

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**

**MINUTES FOR REGULAR MEETING OF APRIL 15, 2024**

**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 Trzupsek.

**ROLL CALL** was noted as follows:

**PRESENT:** 8 – Irwin, McCollian, Parrella, Petrich, Broline, Stratis, Morton, and Trzupsek

**ABSENT:** 0 – None

Community Development Director Janine Farrell, Planner Ella Stern, Public Works Director David Preissig and Trustee Guy Franzese were also present.

**II. APPROVAL OF PRIOR MEETING MINUTES – APRIL 1, 2024**

Commissioner Petrich noted on page ten he did not make the motions.

Commissioner Broline noted on page six that outdoor dining walls being proposed shall be subject to engineer review.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to approve the minutes of the April 1, 2024 meeting as amended.

**ROLL CALL VOTE** was as follows:

**AYES:** 8 – Irwin, McCollian, Parrella, Petrich, Broline, Stratis, Morton, and Trzupsek

**NAYS:** 0 – None

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

**III. PUBLIC HEARINGS**

Chairman Trzupsek introduced the public hearings on the agenda. Chairman Trzupsek requested to swear in all those wishing to speak on such matters on the meeting agenda and a swearing in of such individuals was conducted.

**A. Z-10-2023: 212 Burr Ridge Parkway (Jonny Cabs); Special Use Amendment and Findings of Fact [CONTINUED FROM NOVEMBER 20, DECEMBER 18, 2023, & FEBRUARY 5, 2024]**

Chairman Trzupsek introduced case Z-10-2023 and Z-12-2023 and noted the petitioners did not provide new information. Chairman Trzupsek noted the next public hearing for the proposed text amendment regarding outdoor dining was June 3, 2024.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to continue the public hearing for Z-10-2023 and Z-12-2023 until the June 3, 2024 meeting.

**ROLL CALL VOTE** was as follows:

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

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

**B. Z-12-2023: 114 Burr Ridge Parkway (Capri Express); Special Use Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, DECEMBER 18, 2023, & FEBRUARY 5, 2024]**

A motion was made for the continuance of both Z-10-2023 and Z-12-2023 under section III.A.

**IV. CORRESPONDENCE**

Commissioner Irwin asked for clarification regarding case V-01-2024.

Stern discussed the case and noted that the public hearing was March 4, 2024.

**V. OTHER CONSIDERATIONS**

**A. PC-06-2024: 6900 Veterans Blvd. and 451 Commerce St. (Midwest RE Acquisitions LLC/Bridge Industrial); Pre-Application Conference [No formal recommendation or motion will be taken]**

Chairman Trzupek introduced the case and noted tonight was a pre-application conference. Chairman Trzupek stated there would be no formal recommendation or motion made tonight. Chairman Trzupek noted there would be public comment, but the consideration was not a public hearing.

Farrell stated the Petitioner is Bridge Industrial, who seeks comments on their proposal for the 113-acre site commonly referred to as CNH. Farrell noted tonight was not a public hearing, and no formal recommendation was being made to the Plan Commission. Farrell noted there was no public testimony as part of the case, but the public comment portion of the meeting immediately followed. Farrell noted in accordance with the Rules of Procedure, public comment was limited to half an hour, with each person provided 3 minutes. Farrell stated Chairman Trzupek could extend these at his discretion. Farrell stated a 20-page staff report, with detailed comments from staff and the Village's consultant Kimley-Horn, was provided. Farrell stated the petitioner's proposal was to divide the property into 13 parcels, including 72-unit townhomes, 6 industrial buildings, and a Public Works facility. Farrell stated the proposal includes off-site traffic or roadway improvements and the extension of Veterans Blvd. through the site. Farrell stated detention would be provided, and a multi-use trail connecting to Harvester Park. Farrell stated the proposed zoning actions if the proposal proceeds to a public hearing. Farrell

discussed the proposed R-5 Planned Residence District and Light Industrial District. Farrell noted there is only one point of entry into the townhome development, and staff recommends having two points of entry. Farrell stated the petitioner is proposing six industrial buildings plus the relocation of the public works facility. Farrell noted the proposed lot coverage and green space areas. Farrell noted petitioner did not provide information regarding the uses or tenants at this time. Farrell stated the Plan Commission asked the Village Board to direct them to hold a public hearing regarding warehousing, and the public hearing for the proposed text amendment would be on May 6th, 2024.

The petitioner, Jon Pozerycki, of Bridge Industrial gave a brief history of Bridge Industrial. Pozerycki noted Bridge focused on Light Industrial and Industrial products. Pozerycki noted Bridge planned to own the development long term. Pozerycki stated the proposal included building townhome units, 6 light industrial buildings, and a Public Works facility. Pozerycki stated the proposal was based on the Village's Comprehensive Plan and feedback from the Village ADOC Committee. Pozerycki noted no Costco was proposed.

The petitioner, Curt Pascoe, of Bridge Industrial, noted the site was 113 acres. Pascoe discussed the existing CNH site and the surrounding uses. Pascoe stated the proposed land uses throughout the site. Pascoe reiterated the basis of the proposal was from the Village's Comprehensive Plan and Zoning Ordinance. Pascoe showed illustrations of existing views and conditions throughout the site. Pascoe showed proposed renderings from the outside and inside of the buildings. Pascoe noted the proposal was not final. Pascoe noted the key goals for the site development. Pascoe noted Bridge was not proposing one large industrial building. Pascoe noted Bridge did not know who the tenants would be at this time, but they would vary throughout the business park. Pascoe noted Bridge owns and operates many developments throughout the Chicago land area and mentioned some of those tenants. Pascoe discussed stormwater management, community benefits, and the planned industrial buildings. Pascoe stated during the open house and at the ADHOC committee that residents supported a townhome development for seniors and empty nesters looking to downsize and have a first-floor bedroom. Pascoe stated that in order to select a suitable partner for the townhome development, Bridge wanted to hear from the Village. Pascoe discussed the traffic improvements on and off-site, residents' experience, landscape, multi-use trail, tax revenue, and stormwater. Pascoe showed before and after illustrations of the existing site versus the proposed site. Pascoe discussed the feedback, ideas, and requests from the open house held on March 21, 2024. Pascoe discussed the proposed traffic improvements and the traffic study.

Chairman Trzuppek discussed rezoning and the regulations for the R-A Research Assembly District and the L-I Light Industrial District. Chairman asked for clarification regarding the 278 loading docks shown on the proposal. Pascoe stated there would not be 278 loading docks. Chairman Trzuppek discussed truck traffic per day. Chairman Trzuppek noted rezoning from R-A to L-I opened the site up to more truck traffic. Chairman Trzuppek noted Highgrove had less than 150 loading docks, and Bridges' proposal was different and may have more truck traffic than the existing CNH. Chairman Trzuppek discussed Highgrove and the new proposal. Chairman Trzuppek asked Bridge to further elucidate the truck traffic and justify the rezoning from R-A to L-I. Chairman Trzuppek discussed car traffic, streets, and intersections, and suggested looking into the timing of

the traffic lights. Chairman Trzupsek noted car traffic was already bad and would like to make it better or at least not worse.

Pascoe noted Bridge has conducted traffic studies on the existing industrial parks. Pascoe noted Bridge would take a detailed look at the timing of the traffic signals.

Chairman Trzupsek asked to see the cross-section. Chairman Trzupsek discussed the building heights in Fieldstone and the proposed light industrial buildings. Chairman Trzupsek noted per the Village Zoning Ordinance, only two trucks were allowed to park outside overnight. Chairman Trzupsek asked Bridge to future explain the 85% stormwater detention improvement. Chairman Trzupsek mentioned the comprehensive plan notes to strengthen and maintain property values. Chairman Trzupsek stated concern regarding the impact the proposal and potential increased truck traffic could have on property values. Chairman Trzupsek discussed the thoroughfare and the need for further detail regarding the rezoning and stormwater.

Pascoe noted the concept did not include overnight truck parking and trucks consistently parked in the parking lot.

Chairman Trzupsek asked for Commissioner discussion.

Commissioner Morton discussed the proposed traffic counts and noted he would like to see further clarification. Commissioner Morton noted that 72 townhomes on a 20-acre lot seemed dense, and the Floor Area Ratio would be required and examined. Commissioner Morton stated the need for the traffic counts to be separated by use. Commissioner Morton expressed the need for more buffering and isolation between the proposed uses.

Commissioner Stratis noted he worked for Costco. Commissioner Stratis stated he had previous conversations with Bridge and had excused himself on the topic due to the potential Costco development. Commissioner Stratis stated he would no longer be recusing himself and noted Costco was not a part of the proposed development. Commissioner Stratis asked about the stormwater impact and improvement on Fieldstone. Pascoe stated Bridge would be improving stormwater management and reducing flow to the site.

Chairman Trzupsek discussed stormwater management.

Commissioner Stratis asked if there were any restrictions inhibiting or prohibiting the proposed uses. Commissioner Stratis expressed the need for buffers on the site and discussed the townhome proposal. Commissioner Stratis supposed LEED certification and solar panels. Commissioner Stratis asked if Bridge intended to have carbon free heating.

Pascoe noted Bridge did not have an immediate plan for carbon free heating.

Commissioner Stratis asked if CNH was engaged when the Comprehensive Plan was last amended. Farrell noted she was unsure. Commissioner Stratis discussed outdoor

speakers, storage, and safety concerns regarding parking on the weekends. Commissioner Stratis explained a Planned Unit Development. Commissioner Stratis asked about the existing CNH water tower. Commissioner Stratis expressed concern regarding parking and safety. Commissioner Stratis asked about Institute of Transportation Engineers (ITE) and the Level of Service grading system.

Pascoe noted the proposal was for a Planned Unit Development. Pascoe stated the CNH water tower would be removed. Pascoe explained the ITE.

Chairman Trzupsek noted the only intersection that did not pass was at Plainfield and Highgrove, which received a D grade. Chairman Trzupsek noted Carriage Way and County Line Road was already congested and questioned how the current proposal was adequate.

Commissioner Stratis noted he would not want any existing conditions to decline. Commissioner Stratis discussed the intersection off Veterans, traffic, and congestion.

Pascoe mentioned Bridge would further examine the traffic.

Commissioner Stratis mentioned the proposal stated 10 acres of green space, but he only noted 2 acres. Pascoe pointed out the large continuous green spaces. Commissioner Stratis asked for clarification regarding the parking and trailers. Pascoe discussed the surrounding facilities with parking lots dedicated for dead-end parking and storage. Commissioner Stratis asked if the developer would be requesting tax incentives. Pascoe noted not at this time.

Commissioner Broline stated concern regarding truck traffic and dead-end parking. Commissioner Broline asked if the townhome development was to provide a transition between the uses. Pascoe stated that the Village and Ad Hoc Committees input influenced the townhome development.

Commissioner Petrich asked about rezoning and meeting the light industrial regulations. Farrell stated if there were any exceptions, it would be a part of the PUD. Commissioner Petrich noted opposition to the permitted uses in the G-I District. Commissioner Petrich agreed with previous comments from the Commissioners. Commissioner Petrich asked if the petitioner has read staffs comments. Pascoe stated not at this time. Commissioner Petrich asked about building height. Farrell stated staff needed additional information to determine the maximum building height. Commissioner Petrich noted not every building should be 50' in height. Commissioner Petrich asked for clarification regarding the schedule and project timeline. Commissioner Petrich noted the two-year timeline seemed quick. Commissioner Petrich asked and discussed noise and pollution impacts, community benefits, pedestrian crossing at the County Line Road, pickleball courts, and the solar rooftops.

Pascoe stated a study on pollution and noise had not been conducted. Pascoe noted Bridge did intend to sell solar power. Farrell noted that current solar regulations are for providing power to the site itself.

Commissioner Parrella agreed with previous comments from the Commissioners. Commissioner Parrella noted a light, pollution, and emissions study was needed. Commissioner Parrella stated concern regarding safety and circulation. Commissioner Parrella asked for clarification regarding the square footage of the existing and proposed public works building. Commissioner Parrella asked if a study was conducted on the ponds to the south of the site to determine if they were sufficient. Pascoe stated that there would be changes to the topography, and Bridge would provide a stormwater study.

Commissioner McCollan noted concerns regarding truck traffic and traffic along Plainfield, Madison, Veterans Blvd., and County Line Road.

Commissioner Irwin was pleased with the development and the consideration that went into it. Commissioner Irwin stated concern regarding County Line Rd. traffic, truck traffic, and building height. Commissioner Irwin asked if there were different alternatives to entering and exiting the site. Farrell noted that was an important point to consider. Farrell noted staff recommended adding an access point to the east of the site. Farrell noted that the townhome development only had one proposed entrance point. Farrell noted the access point to the townhomes was also where the trucks would enter and exit.

Chairman Trzupsek discussed the proposal for a Planned Unit Development and the rezoning request. Farrell clarified if the developer wished to do something differently than the PUD regulations, the PUD would need to be amended. Chairman Trzupsek asked for clarification regarding the existing and proposed size of the public works building. Chairman Trzupsek discussed building height and setbacks. Chairman Trzupsek asked for clarification regarding LEED certification. Pascoe stated Bridge intends to obtain full LEED certification.

Commissioner Parrella asked Bridge to come back with the proposed signage. Commissioner Parrella asked about the process for a tenant who may want a sign deviating from the PUD regulations. Pascoe stated the PUD would include the sign regulations. Pascoe noted a tenant would need to amend the PUD if they wished to deviate from the regulations.

Commissioner Broline suggested the developer include a plan to manage the impact on residents and traffic during the 2-years of construction.

Chairman Trzupsek discussed traffic stormwater, property values, and the need for noise, pollution, and light studies. Chairman Trzupsek clarified this pre-application conference was not a public hearing. Chairman Trzupsek asked for public comments.

Ingrid Templer, a Fieldstone resident, noted her yard looks onto Veterans Blvd. Templer noted she had not seen a single truck today, but there would be a significant increase with the proposal. Templer noted a fence would help alleviate the hardship.

Davick Kochen, 131 Surrey Lane, mentioned previous warehouse buildings and trucks blocking buildings on Tower Drive. Kochen stated more than two trucks were parked at the site overnight. Kochen distributed images to the Commission. Kochen stated concern regarding the potential truck traffic and noise impacts.

Chairman Trzupek reiterated the truck traffic was a concern.

Steve Patterson, 134 Surrey Lane, noted opposition to the development. Patterson stated concern regarding the 300-plus daily truck traffic trips. Patterson stated of the 82 residents he spoke to in Carriage Way, 64 residents expressed opposition to the development based on the number of truck and car traffic. Patterson stated concern regarding the intense use of warehousing or light industrial. Patterson noted it was unusual that the light industrial building was not adjacent to the main arterial roadways. Patterson noted Highgrove was not intended to handle the extensive proposed truck traffic. Patterson asked if the traffic study considered cars cutting through Veterans Blvd. to get from one place to another faster. Patterson discussed Carriage Way and Harvester Park. Patterson noted the proposed industrial building was not what came out of the Ad Hoc Committee.

Chairman Trzupek agreed with his concerns regarding a thoroughfare and Plainfield Rd. Chairman Trzupek reiterated that Bridge would need to show why rezoning was in the best interest of the Village.

Don Chappel, 7901 S County Line Road, stated concerns regarding the intensity of the use and traffic. Chappel noted the proposal was not in the best interest of the Village. Chappel stated he encourages Village staff to consider an alternative use for the site.

Mary Bradley, 121 Surrey Lane, discussed truck bays and noted the proposal had too many. Bradley questioned if the traffic study included the current surrounding businesses. Bradley stated the development should be peaceful and quiet, as mentioned in the Comprehensive Plan. Bradley noted residents would cut through the site utilizing the extension of Veterans Blvd.

Li Chai, 6852 Fieldstone Drive, stated a traffic profile was needed, and the traffic study needed to be considered. Chai discussed the proposal.

Donna Ryan, Chestnut Hills Association, stated concern regarding the overflow at the Park District. Ryan noted over the weekend Harvester Park already had overflow due to residents from other towns traveling to visit the park.

Chairman reiterated this was a pre-application conference. Chairman Trzupek noted the staff report packet and other documentation were available on the Village website. Chairman Trzupek discussed the next steps for the petitioner and the public hearing process.

Stern discussed the DuPage County Zoning action that the Village received on April 11, 2024. Stern noted she was waiting to hear back from DuPage County regarding whether the request was the same from December.

Commissioner Petrich noted there was a new request for auto repair in addition to the previous request.

Chairman Trzupke noted dependent on staff's conversation with DuPage County, staff could revise the previous letter to include comments regarding the auto repair or submit the previous letter to DuPage County.

**VI. PUBLIC COMMENT**

No additional public comments were made.

**VII. FUTURE MEETINGS**

Stratis noted he was the representative for the April 22, 2024 Village Board meeting.

Stern noted the warehouse text amendment was on the May 6, 2024 Plan Commission agenda.

**VIII. ADJOURNMENT**

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commission McCollian to adjourn the meeting at 9:03 p.m.

**ROLL CALL VOTE** was as follows:

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

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

Respectfully Submitted:



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Ella Stern  
Planner