

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**MINUTES FOR REGULAR MEETING OF APRIL 17, 2023**

**I. ROLL CALL**

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:03 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

Community Development Director Janine Farrell was also present.

**II. APPROVAL OF PRIOR MEETING MINUTES – MARCH 20, 2023**

A **MOTION** was made by Commissioner Parrella and **SECONDED** by Commissioner Irwin to approve the minutes of the March 20, 2023 meeting.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**ABSTAIN:** 1 – Morton

**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-05-2023: 1400 Burr Ridge Parkway/Portions of Outlots A, C, and D of Lakeside Pointe Subdivision/PINs 18-30-303-016-0000, 18-30-101-048-0000, 18-30-101-045-0000, and 18-30-101-047-0000 (McNaughton Development LLC); PUD Amendment, Special Use, Variations, Preliminary Plan approval, and Findings of Fact**

Jim Olguin, the attorney for the petitioner, requested that the case be continued until the next meeting. Chairman Trzupek noted that the case is being continued since the ownership of the outlots on Lakeside Pointe is in question and is under review by legal counsel.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Morton to continue Z-05-2023 to May 1, 2023.

**ROLL CALL VOTE** was as follows:

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

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

George Spindler, 7344 Lakeside Circle, approached the podium. John Barry, the petitioner with McNaughton Development, questioned why public comment is being taken since the petition was continued. Chairman Trzupek stated that the public hearing for the petition was continued until May and that the general public comments are usually made at the end of the meeting but could be made now. Mr. Spindler stated that this is a sliver of land on the Lakeside Pointe subdivision being added to the other parcel which is a flag lot.

**A. PC-04-2023: 720-730 Village Center Drive (Pella Restaurant); Minor Change to a PUD and Findings of Fact**

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the request is to consider a minor change to the PUD which was approved in 2021 for the addition. Director Farrell presented an aerial view for the Commissioners and noted the different building elevations. In 2021, Pella Restaurant was approved to build the three-season room as shown in the visual images presented. The east and southeast elevation renderings show a reddish brick. Director Farrell stated that the south elevation was not shown and that the west elevation, which is the main entrance, was shown as an off-white brick. Director Farrell noted it was unclear if Pella intended to paint this façade in their original proposal or if this was the original brick color. Pella is now planning to paint all the facades which is considered a minor change to the PUD. The Plan Commission may determine it to be a major change which would require a public hearing. The petitioner provided additional documents including more information about the paint type being used. The petitioner also provided findings of fact which are included in the report. Should the Commission recommend approval of the request, there is just one recommended condition that the painting will substantially comply with the submitted plans.

Chairman Trzupek asked if the petitioner was present and wished to speak.

Stan Tomala, representing the owner of Pella Restaurant, stated that not mentioning the painting was an omission in their original proposal. The painting will complement the whole building and restaurant. He also provided additional information about the paint being used and how it releases moisture.

Chairman Trzupsek supported painting the inside of the addition but does not support painting all the exterior brick since it is a maintenance issue. Chairman Trzupsek stated that the individual storefronts were intended to be changed, but if the change goes beyond the storefront area, it is more than a minor PUD change.

Commissioner Irwin also took issue with the painting of the exterior brick and is concerned about the longevity of the restaurant.

Kristy Tramontana, representative of Village Center ownership, stated that Doug Pollock approved of the painting of Hampton Social. Chairman Trzupsek stated that the Commission did not approve painting Hampton Social and that was an issue. Ms. Tramontana stated that the landlord supports the painting of the brick and was so confident in Pella Restaurant that they issued a 99-year lease.

Commissioner McCollian had no questions.

Commissioner Parrella agreed with Chairman Trzupsek and had no questions.

Commissioner Petrich agreed that painting the brick inside of the addition is acceptable but is not in favor of painting the brick outside of the addition.

Ms. Tramontana clarified that units 720 and 730 are occupied by Pella, but it is not all being painted since there is a natural break in the façade with a column near Eddie Bauer. Mr. Tomala stated that the restaurant needs a brand and street presence for the employee entrance. Ms. Tramontana stated that the landlord does not want the space to look vacant. Mr. Tomala discussed the canopy extension.

Chairman Trzupsek commented that the canopy shown on the original plans did not go along the other side of entrance.

Commissioner Petrich did not support the canopy extension.

Commissioner Broline had no comment.

Commissioner Stratis agreed that the exterior brick should not be painted and stated that it is not within the Village Center brand. Commissioner Stratis supported painting the interior of the addition only.

Commissioner Morton remembered when the Village Center was first proposed there were concerns about the aesthetics of the building and he does not support painting brick. Commissioner Morton did not want to comment on the extension of the canopy since it was not in the information packet.

Chairman Trzupsek did not approve of the canopy extension.

Mr. Tomala would like the restaurant owner to be present since they were expecting the brick to be painted and said that denying the painting would delay construction.

Chairman Trzupsek reiterated that he approves of painting within the addition and on the pre-cast but not outside of the addition.

Commissioner Stratis asked for clarification on the base term of the lease and the rights to terminate. Ms. Tramontana stated that the base term is 25 years with rights to terminate.

Ms. Tramontana asked about the requirements for awnings and whether they all require Plan Commission approval. Chairman Trzupsek explained that his comments are referring to the drawings that were originally approved and that the pictures shown today on the painting plan are showing an extension of the canopy. Director Farrell stated that awnings are permitted on storefronts per the PUD but have guidelines to follow. Director Farrell asked if the Plan Commission would approve the building permit with the canopy extension. Chairman Trzupsek asked if it was on the original building permit for the restaurant build-out; Director Farrell did not know.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to **DENY** PC-04-2023, a request for a minor change to PUD Ordinance #A-834-14-21 (Z-09-2021) to paint all exterior restaurant facades with the exception of the brick façade inside the addition.

**ROLL CALL VOTE** was as follows:

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

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

#### **IV. CORRESPONDENCE**

There were no comments on the Board or Building Reports.

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

Director Farrell noted that there was a proposal for variation requests on Jeans Road in unincorporated DuPage County which was distributed by email. Director Farrell explained that the industrial buildings are existing and will not change, but the lots will be reconfigured so each building is on its own lot. Since each building will be on its own lot, there are variations required for setbacks of the buildings on the new lots.

Commissioner Broline asked whether the setbacks are in line with the other buildings in the area. Director Farrell showed the aerial of the area which did not show immediate neighbors to the buildings. The Commission asked about setbacks in relation to the property lines. Director Farrell and the Commission reviewed DuPage County's GIS to see the lot lines in relation to the buildings. Chairman Trzupek asked if the Commissioners had any objections or any comments to send to DuPage. The Commissioners did not.

**VI. PUBLIC COMMENT**

Alice Krampits, 7515 Drew, asked if the new meeting time of 6:30 p.m. was also for the Plan Commission. Director Farrell stated that it was only for the Village Board and begins with the May meeting. The Commissioners discussed changing their own meeting time and agreed to remain at 7:00 p.m.

**VII. FUTURE MEETINGS**

Director Farrell noted that on May 1, 2023 there is the continuation of Z-05-2023, Z-02-2023 a request to amend a special use and an additional special use to permit outdoor storage of retail vehicles, and there is also a text amendment for the fences around swimming pools.

Commissioner Stratis stated he will be out of town on May 22. Chairman Trzupek offered to be the Plan Commission representative at the Board meeting that evening.

**VIII. ADJOURNMENT**

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to adjourn the meeting at 7:57 p.m.

**ROLL CALL VOTE** was as follows:

**AYES:** 8 - Irwin, Petrich, McCollian, Parrella, Broline, Stratis, Morton, and Trzupek

**NAYS:** 0 - None

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

Respectfully Submitted:

  
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Janine Farrell, AICP  
Community Development Director