approval only approved umbrellas over the tables, not a roof structure. A new patio railing will also be installed. The staff recommended conditions are the same as the 2012 approval with some new conditions relevant to this proposal.

Chairman Trzupek asked if the petitioner was present and wished to speak. Chris Garcia, design manager with Coopers Hawk, stated that the awning is a roof structure with steel posts, ceiling fans, drop down shades, and heaters. Chairman Trzupek asked about drainage and noted the thinness of the roof to contain the shades, heaters, and fans. Mr. Garcia stated that this is a DaVinci system with drainage running down the posts behind public area and the shades are on tracks.

Chairman Trzupek asked for public comments. There were none.

Chairman Trzupek asked for Commissioner discussion.

Commissioners McCollian, Broline, and Stratis did not have comments or questions.

Commissioner Petrich confirmed with Mr. Garcia that the shades extend to the top of the rails and the gates are for exit only.

Commissioner Morton clarified with Mr. Garcia that the enlarged detail of the plans did not mean an expansion of the patio, that the shades are motorized, and the top of the roof is metal.

Chairman Trzupek stated that the roof is very thin in the illustrations and recommended that condition #2 be updated so that the roof also complies with the illustrations shown and that staff confirms the architectural details.

Commissioner Petrich confirmed with Mr. Garcia that the roof is permanent and will stay up all year. Director Farrell confirmed that a building permit will be required to ensure code compliance.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner McCollian to close the public hearing for Z-21-2022.

ROLL CALL VOTE was as follows:

AYES: 6 – Petrich, McCollian, Stratis, Broline, Morton, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner McCollian to recommend approval of Z-21-2022, an amendment to PUD Ordinance #A-834-10-05 and special use Ordinances #A-834-10-16 and #A-834-04-12, and a special use for outdoor dining pursuant to Zoning Ordinance section VIII.C.2 to install a new awning over an existing patio, with Findings of Fact and subject to eight conditions:

1. The special use shall be limited to Coopers Hawk Winery & Restaurant and shall not be transferable to any other party.

2. The special use shall substantially comply with the submitted site plan and illustrations. Staff shall confirm the architectural details of the roof structure.
3. Music and all other amplified sound originating from the restaurant should be kept to a level so as not to be audible from residential units.
4. Tables shall be cleaned promptly following use.
5. Furniture and umbrellas (if present) shall be weighted to prevent their movement in the wind. There shall be no text or logos on the umbrellas (if present).
6. Outdoor food preparation, storage, or display is prohibited.
7. All umbrellas, furniture, and other appurtenances shall be sorted off-site during the winter season when the patio is not being used for outdoor dining.
8. The special use shall comply with the previously approved landscaping plan from the 2012 approval, Ordinance #A-834-04-12.

ROLL CALL VOTE was as follows:

AYES: 6 – Petrich, McCollian, Stratis, Broline, Morton, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

B. Z-22-2022: 7600-7630 County Line Rd. (MedProperties LLC); Variation, Special Use Amendment, and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the petitioner is MedProperties LLC with Shirley Ryan Ability Lab as tenant. The petitioner is looking to amend their existing approvals in order to reconfigure the parking lot and is requesting a variation to permit parking in the front yard. Parking in the front yard is only allowed in the Business districts. A summary of the changes includes elimination of landscape islands on the west and reconfiguring parking spaces, parking spaces added to the north and within the front yard, some ADA spaces eliminated but added in other areas, the drop-off outpatient area to the south reconfigured so there is more parking with a smaller loading area and parking islands removed as well. There are 83 spaces existing and 113 spaces proposed. The landscape plan is unchanged except for removal and planting of trees from the landscape islands and additional landscaping added near the front yard spaces. The following documents were received after the packets were distributed: an updated landscape plan showing relocation of parking lot lights, two objection letters, and a memo from Village Engineer David Preissig regarding stormwater.

Chairman Trzupek asked if the petitioners were present and wished to speak. Caitlyn Culbertson, Elrod Friedman LLP, provided an overview of the request. Ms. Culbertson stated that there are no changes to the use or the building itself. Shirley Ryan Ability Lab is a premier rehabilitation facility providing expert care. The proposed additional parking will alleviate parking congestion. The van transportation program was eliminated due to the pandemic and now patients are being transported individually which results in an increased need for parking. There is no change to hours of operation or intensity of use. The property is unique with two entrances, south for outpatient and north for day rehab. The shape and size of the parcel limit the parking. Trees being

removed will be replaced one to one and landscaping added on perimeter lot lines. Trudy Buehler, Mackie Consultants, further explained the changes proposed. The drop off area was reduced due to the van program elimination. An ADA ramp is added to the northwest to alleviate the congestion for dropping individuals in wheelchairs. A preliminary review of stormwater shows that modifications of outlet structures will raise the detention water level and can accommodate the increase in impervious. It will be verified through final engineering. Chairman Trzupek confirmed that water retained in the pond will increase. Ms. Buehler stated that they will need to confirm the extra water retained will not impact drainage downstream since there is extra water to release.

Chairman Trzupek asked for public comments.

Andy Paulius, 7523 Drew, asked if the van program was permanently eliminated. Ms. Culbertson confirmed. Mr. Paulius believes the van program will come back since COVID restrictions have lessened. Ms. Culbertson stated that there is no plan to bring it back. Mr. Paulius said that the site is not suitable for a medical facility. Mr. Paulius stated that the fence is in a ditch and does not block anything and garbage pick-up on weekends is early in the morning and disruptive. Mr. Paulius stated that it is hard to take Shirley Ryan Ability Lab by their word and recommended they move where there is more space.

Mark Thoma, 7515 Drew, stated that if the level of the detention pond is raised, the water will back up to the neighboring properties due to an old drain tile. Mr. Thoma discussed the path of drainage for the tile and that there are issues with water flowing through the tile currently. Mr. Thoma did not support the added parking due to more traffic, more headlights coming through the fence, and more noise. Mr. Thoma stated that parking in the front yard is out of character for the community. Mr. Thoma stated there was an increase in drainage on his property but is concerned that this will be step backwards.

Chairman Trzupek noted that there were positive effects of drainage but that it cannot go backwards.

Alice Krampits, 7515 Drew, would like to see the van program brought back, was concerned about the safety of cars turning in off Frontage Rd. at the north entrance with the parking in the front yard, and did not support parking in the front yard. Ms. Krampits confirmed with Chairman Trzupek that the dumpster location is not moving. Ms. Krampits would like to see the removed trees replanted, alternative plans like leasing parking spaces, and more green space. Ms. Krampits questioned how much more growth will occur for the Shirley Ryan Ability Lab and where people will park during construction.

Carol Novak, 7508 Drew, confirmed the variation for the five spaces in the front yard with Chairman Trzupek and believes it will change the aesthetics of the area.

There were no additional public comments. Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton asked if the number of patients being seen would increase with the changes proposed. Ms. Culbertson responded it will not and meets the existing needs of the use. Commissioner Morton was concerned about the headlights and questioned the hours of operation. Jack Sullivan, a representative for MedProperties, stated that the clinic is open 6:30 a.m. to 6:30 p.m. for employees. Commissioner Morton would like to see a condition about raising the fence to address the issue of headlights sweeping across people's homes on Drew Ave. Commissioner Morton asked about other light sources escaping the property. Ms. Culbertson stated that they will comply with Ordinance requirements and are sensitive to light concerns. Mr. Paulius stated that it is the building's interior lights which are of concern. Chairman Trzuppek stated that the interior lights should be addressed. Mike Trippiedi, Trippiedi Design, confirmed the parking lot lights along the western property line are shielded. Ms. Culbertson confirmed that they will look at the interior light issue. Commissioner Morton regretted the elimination of the van program.

Commissioner Stratis agreed comments made by Commissioner Morton and Mr. Thoma. Commissioner Stratis did not support five parking spaces in the front yard since Ordinance requirements would be met without them but supported the spaces if that meant alleviating parking congestion. Commissioner Stratis confirmed with Director Farrell that the updated landscape plan complied with green space regulations. Director Farrell also confirmed fence regulations. There was discussion about the neighboring Montessori school and the fence height which was approved for that development. Commissioner Stratis was pleased with the development but stated that it must comply with photometric requirements and that the potential to tint windows should be explored. Commissioner Stratis reaffirmed that the stormwater would be reviewed by multiple jurisdictions in order to be approved.

Commissioner Broline would like to see detail on addressing the issues brought up and was concerned about the precedent set approving the five spaces in the front yard.

Commissioner Petrich confirmed with Director Farrell that the Business District is the only district which allows for parking in the front yard. Commissioner Petrich supports the request since that area is not adjacent to residential. Commissioner Petrich observed traffic at the site and noted a heavy pick-up/drop-off at the north end. Mr. Sullivan confirmed that there are a.m. and p.m. blocks of time when there is more traffic. Commissioner Petrich asked how the van program functioned. Mr. Sullivan was unsure on the logistics of the van program. Commissioner Petrich asked for clarification of where the parking lot lights were to be relocated. Mr. Trippiedi said one is next to the ADA spaces near the entrance and one will be moved east towards the detention.

Commissioner McCollian did not have an issue with the requests, but wanted to ensure that residents' issues were addressed.

Chairman Trzuppek disclosed that he has worked with Mackie Consultants on other projects, but not on the Shirley Ryan Ability Lab. Chairman Trzuppek is not thrilled with parking in the front yard, had concerns about the safety of the north entrance, but supported the overall plan and parking. Chairman Trzuppek wanted the petitioners to confirm that there is no impact to drainage, how to mitigate the headlight issue with the fence, addressing overall lighting issues, and the garbage pick-up times. Chairman Trzuppek polled the Commissioner on whether to table the

request and if there was support for the requests. The Commissioners generally agreed that the plan is acceptable but would like to see the petitioner work on the issues mentioned.

Commissioner Petrich also requested information on why the van program was eliminated.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner McCollian to continue the public hearing for Z-22-2022 until September 19, 2022.

ROLL CALL VOTE was as follows:

AYES: 6 – Morton, McCollian, Petrich, Stratis, Broline, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

V. CORRESPONDENCE

Commissioner Stratis was the Board meeting representative on August 8 and stated that the Trustees did not like the design of the homes for the Cottages of Drew development and felt that they were homogeneous.

VI. OTHER CONSIDERATIONS

There were no other considerations.

VII. PUBLIC COMMENT

There was no other public comment.

VIII. FUTURE MEETINGS

Chairman Trzupsek confirmed that the August 22 Board meeting and September 5 Plan Commission meetings have been cancelled.

Director Farrell confirmed that the September 12 Board meeting would have Ordinances for Cottages of Drew, Thorntons, and the Rohan variation on the agenda.

IX. ADJOURNMENT

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Stratis

to adjourn the meeting at 8:15 p.m.

ROLL CALL VOTE was as follows:

AYES: 6 – McCollian, Stratis, Petrich, Broline, Morton, and Trzupsek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Respectfully Submitted:



Janine Farrell, AICP
Community Development Director