

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**MINUTES FOR REGULAR MEETING OF MARCH 20, 2023**

**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 –Irwin, Parrella, Petrich, Broline, Stratis, and Trzupek

**ABSENT:** 1 –Morton

Commissioner McCollian arrived at 7:03 p.m.

Community Development Director Janine Farrell was also present.

**II. APPROVAL OF PRIOR MEETING MINUTES – FEBRUARY 6, 2023**

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Stratis to approve the minutes of the February 6, 2023.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Petrich, Parrella, Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 3 – Stratis, Irwin, Broline

**MOTION CARRIED** by a vote of 3-0 with three abstentions.

**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-02-2023: 60 Shore Drive (Naddaf – Coda Motors); Special Use Amendment, Special Use, and Findings of Fact [CONTINUED FROM FEBRUARY 6, FEBRUARY 20, and MARCH 6, 2023]**

Director Farrell requested that this case be continued until an undetermined future date since the petitioners have not submitted the documents required. Once the public hearing date is determined, re-notification will be required.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to continue to a date to be determined in the future.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Irwin, Parrella, Petrich, Broline, Stratis, and Trzupke  
**NAYS:** 0 – None  
**ABSTAIN:** 1 – McCollian

**MOTION CARRIED** by a vote of 6-0 with one abstention.

**B. Z-01-2023: Zoning Ordinance Amendments for Outdoor Dining (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM FEBRUARY 6, FEBRUARY 20, and MARCH 6, 2023]**

Chairman Trzupke introduced the case and asked for a summary. The request is to consider text amendments to Section VIII of the Zoning Ordinance to amend outdoor dining regulations for restaurant uses in the Business Districts. Director Farrell referred the Plan Commission to the red-lined language in the report which took into consideration the items which were brought up at the February 6th meeting. Director Farrell stated that she incorporated those suggestions and recommendations noting that the specific text addressed was detailed in the report.

Chairman Trzupke asked for public comment. There was none.

Commissioner Stratis had no questions and nothing to add.

Commissioner Broline had no questions.

Commissioner Petrich asked for clarification on the one-time permit and how it is monitored. Director Farrell responded that within the Noise Ordinance, it is specified that a permit could be one time per six months, two in a calendar year. She stated that she preferred not to adjust this language since it might be counter to the Noise Ordinance language, and instead refer back to that one-time permit.

Commissioner Petrich indicated that he has reservations about outdoor dining being open so late, by right, rather than through the special use process.

Commissioner Parrella had no questions.

Commissioner McCollian had no questions.

Commissioner Irwin asked for clarification, referring to #20 of the draft regulations, that the outdoor dining may only be approved by the Village and the property owner. Director

Farrell explained that through either the special use process or through the building permit process, the Community Development Department would receive a notification in writing from the property owner that they consent to this restaurant having outdoor dining.

Commissioner Irwin had concerns about the awning and whether once approved, if there were complaints from the community, could it be reviewed again. Director Farrell stated that once the awning was approved, it would stay unless the tenant decided to make a change. Those changes would then be reviewed.

Chairman Trzupsek requested that the curb cuts should be expanded for ADA access surrounding the cut itself.

Commissioner Petrich reiterated his concerns about how late an establishment is allowed to stay open.

Chairman Trzupsek responded that the Noise Ordinance should take care of those issues.

Commissioner Petrich asked if staff had any research about how other municipalities handle this issue. Director Farrell stated that she had not researched other municipalities' regulations for outdoor dining hours of operation.

Commissioner Stratis stated that one of the purposes for amending the text is to simplify the process and eliminate the incidences where people must come to the Plan Commission. Commissioner Stratis agreed that the Noise Ordinance would address those concerns.

Commissioner Broline added that another check would be the liquor license. If the restaurant was not compliant with noise, it could put their license at risk.

Commissioner Parrella pointed out that the last sentence in #18 on the amendment covers the noise issue.

Chairman Trzupsek asked Director Farrell to summarize the changes to be made to the amendment. Director Farrell stated that the requested changes were to #7 regarding awnings and #2 to ADA access at curb cuts. Awnings should be consistent with the surrounding area and anything that was not consistent would have to come before the Plan Commission for review.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to close hearing.

**ROLL CALL VOTE** went as follows:

**AYES:** 7 – Stratis, Irwin, McCollian, Parrella, Petrich, Broline, and Trzupsek  
**NAYS:** 0

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to approve Z-01-2023, a request to consider text amendments to Section VIII of the Zoning Ordinance to amend outdoor dining regulations for restaurant uses in the Business Districts, with amendments to #2 and #7 as specified, and with Findings of Fact.

**ROLL CALL VOTE** went as follows:

**AYES:** 7 – Irwin, McCollian, Parrella, Petrich, Broline, Stratis, and Trzupek  
**NAYS:** 0

**MOTION CARRIED** by a vote of 7-0.

**C. Z-03-2023: Zoning Ordinance Amendments for Trucking Company Offices (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MARCH 6, 2023]**

Chairman Trzupek introduced the case and asked for a summary. The request is to consider text amendments to Section IX of the Zoning Ordinance to amend the regulations regarding office uses in the Office Districts to require a special use for logistics or trucking companies. Director Farrell explained that the proposed text amendment makes the office use more specific to a trucking company or logistics company much like how medical or dental offices are separated out due to the potential parking impact of patients. For trucking companies, it would be due to the impact of large commercial vehicles driven by their employees. Within the Zoning Ordinance, this use is classified as general office which is a special use in all districts except Manufacturing and Office. The proposed language under O-1 for permitted uses would exclude the medical and dental clinics and the trucking and logistics company uses. Trucking and logistics company offices would be added to the special use category. For the O-2 zoning district, under permitted uses, the trucking and logistics companies are excluded. The use is added as a special use.

Chairman Trzupek asked if there was a definition of what a trucking and logistics office is. Director Farrell answered that there currently is not a definition.

Chairman Trzupek asked for public comment. There was none.

Commissioners Irwin, McCollian, Parrella, Petrich, Broline, and Stratis all supported the amendment.

Chairman Trzupek supported the amendment and requested a better definition of the use.

A **MOTION** was made by Commissioner Irwin and seconded by Commissioner Broline to close the public hearing for Z-03-2023.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Irwin, McCollian, Parrella, Petrich, Broline, Stratis, Trzupsek  
**NAYS:** 0

**MOTION CARRIED** by a vote of 7 - 0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to approve Z-03-2023, a request to consider text amendments to Section IX of the Zoning Ordinance to amend the regulations regarding office uses in the Office Districts, requiring a special use for logistics or trucking company office uses, and with Findings of Fact.

**ROLL CALL VOTE** went as follows:

**AYES:** 7 – Irwin, Petrich, McCollian, Parrella, Broline, Stratis, and Trzupsek  
**NAYS:** 0

**MOTION CARRIED** by a vote of 7-0.

#### **IV. CORRESPONDENCE**

Commissioner Irwin asked about the withdraw of Z-26-2022. Director Farrell stated that the case was unanimously denied by the Plan Commission and the petitioner requested to withdraw the case before it went to the Board.

#### **V. OTHER CONSIDERATIONS**

There were no other considerations.

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

There was no public comment.

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

Director Farrell noted that Commissioner Parrella is the representative for Monday's Board meeting which will have the two text amendments on the agenda. Director Farrell

reminded the Commission that there is no April 3<sup>rd</sup> meeting and confirmed that a case has been scheduled for the April 17<sup>th</sup> meeting.

Respectfully Submitted:



---

Janine Farrell, AICP  
Community Development Director