

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**MINUTES FOR REGULAR MEETING OF DECEMBER 5, 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:** 8 – Irwin, McCollian, Parrella, Petrich, Broline, Stratis, Morton, and Trzupek

**ABSENT:** 0

Village Administrator Evan Walter, Community Development Director Janine Farrell, Village Attorney Brian Bough, Trustee Guy Franzese, and Trustee Al Paveza were also present.

**II. APPROVAL OF PRIOR MEETING MINUTES – NOVEMBER 21, 2022**

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to approve the minutes of the November 21, 2022 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Morton, Irwin, Parrella, Petrich, Broline, Stratis, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 1 – McCollian

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

**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.

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

The petitioner requested that this case be continued until January 16, 2023. Director Farrell noted that the petitioner is still working with neighbors to address the fence.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to continue the public hearing for Z-22-2022 until January 16, 2023.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 8-0.

**B. Z-24-2022: 311 Shore Dr. (DP Burr Ridge, LLC); Special Uses and Findings of Fact**

The petitioner requested that this case be continued until December 19, 2022. Director Farrell noted that the petitioner was unable to meet the submittal deadline for the December 5<sup>th</sup> meeting due to the Thanksgiving holiday.

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Parrella to continue the public hearing for Z-24-2022 to December 19, 2022.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 8-0.

**C. Z-25-2022/V-04-2022: 11731 87<sup>th</sup> Street (McNaughton); Rezoning, Special Use, Variation, Planned Unit Development (PUD), Preliminary Plan approval of a PUD, and Findings of Fact**

Chairman Trzupek introduced the case and asked for a summary. Director Farrell reviewed the four requests as part of the petition, a rezoning from R-1 to R-2B, variations to allow a Planned Unit Development (PUD) on the property since the lot does not meet the minimum size standards for a PUD, a special use for a PUD, and Preliminary Plan approval of the PUD. The nearest R-2B zoning districts are to the north at Greystone Rd. and to the south of 91<sup>st</sup> St. The lot is within the German Church Road Subarea which recommends 30,000+ square foot lots. The proposed gross density is 33,165 sq. ft., net density is 24,725 sq. ft., and individual lot area is 4,560 sq. ft. each. There are deviations from the Subdivision and Zoning Ordinances including setbacks, road width, and lot depth which can be varied as part of the PUD.

Chairman Trzupek stated that the Commission is aware that the petitioner offered gift cards to individuals to speak in favor of the petition.

John Barry of McNaughton Development, Randy Metz of Metz & Associates, Scott Schreiner of DesignTek Engineering, Michael Werthmann of KLOA, and George Kisiel of Okrent Kisiel & Associates presented on behalf of the petition. Mr. Barry discussed the company's profile, architectural options, market analysis, and financial impacts of the proposed development. Mr. Metz discussed site planning and landscaping. Mr. Schreiner discussed utilities and site engineering. Mr. Werthmann discussed the traffic report and traffic impact. Mr. Kisiel discussed the zoning relief requested. The information presented had been provided in the report packet. Chairman Trzupek asked for public comment.

Patricia Davis requested that the number of trees to be removed be corrected in the staff report to reflect that 549 will be removed. Ms. Davis was concerned about the number of trees being removed and that the petitioner offered gift cards as an enticement in exchange for positive comments.

Jim Olguin, Buikema Law Group, attorney for the petitioner, stated that there was no ill intent in offering gift cards. Mr. Olguin stated that it was a thank you to people for showing support and that it was a marketing item.

Beatrice Mologousis, Highland Fields HOA Board member, stated that the need for variations is extremely difficult to prove and that nothing of substance changed in the petition from before. Ms. Mologousis played a voicemail from Todd Paulson of McNaughton Development offering a gift of appreciation for sending a letter of support for the proposal. Ms. Mologousis stated that a petition to support the proposal was circulated to Village Center businesses. Ms. Mologousis stated that former Mayor Mickey Straub is also involved in the petition.

Chairman Trzupsek stated that traffic engineers or other consultants can be paid to assist in a petition. Chairman Trzupsek acknowledged that Mickey Straub had contacted him about the petition.

Reno Burdi, a resident of Highland Fields, was concerned about the location of the homes in relation to Highland Fields and the impact it will have on their property values.

Frank Hojjat, a resident of Highland Fields, asked how the properties adjacent will benefit from the subdivision and that the proposal needs to be evaluated on how it impacts neighbors.

Raj, a member of Highland Fields HOA, stated that Highland Fields has homes over 8,000 sq. ft. on larger lots and they will be impacted by the proposal.

Mike Hurtuk, a resident of Highland Fields, stated that he lives across the street from the entrance and is concerned about privacy. Mr. Hurtuk would not have purchased his home if he knew this was to be built.

Marc Pilipuf, a resident of Highland Fields, was concerned about widening the roadway, tree preservation, and the lighting on the entry monument.

Dr. Abdal Arrif, a resident of Highland Fields, was concerned about the density, the low quality and high volume of the homes. Dr. Arrif was also concerned about traffic.

Brad Bryndal, a resident of the Oak Knoll Subdivision and manager of the HOA, stated that there are traffic safety issues with the traffic circle currently and it will become worse with the addition of the homes.

An Oak Knoll resident (a name was not provided) stated that there are younger residents in the area with children. The resident stated that this development looks like something in the cornfields in the western suburbs and would ruin Burr Ridge's character.

Dr. Mubarak Mirjat, a resident of Highland Fields, stated that the roads and roundabout are broken. Dr. Mirjat stated that if there were larger homes, they could be incorporated into solving the roundabout issues.

Steve Artino and his family own the southern addition of Highland Fields, 11 vacant lots. Mr. Artino stated that his family was forced to comply with Village requirements and go into the Highland Fields HOA. Mr. Artino stated that it wouldn't be fair if the petitioner didn't have to comply with the same standards and be incorporated into the Highland Fields HOA. Mr. Artino has seen these types of cluster homes before in North Carolina and believes they will affect property values. Mr. Artino asked what would prevent them from coming back in the future and expanding the development with more homes.

Chairman Trzupsek stated that he has not seen a petitioner come back to alter a PUD to that extent.

Tom Rediehs asked why the road access had to come from 87<sup>th</sup> St.

Char, a resident of Highland Fields, read the vision statement of the Village found on the website and stated that the proposal is contradictory to the vision.

Paul Peterson, a resident of Lakeside Pointe Subdivision, stated that he and his wife are happy living in the subdivision.

Vlad Popovski stated that the proposal doesn't make sense.

Mario Martini, a resident of Highland Fields, did not support the proposal.

Mark Maharab stated that the information provided was misleading and that the proposal is not Fieldstone. Mr. Maharab stated that everyone pays taxes which is not a public benefit.

Omar Gwedari, a resident of Highland Fields, stated that is a beautiful plan but not for this area and that it is too dense.

Ben Shipper lives across County Line Rd. and moved to Burr Ridge to live in an area with larger lots and larger homes. Mr. Shipper is concerned with traffic and stated that the proposal needs to be consistent with the area.

Ellen Raymond stated that she does not live close to the site but that this affects everyone in the Village and could set a trend. Ms. Raymond questioned the purpose of the cluster homes if the trees are not being saved. Ms. Raymond stated that the gift card incentive made a mockery of the public hearing.

Joe Parente, 8734 Johnston, stated that without a variation, the proposal fails. Mr. Parente questioned the fiscal impact information provided and did not believe the development was appropriate for the area. Mr. Parente stated that the petitioner is creating their own necessity for a variation by putting too many homes on the lot.

Zafia, a resident of Oak Knoll, stated that this is a beautiful, natural area and the dynamic will change. The resident was concerned about property values, traffic, and the safety of children taking buses to school.

There was no additional public comment and Chairman Trzupsek asked for Plan Commission comment.

Commissioner Irwin stated that the development is too dense, the lots are too small, did not appreciate the trend of submitting repeat petitions, the lot is too small for a PUD, and too many trees are being removed which is inconsistent with the Comprehensive Plan. Commissioner Irwin relies on community input and has an issue with undisclosed payments and endorsements by political lobbyists.

Commissioner McCollian thanked everyone for coming out and stated that public comment is important. Commissioner McCollian stated that offering compensation undermines the entire process and puts motives into the question. Commissioner McCollian stated that the density is too much, and the variance requirements are not met.

Commissioner Parrella thanked everyone for coming out and McNaughton for the presentation and research. Commissioner Parrella agreed some of the community is aging and may look for an alternative, but the development is too dense. Commissioner Parrella stated that it was bad form to be giving out gift cards and even marketing has some rules.

Commissioner Petrich believed that R-2A was more appropriate and was in line with Highland Fields and Arrowhead Farms. Commissioner Petrich stated that the illustrative concept plan is more appropriate for the area.

Commissioner Broline does not see how the development was designed for the benefit of the Burr Ridge community and that the development is for economic interest. Commissioner Broline questioned where the benefit was for a PUD and that additional stormwater detention is not a benefit but a statement of design. The Commission rejected R-3 and the plan is exactly the same. Commissioner Broline stated that not a single parameter matches R-2B.

Commissioner Stratis agrees with other Commissioners and questioned the appraisal and comps due to the unusual times in real estate with COVID. Commissioner Stratis does not see a hardship for a variance. Topography to the petitioner is a problem, but Commissioner Stratis believes it could be a benefit. Commissioner Stratis believes R-2A is more appropriate. Commissioner Stratis believes that there is demand for the use but the Cottages of Drew which is similar still has not sold any lots and he is not convinced on the need. Commissioner Stratis has attended many public hearings and has never seen someone offering cards. Commissioner Stratis stated it was bad judgement. Commissioner Stratis did not believe that the letters of support were real and believes it was in bad taste and compromised the application.

Commissioner Morton echoed the gift card comments and that they were inappropriate. Commissioner Morton stated that the message months ago was that it was too dense and now it is as dense as before. Commissioner Morton stated the development does not conform to R-2B

and is closer to R-3. Commissioner Morton stated that the animated fly-over shows a tight and compact development with a lack of off-street parking. Commissioner Morton did not support Heritage Drive left as a dead-end without a cul-de-sac.

Joe Parente stated that nothing has changed in the proposal and there should be a clear message that another submission which is the same is not acceptable.

Chairman Trzupsek stated that he was contacted by petitioner beforehand asking for his opinion and he had a meeting with staff about what he sees as issues which included the former Mayor. Chairman Trzupsek stated that he saw density, traffic, and zoning as issues, with the proposal potentially different as an empty-nester development. Chairman Trzupsek stated that about a dozen lots could be built at R-2A with bigger homes, a different price-point, and different market. This would require clear cutting of trees for larger lots and larger houses, which serves as his comparison to the proposal. Chairman Trzupsek believes the property should be R-2A. Chairman Trzupsek stated that density, the location of houses, and more variances needed for the PUD becomes a problem.

Two unidentified members of the public questioned the integrity of the future information provided if the case was continued and what would happen during development.

Mrs. Artino stated that she never saw so many people come out in opposition to a project which should speak volumes to the petitioner. Mrs. Artino stated it is a great project but does not belong in Highland Fields where it can affect other homes.

Mr. Barry appreciated the comments and requested a continuance due to the volume of information provided. Chairman Trzupsek asked what the petitioner would come back with. Mr. Barry stated he needed time to process the comments.

A **MOTION** was made by Commissioner Stratis to continue the public hearing for Z-25-2022 until December 19, 2022. The motion failed for lack of a second.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to close the public hearing for Z-25-2022.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 8-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to recommend denial of Z-25-2022, requests to rezone the property as per section VI.E of the Zoning Ordinance from the R-1 Single-Family Residence District to the R-2B Single-Family Residence District; variations for a Planned Unit Development (PUD) on a parcel measuring 15 acres with 585.5 ft. of lot width instead of the 40 acres and 800 ft. of lot width required as per section VI.E.3.b

of the Zoning Ordinance; a special use for a PUD as per section VI.E.2 of the Zoning Ordinance; and Preliminary Plan approval of the PUD as per section XIII.L.2.c.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 8-0.

**D. Z-26-2022: 525 Village Center Drive (AT&T); Special Use, PUD Amendment, and Findings of Fact**

Chairman Trzupsek introduced the case and asked for a summary. Director Farrell stated that the request was for a special use for a personal wireless facility and to amend the PUD for the Village Center. The parking garage will house the equipment where the HVAC equipment is now located. The antennae will go on top of the stairwell to the parking garage. Elevations of the façade and renderings were requested to see the screen wall and how it matched the rest of the façade but were not received. The antennae cannot exceed 10 ft. above the structure. In one area, it is 10 ft. and in the other it is 14 ft. which needs to be specifically approved as part of the special use.

The petitioner, Julie Baniqued with LCC Telecom Services, introduced herself and Andrew Flowers, real estate manager with AT&T, and Jim Lehy with LCC Telecom Services. Ms. Baniqued stated that the site was chosen for its location and height to provide effective services. The antennae are 6 ft. tall with 12 panels, 55 ft. above ground level. The screen wall of fiberglass will allow the service to move through the screen and will match the facade of the building. The equipment and generator will be in the garage inside the HVAC enclosure. The site will be owned and maintained by Nexius Solutions on behalf of the carrier, AT&T. Mr. Flowers stated the screen wall will have the same texture and material as the building and is difficult to bring in but can be made to look like anything. The antennae will provide 360-degree coverage from I-55 out into the community, a 1.5 to 2-mile area where there are connectivity issues.

Chairman Trzupsek asked for public comment. There were no public comments. Chairman Trzupsek asked for Commissioner discussion.

Commissioner Morton stated that the tower will be visible to anyone driving into Burr Ridge Parkway and the feeder street and is concerned about how the additional height will affect building proportions. Commissioner Morton hoped that carbon monoxide concerns have been addressed and asked what “G” the service was. Mr. Flowers stated it is 5G. Commissioner Morton stated that the public should be aware of this since it was not specified in the packet. Mr. Flowers stated that they are required to meet FCC standards.

Commissioner Stratis questioned what the screen wall was going to look like which was missing from the large set of information provided. Mr. Flowers stated that the Village Center ownership was concerned about appearances. Commissioner Stratis requested to see and touch the screen wall material.

Commissioner Broline confirmed the structural design loads with the petitioner and that the screening will be subject to the same loads.

Commissioner Petrich asked where the other locations are. Mr. Flowers stated the water tower, CNH, on 91<sup>st</sup> Street, and along I-55. Mr. Flowers stated that the site is meant to improve coverage and the bank building, Marriott, and Village Hall had turned them down. Commissioner Petrich stated that this is the primary intersection for the Village and is concerned about the appearance. Mr. Flowers stated that false windows could be put in. Commissioner Petrich stated that there should be a parapet or coping at the top.

Commissioner Parrella would like to see the materials and asked about the hazards. Mr. Flowers stated that they are regulated by the FCC and if they exceed thresholds, they can get fined. Commissioner Parrella requested safety information, screen wall material information, and renderings.

Commissioner McCollian seconded the previous comments.

Commissioner Irwin seconded the previous comments.

Commissioner Petrich is a structural engineer and did not see anything about snow loads and drifts on the screen wall. Mr. Flowers stated that he can update the packet with that information.

Chairman Trzupsek asked how the steel beam on top of the parapet is tied back to the building. Mr. Flowers believed it was tied back to the building. Chairman Trzupsek did not advise to sit a beam on top of the stone parapet since the stone needs to be maintained. Chairman Trzupsek recommended that the screen wall sit back to maintain the parapet wall since the color will not be matched and decorative elements will be buried. Chairman Trzupsek questioned if a neutral color would be better instead of having two colors. Mr. Flowers will also investigate the opportunity to reduce the height of the screen wall and confirmed the RF panels are solid, not louvered. Chairman Trzupsek requested photos of other installations and was concerned about the joints in the panels which will be visible.

Commissioner Petrich confirmed with the petitioner that the generator was emergency use only.

The Commissioners requested information on the screen wall including photos of existing installations as examples and a photo rendering.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to continue the public hearing for Z-26-2022 to January 16, 2023.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 8-0.



**IV. CORRESPONDENCE**

There were no reports and no comments.

**V. OTHER CONSIDERATIONS**

**A. PC-07-2022 Election of Vice-Chair**

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to recommend that Commissioner Morton serve as the Vice Chairperson for the 2023 calendar year.

**ROLL CALL VOTE** was as follows:

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

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

**VI. PUBLIC COMMENT**

There was no other public comment.

**VII. FUTURE MEETINGS**

Director Farrell listed the cases scheduled for the December 19<sup>th</sup> and January 16<sup>th</sup> Plan Commission meetings and those representatives scheduled for December 12<sup>th</sup> and January 9<sup>th</sup> Board of Trustees meetings.

**VIII. ADJOURNMENT**

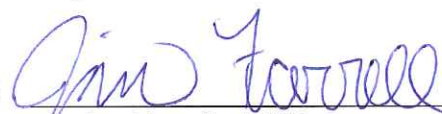
A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to adjourn the meeting at 10:03 p.m.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 8-0.

Respectfully Submitted:

  
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Janine Farrell, AICP  
Community Development Director

