



**REGULAR MEETING
VILLAGE OF BURR RIDGE
PLAN COMMISSION**

**March 3, 2014
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Robert Grela
Luisa Hoch**

**Greg Scott
Mary Praxmarer
Prashant Sheth, Alternate**

II. APPROVAL OF PRIOR MEETING MINUTES

A. February 3, 2014 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. V-02-2014: 15W050 87th Street (Renewable Energy); Variation and Findings of Fact

Requests a variation from Section IV.N.2.b of the Burr Ridge Zoning Ordinance to permit a rooftop solar energy panel located less than the required five feet from the perimeter of the building.

IV. CORRESPONDENCE

A. Board Report – February 10, 2014 and February 24, 2014

B. Building Report – January, 2014

V. OTHER CONSIDERATIONS

A. PC-02-2014: Consideration to Conduct Public Hearing for an Amendment to the Zoning Ordinance Regulating Hobby Beekeeping in Residential Districts

VI. FUTURE SCHEDULED MEETINGS

A. March 17, 2014: The filing deadline for this meeting was February 24, 2014. There are no public hearings scheduled for this meeting date.

B. April 7, 2014: The filing deadline for this meeting is March 17, 2014

VII. ADJOURNMENT

PLEASE NOTE: All recommendations from the Plan Commission are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their March 10, 2014 Regular Meeting beginning at 7:00 P.M. Commissioner Grela is the Plan Commission representative for the March 10, 2014 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

FEBRUARY 3, 2014

1. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 P.M. at the Burr Ridge Police Station, 7700 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 6 – Grunsten, Hoch, Scott, Grela, Praxmarer, and Trzupek

ABSENT: 1 – Stratis

Also present was Community Development Director Doug Pollock.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Grunsten to approve minutes of the December 16, 2013 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Grela, Grunsten, Scott, Praxmarer and Trzupek

NAYS: 0 – None

ABSTAIN: 1 – Hoch

MOTION CARRIED by a vote of 5-0.

3. PUBLIC HEARINGS

A. V-01-2014: 8462 Meadowbrook Drive (Leja); Variation

Chairman Trzupek asked Mr. Pollock to provide a summary of this hearing.

Mr. Pollock summarized the request as follows: The property owner would like to add to an existing detached garage. The garage is located in a side and front yard and the Zoning Ordinance requires that all detached buildings be located in the rear yard. A variation is being requested to allow an addition to a garage with the existing garage located in a front and side yard and the addition being in the side yard.

Chairman Trzupek asked the petitioner for comments and questions.

Mr. Kazimierz Leja said that he is the property owner and the petitioner. He said that the picture of the garage submitted with the petition shows a brick façade but that the garage will be siding similar to the house. He said that there are no homes in the Meadowbrook Drive area that have detached garages in the back yard. He said there are two homes with detached garages in the side yard and the others have attached garages. He said putting the garage in the back yard would not look as good as keeping it in the side yard.

Chairman Trzupek asked if there was anyone in the audience wishing to speak on this matter. There were none.

Chairman Trzupek asked the petitioner about the amount of the existing garage that was being preserved. Mr. Leja said that the foundation, three walls, and the roof trusses of the existing garage would be kept.

Commissioner Praxmarer asked if any of the neighbors commented on the variation and if the existing shed was to be removed. Mr. Leja said he had not heard from any neighbors and that the shed would be removed. Mr. Pollock added that he did not get any calls from other residents regarding this request.

Commissioner Grela said that the Commission usually receives better drawings showing greater detail of the proposed building. He said that he cannot identify a hardship other than perhaps the cost of re-locating the garage. In response to Commissioner Grela, Mr. Leja clarified that he is keeping most of the walls and roof and the new garage would have the same width but extended toward the rear yard.

Commissioner Scott asked if the petitioner looked at the cost of relocating the garage to the rear yard. Mr. Leja said he did not because he assumed the cost would be too much and that he feels the garage would look better and function better in its current location.

Commissioner Hoch asked if the garage will look about the same from the street and if the existing shed would be removed. Mr. Leja said that the garage would look the same except it would have new siding and new roof. He added that the shed located in the side yard would be removed.

Commissioner Hoch noted that the approval of the variation will not increase the extent that the garage is non-conforming and that it will result in the removal of one, non-conforming building.

Commissioner Grunsten said that she is struggling with whether there is a hardship for this variation. In response to Commissioner Grunsten, Mr. Leja said that the garage would be used for two cars plus lawn and gardening equipment.

Mr. Leja added that he would agree to plant additional trees between the street and garage.

Chairman Trzupek confirmed with Mr. Pollock that if the garage and the proposed garage addition were attached to the house they would be permitted and a variation would not be needed. He added that he believes if it were a complete removal, it would be different but with this variation being an addition that does not increase the non-conformity, it may be acceptable.

Commissioner Grela stated that after hearing the testimony tonight, he believes that the requirement to completely remove the existing structure to comply with the Zoning Ordinance is a hardship similar to the variation that was granted for the addition to the house.

Chairman Trzupek concurred stating that the hardship is that the existing garage cannot be expanded without removal or a variation.

Mr. John Bittner, 2 Hidden Lake Drive, said that he thinks the variation should be approved to allow the resident to make a significant improvement to the property.

There being no more questions or comments from the public, Chairman Trzupek asked for a motion to close the hearing.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Grunsten to close the hearing for V-01-2014.

ROLL CALL VOTE was as follows:

AYES: 5 – Grela, Grunsten, Hoch, Scott, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to recommend approval to the Board of Trustees of V-01-2014, a variation from Section IV.I.1 of the Zoning Ordinance to permit the expansion of a detached garage located in a side yard subject to the following conditions:

- A. The variation shall be limited to the existing garage and an addition to said garage that extends to the west as per the submitted site plan.
- B. The total area of the garage with the addition shall not exceed 1,250 square feet.

ROLL CALL VOTE was as follows:

AYES: 4 – Grela, Scott, Hoch, and Trzupek

NAYS: 1 – Grunsten

MOTION CARRIED by a vote of 4-1.

4. CORRESPONDENCE

There was no discussion regarding the Board Report.

5. OTHER CONSIDERATIONS

A. PC-01-2014: Annual Zoning Ordinance Review

Chairman Trzupek asked Mr. Pollock to provide a review of this item.

Mr. Pollock presented the written report that summarizes all activities of the Plan Commission during the calendar year 2013. He said that the Commission conducts this review each year to determine if there are any trends that need to be addressed or if there are clarifications or other amendments to the Zoning Ordinance that would be appropriate. He concluded that staff does not have any recommendations for further action.

Ms. Alice Krampits was in the audience and asked about expanding the range for public hearing notice letters. Mr. Pollock said the current practice is to send letters to property owners within 500 feet of the subject property.

The Commission discussed whether to extend the range to 750 feet. Although some members believed the existing 500 feet was acceptable, there was a general consensus to recommend that the Board review this and change the minimum to 750 feet.

Mr. Pollock said he was not sure if a public hearing would be necessary or if this could be done administratively.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Grunsten to recommend that the Board of Trustees either authorize the Plan Commission to conduct a public hearing to extend the public hearing notice range to 750 feet or if a public hearing is not necessary, for the Board of Trustees to direct staff to begin providing notice for public hearings to all property owners within 750 feet of a property.

ROLL CALL VOTE was as follows:

AYES: 4 – Grela, Grunsten, Scott, and Trzupek

NAYS: 1 – Hoch

MOTION CARRIED by a vote of 4-1.

6. FUTURE SCHEDULED MEETINGS

Mr. Pollock reported that there is nothing scheduled for the February 17, 2014 meeting and the deadline for publishing legal notices has passed.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to cancel the February 17, 2014 meeting. The **MOTION** was unanimously approved by **VOICE VOTE** of the Plan Commission.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 8:48 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:48 p.m.

**Respectfully
Submitted:**

March 3, 2014

J. Douglas Pollock, AICP



**VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT AND SUMMARY**

V-02-2014; 15W050 87th Street (Renewable Energy); Requests a variation from Section IV.N.2.b of the Burr Ridge Zoning Ordinance to permit rooftop solar energy panels located less than the required five feet from the perimeter of the building.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: March 3, 2014

GENERAL INFORMATION

Petitioner: Renewable Energy
Alternatives

Property Owner: Ash Ahmad

**Petitioner's
Status:** Contractor

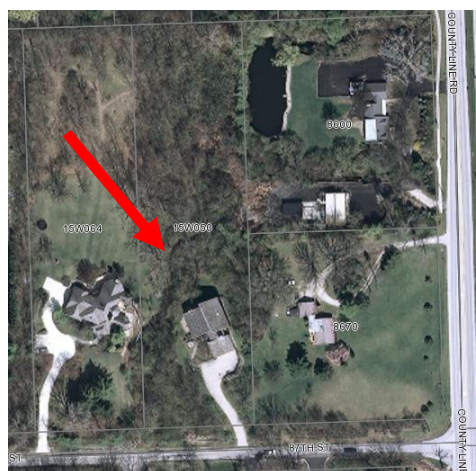
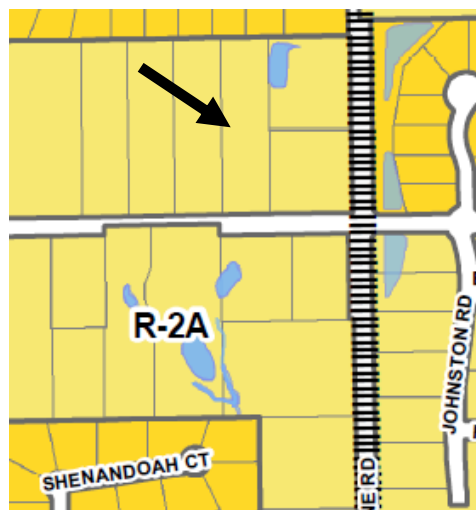
Land Use Plan: Recommends Single-Family
Residential Use

Existing Zoning: R-2A Single-Family Residence

Existing Land Use: Single-Family Residence

Site Area: 2.5 Acres

Subdivision: None



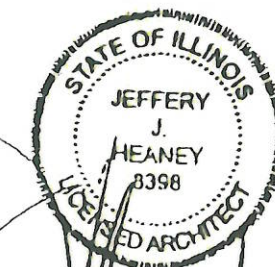
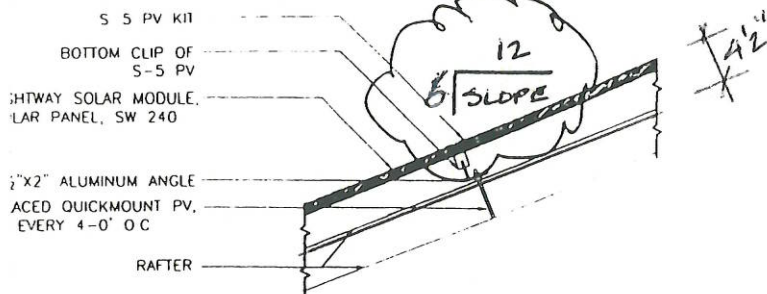
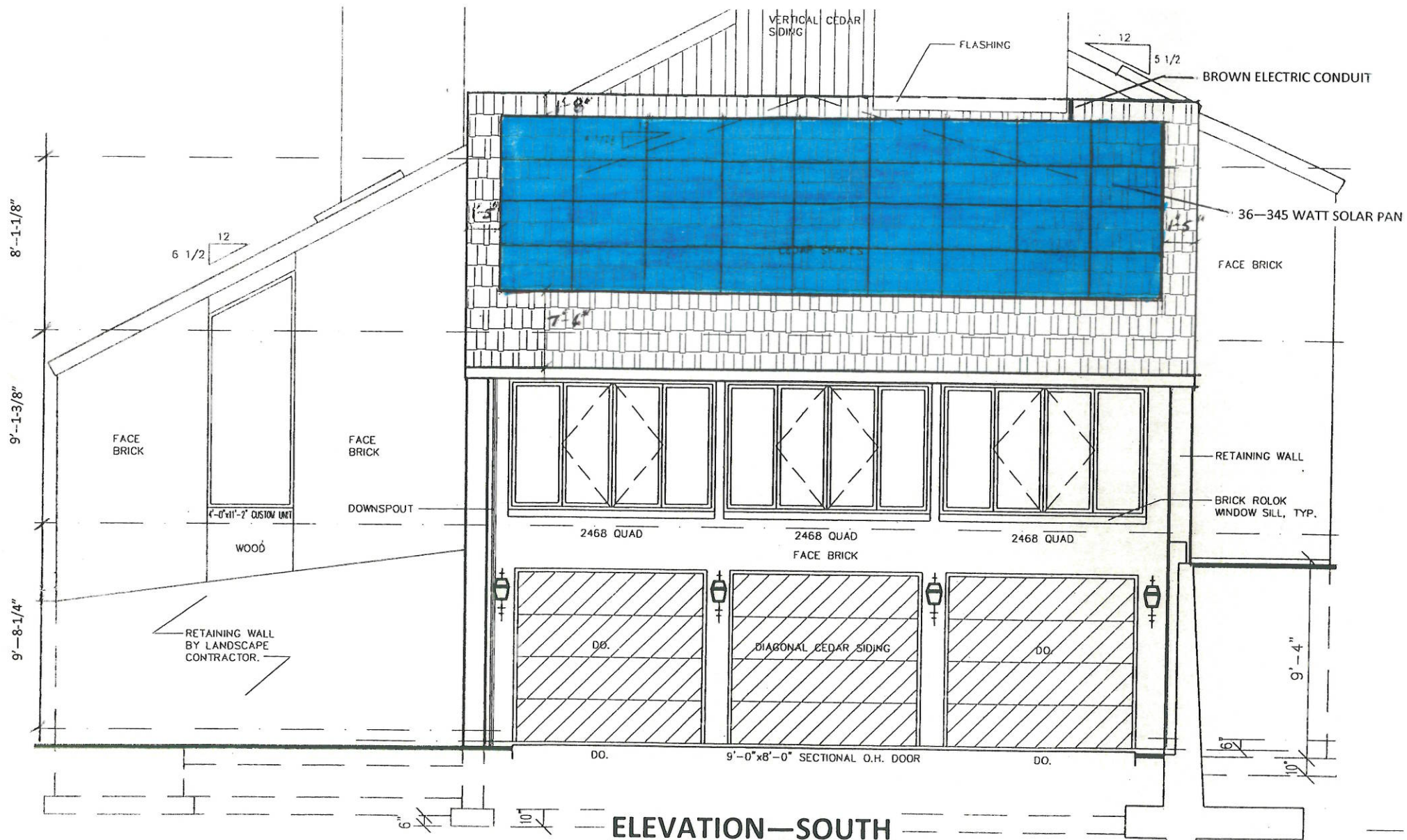
SUMMARY

The petitioner proposes to add solar energy panels to the roof of an existing home. Section IV.N.2 of the Zoning Ordinance provides regulations for the installation of rooftop solar panels in residential districts. The proposed solar panels comply with the Zoning Ordinance except paragraph b states that solar collectors must be setback a minimum of five feet from the principal façade for sloped and flat roof buildings. The proposed solar panels would be located 1'- 5" from the side wall of the house.

The zoning regulations for solar panels are attached. These regulations were adopted in 2008. Also attached are the minutes from the public hearing for the solar panel amendment. The existing regulations were adopted in response to a request from a resident at 411 Westminster Drive (located in Devon Subdivision north of 91st Street). A permit was issued for this installation in 2008. To staff's knowledge, this is the only solar panel installation in the Village.

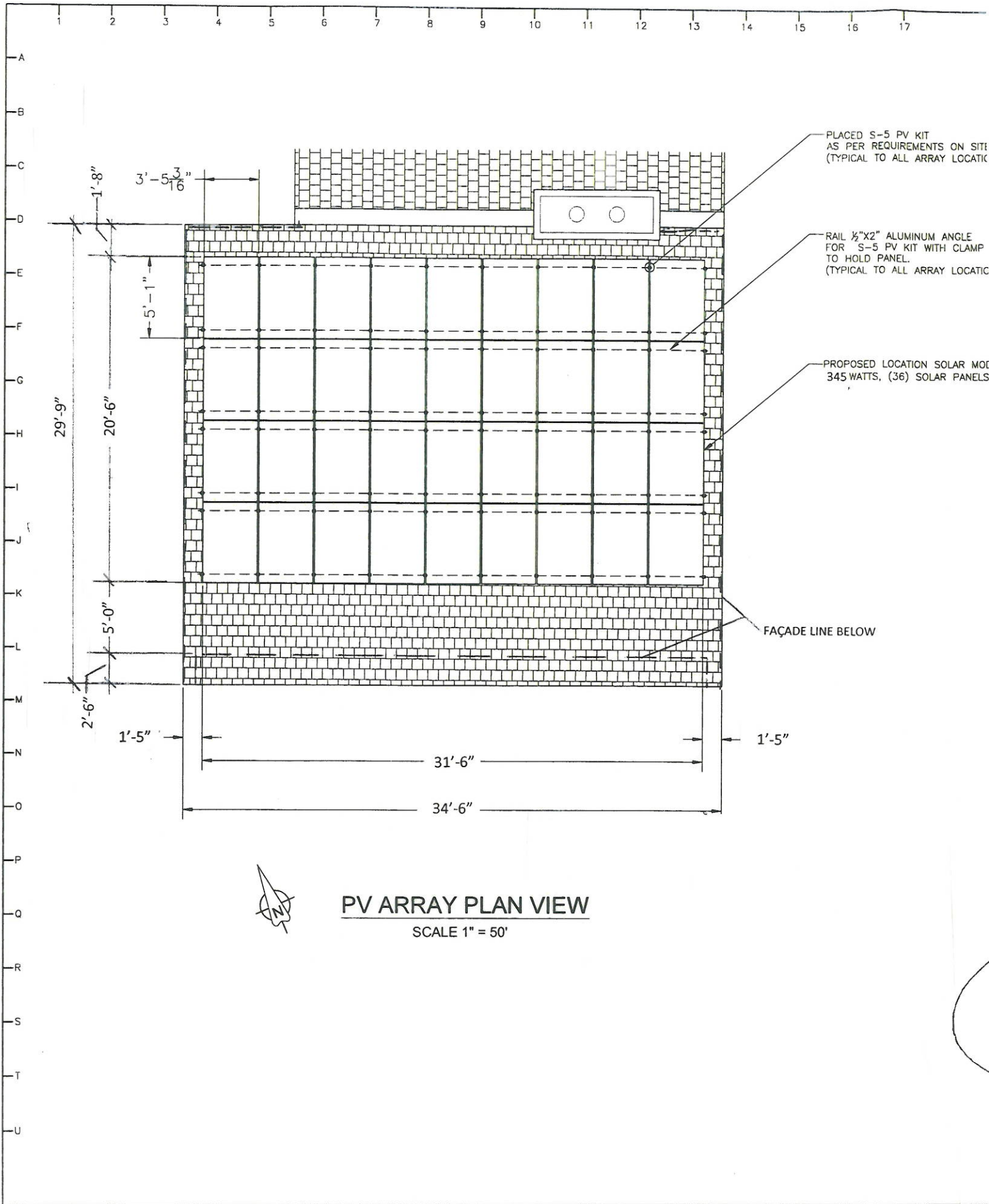
Findings of Fact and Recommendation

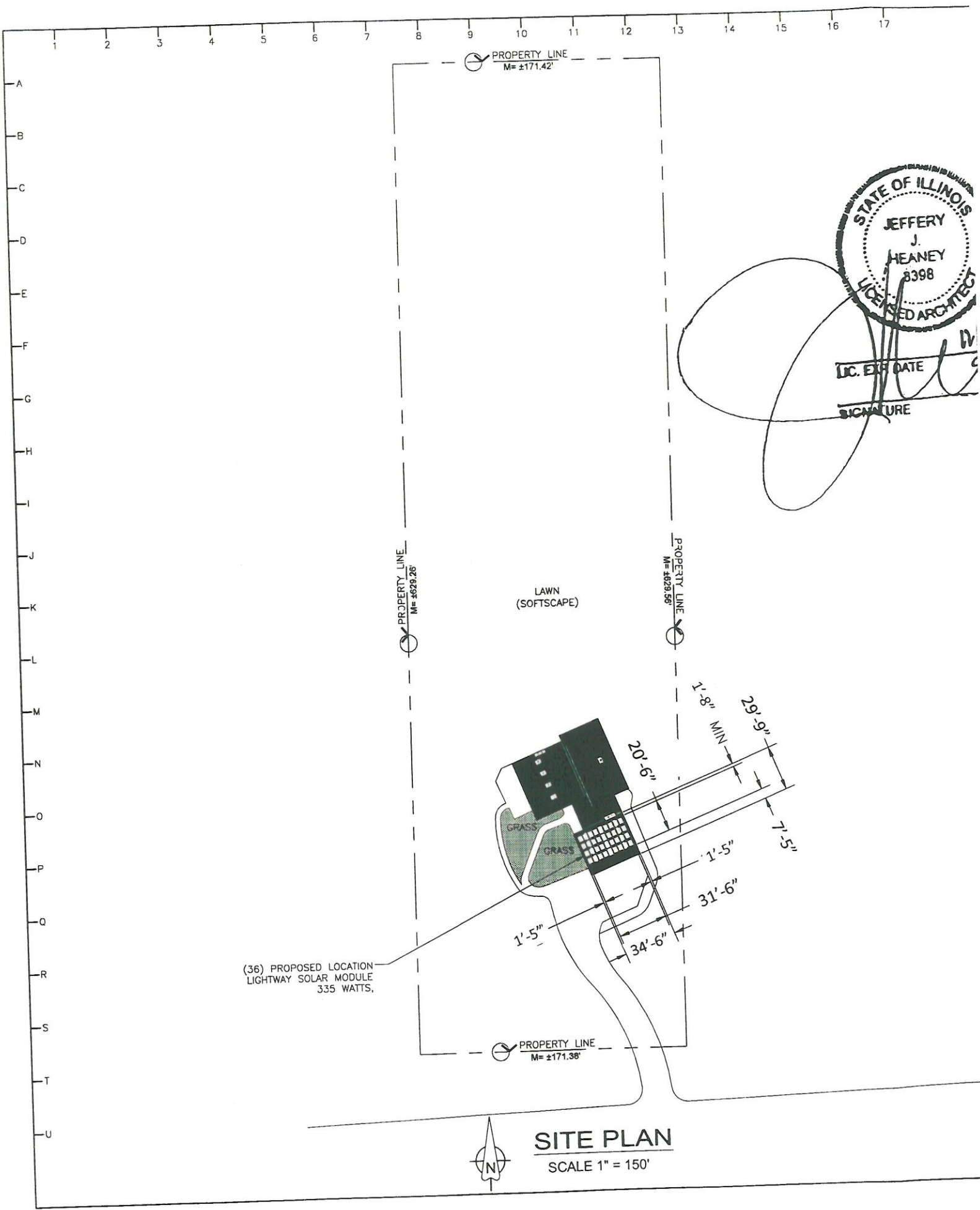
The petitioner has submitted findings of fact which may be adopted if the Plan Commission is in agreement with those findings. In summary, the petitioner's findings describe the hardship as being their inability to gain full use of solar panels due to the reduced size and corresponding regulation in energy generation. It should also be noted that the panels would not extend beyond the roof line and in this particular application would not be easily seen from adjacent properties. Based on the petitioner's findings of fact, ***staff recommends approval*** of this variation subject to compliance with the submitted plans.



DATE

12/30/14





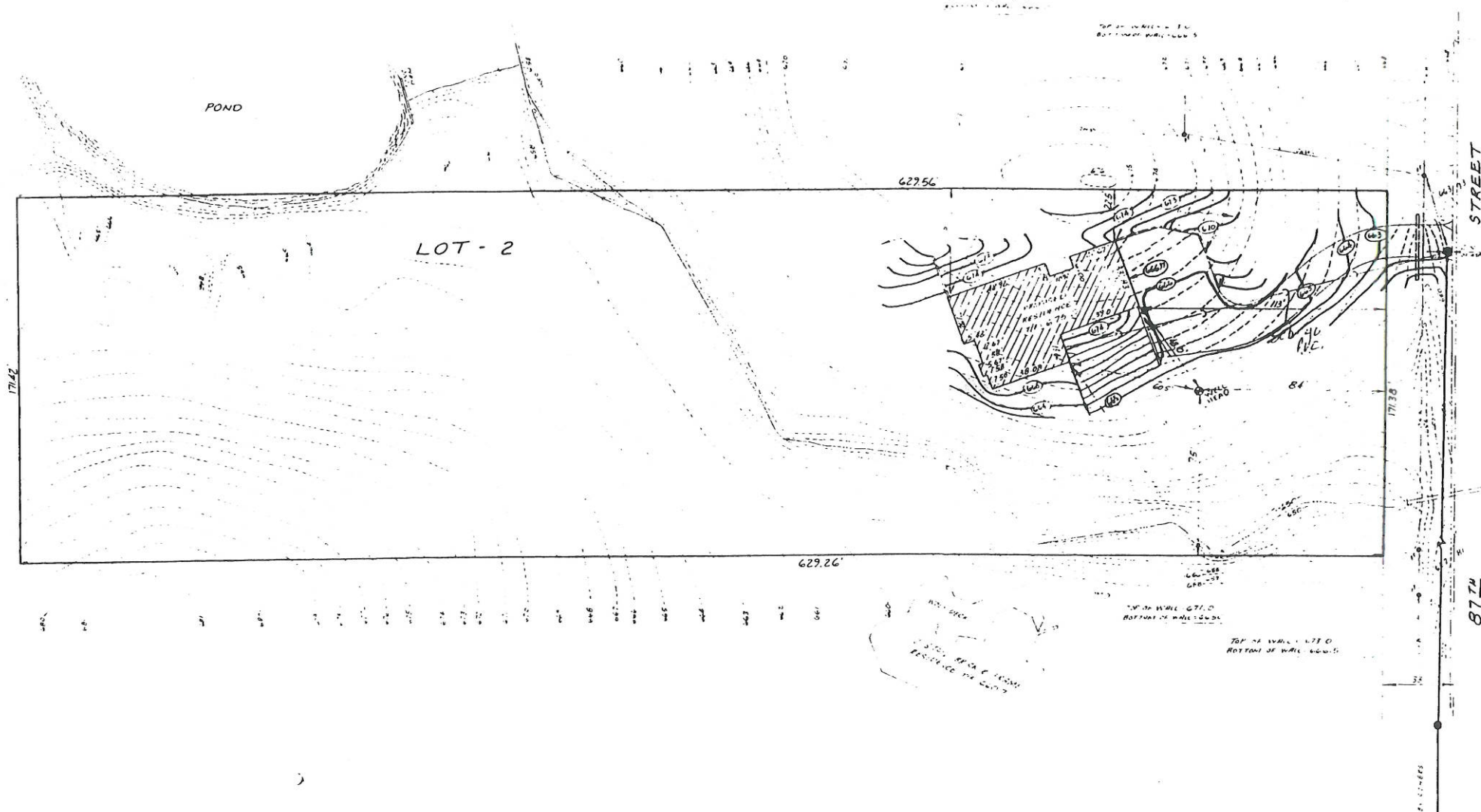
LIC. EXP. DATE
SIGNATURE

SITE PLAN
SCALE 1" = 150'

PLOT PLAN

LOT 2 IN LOMBARDI'S ASSESSMENT PLAT, BEING IN THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 20 N. R. 10 E. RANGE 11 E. OF THE THIRD PRINCIPAL MERIDIAN, RECORD AS DOCUMENT NUMBER 145, 115,000, IN RECORDS & COPIES IN DEER PARK COUNTY, ILLINOIS

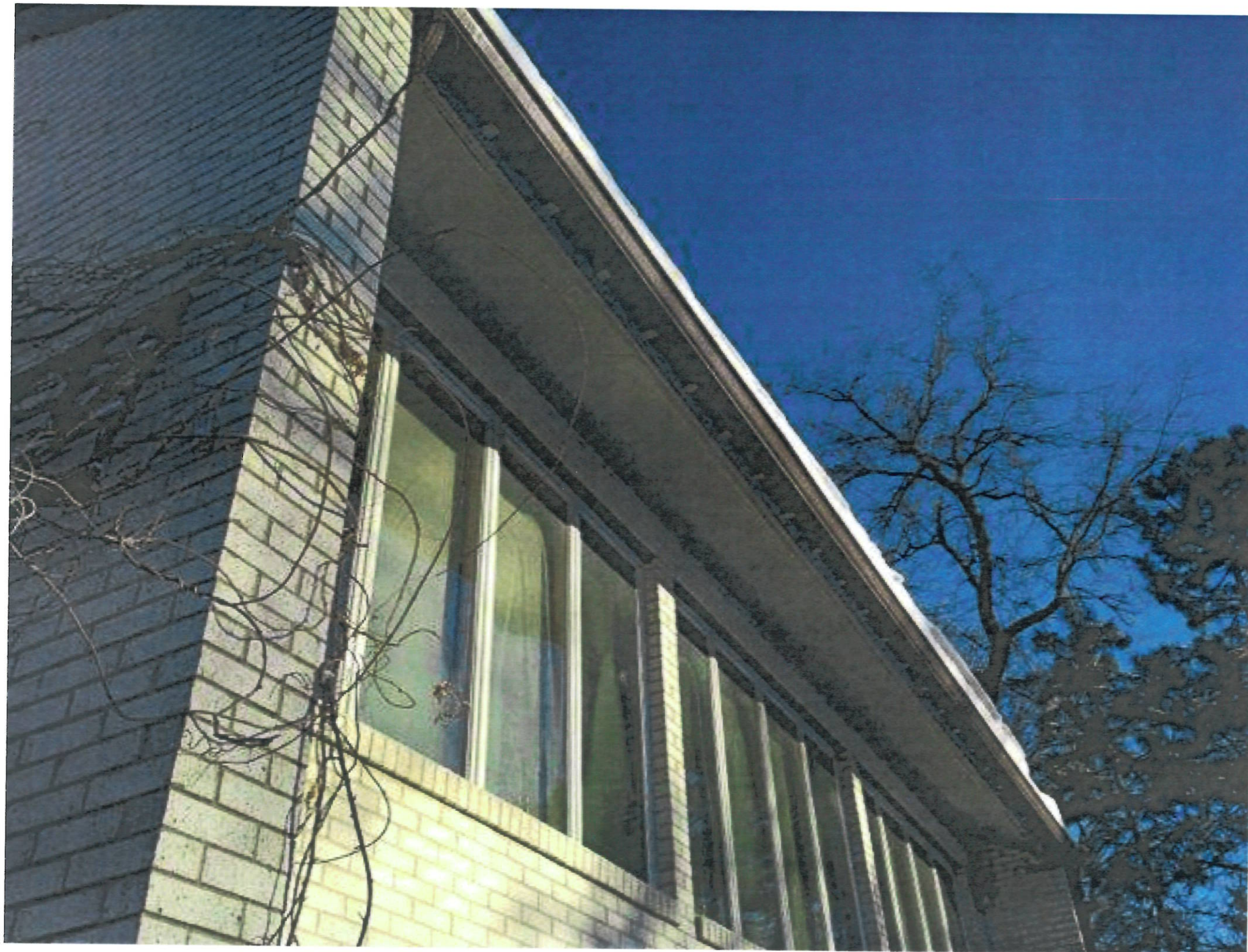
N
51° 17' 30"





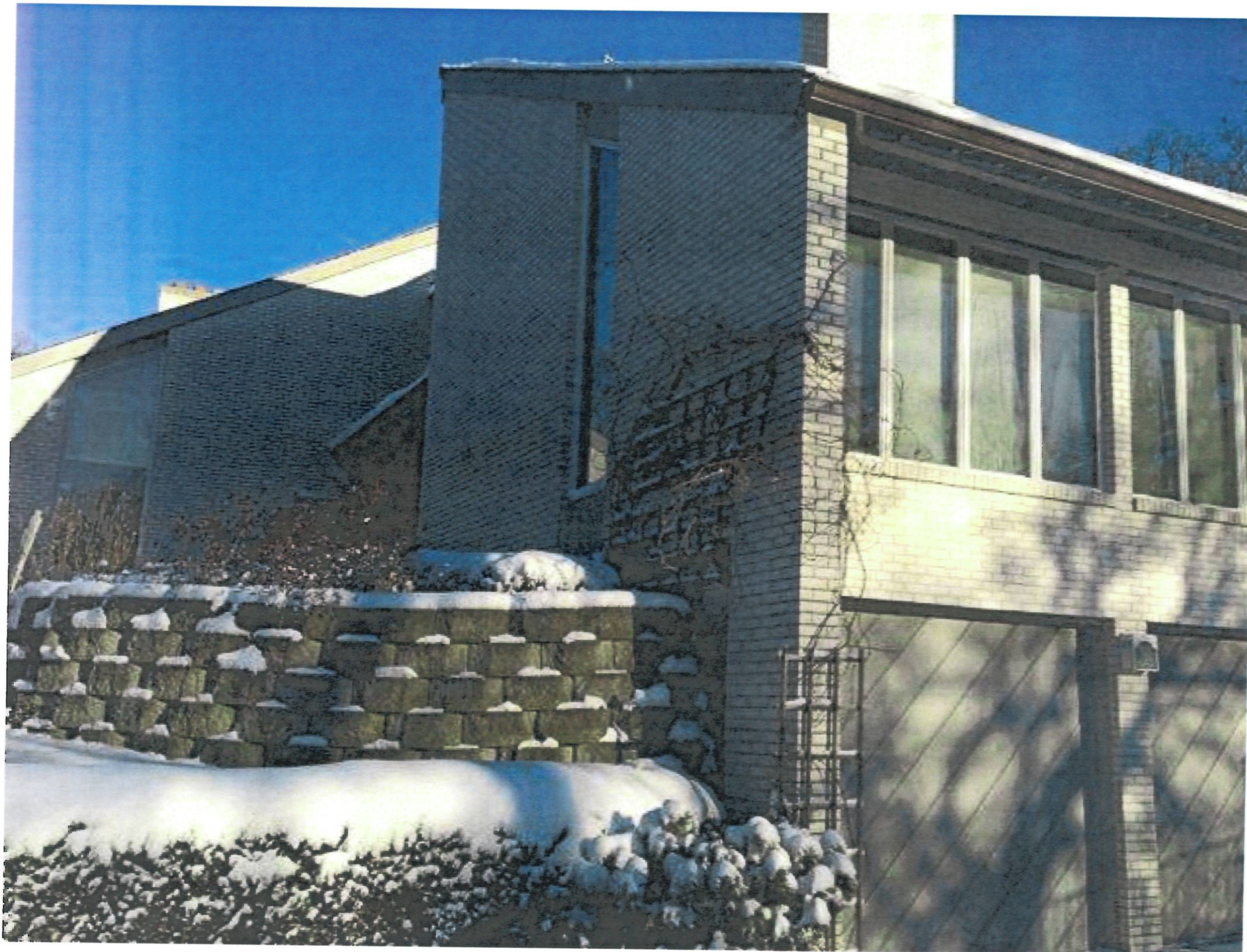
The conduit will be running along side of the southeast part of home. From the top of the roof to the utility room.

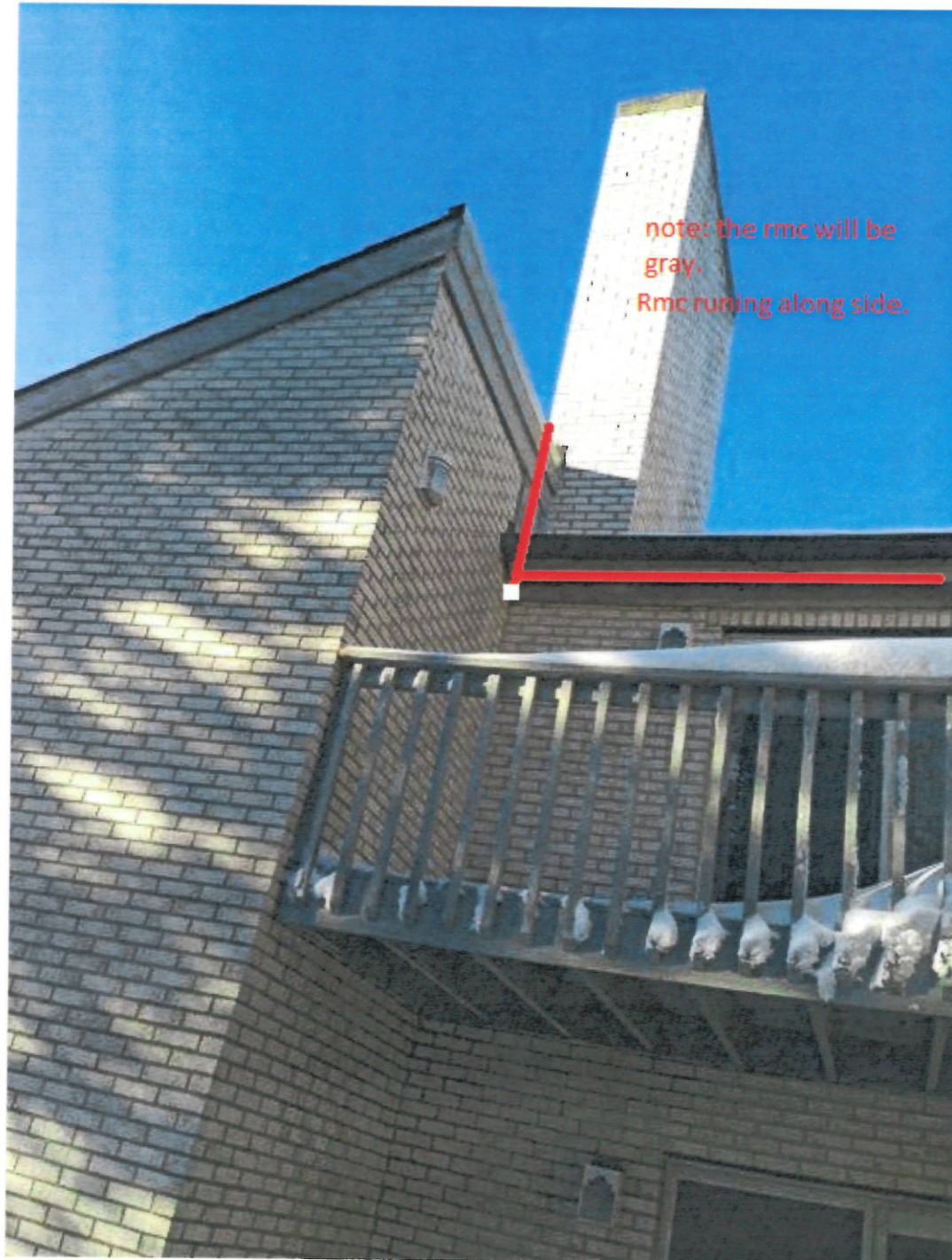












note: the rmc will be
gray.
Rmc running along side.

I-T-E® Indoor Load Center

SIEMENS

Catalog Number
G3030MB1200

Series

C

K2291

Enclosure

Type 1

Ratings:
200 Amps. Max.
See Main Breaker Rating
120/240 Volts A.C. 1 Phase 3 Wire
208Y/120 Volts A.C. 1 Phase 3 Wire

Suitable For Use As Service Equipment

when used as permitted by Article 384 of the National Electrical Code

Single pole circuit breakers with a single handle are not permitted for use in a two wire circuit connected to a three wire system.

Terminals:

Use Copper or Aluminum Wire

for all panel terminals and on circuit breaker terminals when breakers are so marked

When used as service equipment, all unused neutral branch terminals can be used as equipment grounding wire terminals. These terminals can be identified by the green or bare grounding wire and will accept the wire sizes listed under "Ground Bar Wire Size". When used as other than service equipment, use Ground Bar Kit Type "GB" for equipment grounding wire terminals.

Ground Bar Wire Size

Copper
One #14-#4 AWG or Two or Three #14-#10 AWG
Aluminum
One #12-#4 AWG or Two or Three #12-#10 AWG

Neutral Bar Wire Size

Wire Size
14-10 AWG CU
12-10 AWG AL
8 AWG CU/AL
6 AWG CU/AL
4 AWG CU/AL

Tightening

Torque
20 Lb.-In.
20 Lb.-In.
25 Lb.-In.
35 Lb.-In.
45 Lb.-In.

Line Terminals A, B, and N

Suitable for 60/75°C Conductors
Wire Size Copper and Aluminum
#1-250 kcmil AWG
Torque Terminals to 340 Lb.-In.

Terminal G

Suitable for 60/75°C Conductors
Wire Size Copper and Aluminum
#4-2/0 AWG

Torque Terminals to 45 Lb.-In.

Load Terminals

See markings on breaker for torque requirements and conductor rating.

LK 1-2 Lug Kit

Suitable for 60/75°C Conductors
Wire Size Copper and Aluminum
#2-1/0 AWG

Torque Terminals to 45 Lb.-In.

LK-2 Lug Kit

Suitable for 60/75°C Conductors
Wire Size Copper and Aluminum
#4-2/0 AWG

Torque Terminals to 135 Lb.-In.

LK-3 Lug Kit

Suitable for 60/75°C Conductors
Wire Size Copper and Aluminum
#1-300 kcmil AWG

Torque Terminals to 340 Lb.-In.

LK-4 Lug Kit

Suitable for 60/75°C Conductors
Wire Size Copper and Aluminum
#1-300 kcmil AWG

Torque Terminals to 340 Lb.-In.

#4-2/0 AWG

Torque Terminals to 135 Lb.-In.

Accessories:

Door Lock-Cat. No. GFL2
Filler Plate-Cat. No. GF-3
1/0 Branch Neutral Terminal-Cat. No. LK 1-2
Type LK Lug Kits
2/0 Branch Neutral Terminal-Cat. No. LK-2
300 kcmil Branch Neutral Terminal-Cat. No. LK-3
300 kcmil 2/0 Branch Neutral Terminal-Cat. No. LK-4
Insulated Neutral Tie Strap-Cat. No. INTS

Auxiliary Gutter Cat. No. RAG

24, RAG 33, and RAG 36

Ground Bars

Catalog No.

GB5

GB10

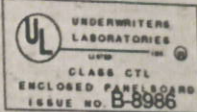
GB14

GB20

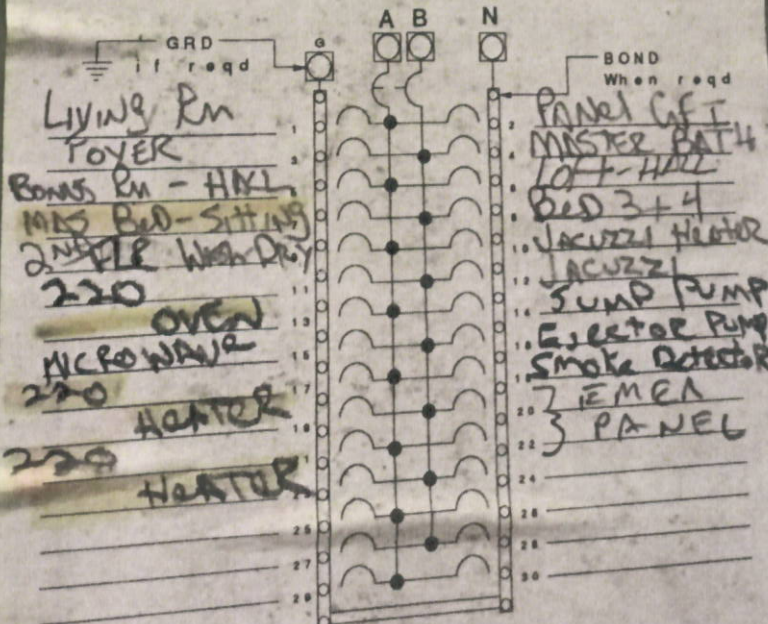
General Information:

Remove knockout from trim only where breakers will be installed. All openings must be filled with breakers or filler plates.

Circuit breaker overload trip position is indicated by handle position midway between ON and OFF. To reset, move handle to OFF position then turn ON.



For Installation In Accordance With The National Electrical Code.



Short Circuit Current Rating

This panelboard has a maximum short circuit current rating of 65,000 RMS symmetrical amperes. The actual rating is dependent on the branch breakers installed in the panelboard and the main/feeder breaker, if any, installed ahead of this panelboard. The correct main and branch breaker series combinations to be used are indicated in the tabulation below.



VILLAGE OF BURR RIDGE

MEMORANDUM

TO: Village of Burr Ridge Plan Commission
Greg Trzupek, Chairman

FROM: Doug Pollock, AICP

DATE: February 27, 2014

RE: Board Report for March 3, 2014 Plan Commission Meeting

At its February 10, 2014 and February 27, 2014 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

McNaughton's 87th and Madison Subdivision: The Board approved a Resolution amending the Annexation Agreement with the property owner and approving the Preliminary Plat of Subdivision.

V-01-2014: 8426 Meadowbrook Drive (Kazimierz Leja); The Board concurred with the Plan Commission and approved an Ordinance granting a variation from Section IV.I.1 of the Burr Ridge Zoning Ordinance to permit a detached accessory building (garage) to be located in a side yard rather than in the rear yard. The proposed garage would be an expansion of the existing garage and would also replace an existing shed.

PC-01-2014: Annual Zoning Ordinance Review; In response to the recommendation from the Plan Commission to increase the range of public notice letters from 500 feet to 750 feet, the Board of Trustees directed staff to increase the range to 750 feet but also to add a requirement that at least 20 residential properties be included in the distribution of all public notice letters. The Board is scheduled to consider a policy in this regard at their March 10, 2014 meeting.

02/06/2014

Permits Issued January 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-14-003	01/24/2014	8120 Madison St	Korman/Lederer	3100 Dundee Rd. Northbrook IL 60062	Com Alteration \$96,357	4,915
JGEN-14-001	01/14/2014	7518 Hamilton Ave			Generator	
JPR-14-006	01/20/2014	ROWs DuPage Locations	ESPO Engineering	845 Midway Dr. Willowbrook IL 60527	ROW Permit	
JPR-14-007	01/20/2014	ROWs DuPage Locations	ESPO Engineering	845 Midway Dr. Willowbrook IL 60527	ROW Permit	
JRAD-13-298	01/15/2014	11427 Woodglen Ln	Timberbuilt, Inc	3990 Commerce Dr Saint Charles IL 60174	Residential Addition \$122,400	816
JRAL-13-301	01/23/2014	8081 Savoy Club Ct	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential Alteration \$529,200	3,528
JRAL-13-303	01/29/2014	112 Carriage Way Dr.	Christine Holm	112 Carriage Way Dr., # 209 Burr Ridge IL 60527	Residential Alteration \$25,200	336
JRAL-13-306	01/22/2014	6025 Sedgley Ct.	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration \$17,175	229
JRAL-13-307	01/27/2014	6719 Fieldstone Dr	Construction Specialties LLC	12023 S Aero Dr Plainfield IL 60585	Residential Alteration \$143,625	1,915
JRSF-13-276	01/10/2014	8047 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family \$450,000	3,000

TOTAL: 10

02/06/2014

Permit Applied for in January 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-14-003	01/08/2014	8120 Madison St	Korman/Lederer	3100 Dundee Rd. Northbrook IL 60062	Com Alteration
JCA-14-005	01/16/2014	300 South Frontage Rd	Vega Hospitality Group LLC	15W300 South Frontage Rd Burr Ridge IL 60527	Com Alteration
JCA-14-013	01/31/2014	7055 High Grove	Rockford Construction Compa	601 First St. NW Grand Rapids MI 49504	Com Alteration
JGEN-14-001	01/03/2014	7518 Hamilton Ave	Harrison, Ivan H Jr	7518 S Hamilton Ave Burr Ridge IL 60521	Generator
JGEN-14-009	01/24/2014	13 Todor Ct	Tony LaBrasca	22W272 Broker Rd. Medinah IL 60157	Generator
JPR-14-006	01/20/2014	ROWs DuPage Locations	ESPO Engineering	845 Midway Dr. Willowbrook IL 60527	ROW Permit
JPR-14-007	01/20/2014	ROWs DuPage Locations	ESPO Engineering	845 Midway Dr. Willowbrook IL 60527	ROW Permit
JRAL-14-002	01/06/2014	8740 Grant St	Elston CM Corp.	2880 North ElstonAv. Chicago IL 60618	Residential Alteration
JRAL-14-004	01/09/2014	402 Burr Ridge Club Dr	Fireworks Design & Remodeli	130 Murphy St. Wauconda IL 60084	Residential Alteration
JRES-14-008	01/22/2014	7430 Arbor Av	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	Residential Miscellaneous
JRSF-14-010	01/27/2014	8877 Madison	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
JRSF-14-011	01/27/2014	8891 Madison	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family
JRSF-14-012	01/27/2014	15 760 W 89TH ST	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family

TOTAL: 13

02/06/14

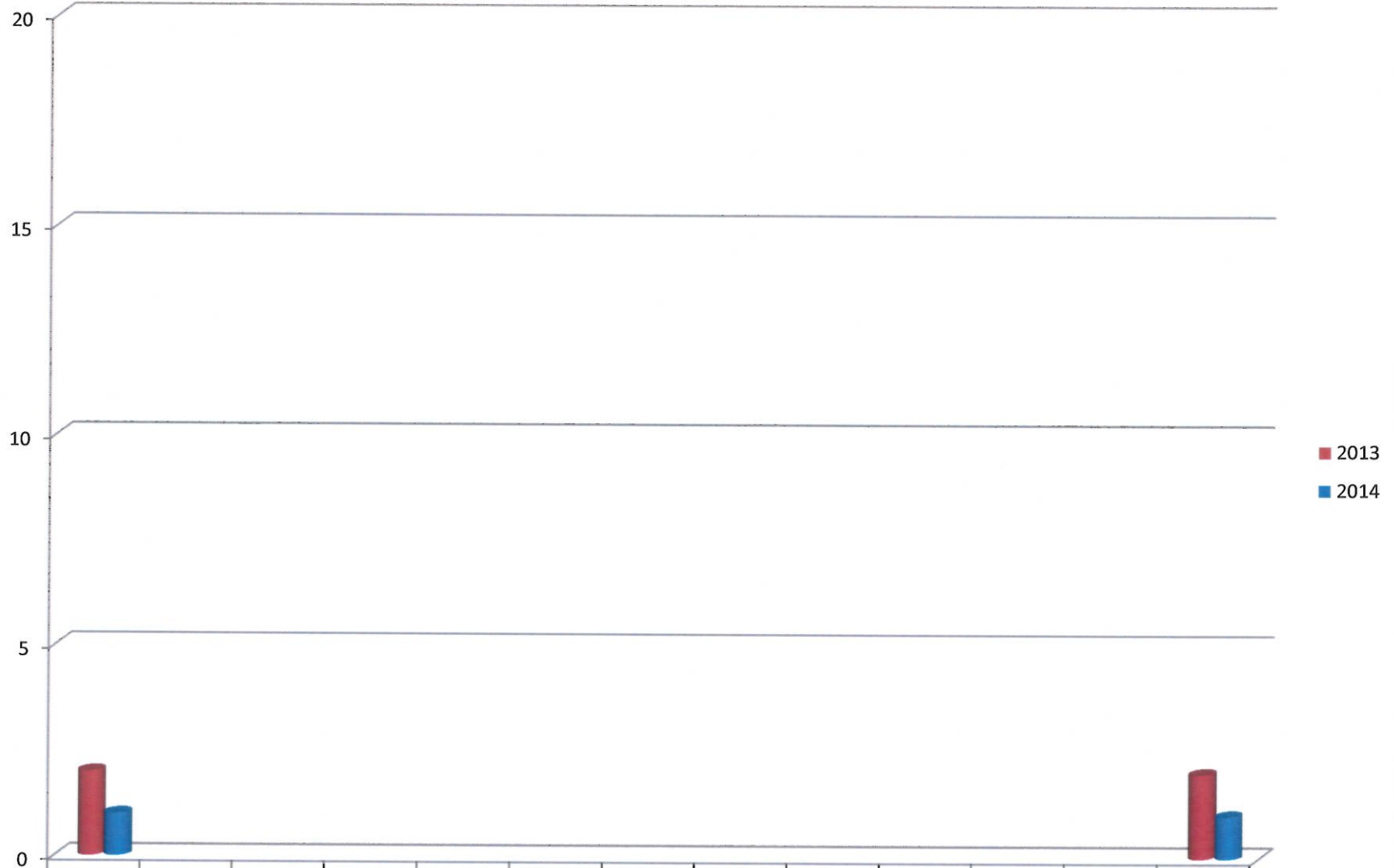
Occupancy Certificates Issued January 2014



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF14001	01/13/14	Adventist Health	901 McClintock Dr.
OF14002	01/20/14	Cotter Consulting	745 McClintock Dr
OF14003	01/06/14	Wireless Information Networks	745 McClintock Dr
OF14005	01/28/14	Martin & Jenny Thomas	15W 671 74th St

[illegible][illegible]

Village of Burr Ridge 2014 New Housing Starts Compared to 2013

[illegible]

MONTHLY SURVEY OF BUILDING PERMITS - 2014

(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$450,000	\$837,600		\$96,357	\$1,383,957
	[1]	[5]		[1]	
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
SUB-TOTAL	\$450,000	\$837,600	\$0	\$96,357	\$1,383,957
	[1]	[5]		[1]	
2013 TOTAL					



VILLAGE OF BURR RIDGE
MEMORANDUM

TO: Village of Burr Ridge Plan Commission
Greg Trzupek, Chairman

FROM: Doug Pollock, AICP
Community Development Director

DATE: February 27, 2014

RE: **PC-02-2014: Consideration to Conduct Public Hearing for an Amendment to the Zoning Ordinance Regulating Hobby Beekeeping in Residential Districts**

Village staff was recently contacted by a resident interested in beekeeping in their backyard. The Zoning Ordinance currently does not list beekeeping as a permitted accessory use. Staff contacted other local governments and asked about local regulations for beekeeping. Attached is the information received.

It appears that this is a somewhat popular trend and therefore, it may be necessary for the Village to establish appropriate regulations similar to what was done with backyard chickens (see attached). If the Plan Commission is in agreement, a request should be forwarded to the Board of Trustees to conduct a public hearing for an amendment to the Zoning Ordinance.