



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

**May 5, 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. April 21, 2014 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-04-2014: 503 Village Center Drive (Red Mango); Special Use and Findings of Fact

Requests special use approval as per Section VIII.C.2.e of the Burr Ridge Zoning Ordinance to permit sidewalk seating area for an existing restaurant.

B. Z-05-2014: 10S265 and 10S231 Vine Street (Pizzuto and Krelina); Rezoning Upon Annexation and Findings of Fact

Consideration of request for rezoning upon annexation from the R-1 Single-Family Residence District to the R-2B Single-Family Residence District.

IV. CORRESPONDENCE

A. Board Report – April 28, 2014

V. OTHER CONSIDERATIONS

There are no other considerations scheduled at this time.

VI. FUTURE SCHEDULED MEETINGS

- A. May 19, 2014:** There are no public hearings scheduled. The filing deadline for this meeting was April 28, 2014.
- B. June 2, 2014:** The filing deadline for this meeting is May 12, 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 May 12, 2014 Regular Meeting beginning at 7:00 P.M. Commissioner Grunsten is the Plan Commission representative for the May 12, 2014 Board meeting.



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

Z-04-2014; 503 Village Center Drive (Red Mango); Requests special use approval as per Section VIII.C.2.ee of the Burr Ridge Zoning Ordinance to permit a sidewalk seating area for an existing restaurant.

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: May 5, 2014

GENERAL INFORMATION

Petitioner: Gopal Radadia on behalf of Red Mango

Property Owner: Opus Real Estate VII BR LLC

Petitioner's Status: Tenant

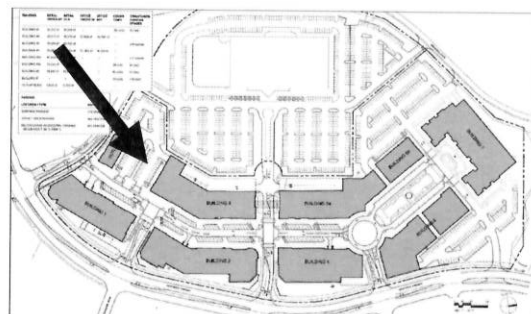
Land Use Plan: Recommends Mixed, Downtown Uses

Existing Zoning: B2 Planned Unit Development

Existing Land Use: Village Center – Retail, Restaurants, Office and Residential Condos

Site Area: 20 Acres

Subdivision: Burr Ridge Village Center



SUMMARY

The petitioner operates a frozen yogurt restaurant in the Village Center and is seeking approval for up to 3 tables with four chairs and an umbrella for each table to be placed on the sidewalk outside of the restaurant. The restaurant does not serve alcoholic beverages and no outside table service would be provided. The sidewalk seating area would be for carry out customers only. The plans do not include a railing enclosing the tables.

Compliance with the Zoning Ordinance

The Zoning Ordinance provides regulations that apply to outdoor dining when table service or alcoholic beverage service is provided. Those regulations require an enclosure with access only from the interior of the restaurant. The proposed tables and chairs would be for carry out customers only. Table service or alcoholic beverage service would not be provided.

A similar request was made for other restaurants in County Line Square that also do not include table service or alcoholic beverages. Those restaurants included Subway, Great American Bagel, and Kirsten's Bakery. They were allowed to have up to four tables each with four chairs and the requirements for enclosure and access were waived.

One of the conditions that was applied to the County Line Square special use approval was that the tables and chairs not interfere with pedestrian movement on the sidewalk. The subject sidewalk is approximately 16 feet wide. The tables and chairs would require a minimum of 7 feet of depth from the storefront.

Another condition carried over from the regulations for outdoor dining areas is the prohibition on advertising on the umbrellas. The proposed umbrellas include the name of the restaurant.

Findings of Fact and Recommendations

The proposed sidewalk seating area is consistent with the approval given to similar restaurants in County Line Square except that for the inclusion of umbrellas with the name of the store. The Plan Commission has not allowed any other restaurants to include advertising on umbrellas. Based on that consideration, *staff recommends approval* of this request subject to compliance with the following conditions:

- A. The number of tables and chairs shall be limited to a maximum of three tables and twelve chairs and they shall be located in a single row along the front wall of the restaurant so as not to impede pedestrian traffic.
- B. There shall be no table service or service of alcoholic beverages for the sidewalk dining area.
- C. There shall be no advertising, signs, or leaflets on the tables, chairs, or umbrellas.
- D. A trash container shall be provided in the vicinity of the tables and chairs matching other trash containers in the Village Center and with a self-closing lid.

- E. Sidewalk seating shall be limited to May 1 to October 31 each year, and all furniture and facilities for sidewalk seating shall be removed from November 1 to April 30.
- F. Failure at any time to comply with these regulations shall deem this special use approval null and void.

Proposed Outlot Bldg 6,000 SF

Tables

392
2,305 SF



360
= 3,046 SF

B3 - 52

cloire's

100
2,618 SF

WOLFSHIRE DRIVE

VILLAGE

CENTER

AWK



Product #: 116

Ronda Arm Chair



Specifications

Width 22.5"

Depth 25.5"

Height 32.5"

Weight 11.5 lbs

Steel Frame Italian Seating Features

- Italian made steel frame construction
- E-Powdercoat finish to guarantee excellent quality, durability and longevity in most environments
- Innovative designs to fit any type of decor
- Stackable frames for easy storage
- In stock
- 3-Year Limited Structural, Surface & Finish Warranty for outdoor commercial use



Product #: 803

32" Round Cambi Table



commercial use

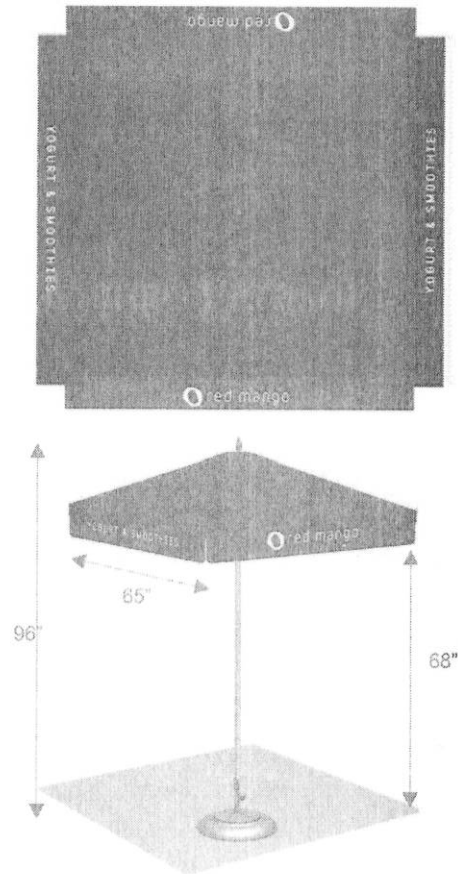
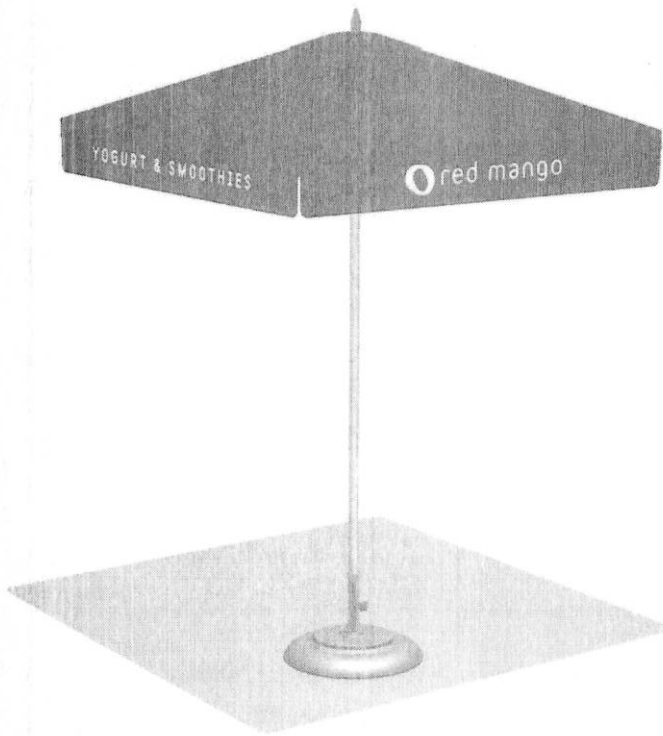
Specifications

Height	29"
Top Dimensions	32" Diameter
Seats	4
Umbrella Hole	Yes
Weight	26.5 lbs
Steel Frame Italian Seating Features	

- Mesh top with 4-leg base
- Italian made framed construction
- E-Powdercoat finish to guarantee excellent quality, durability and longevity in most environments
- Innovative designs to fit any decor
- Designed to match any of the chairs in the Steel Frame Italian Seating chairs
- In stock
- 3-Year Limited Structural, Surface & Finish Warranty for outdoor

PN 1312893 Red Mango Parasol

Red Mango Shade Platform



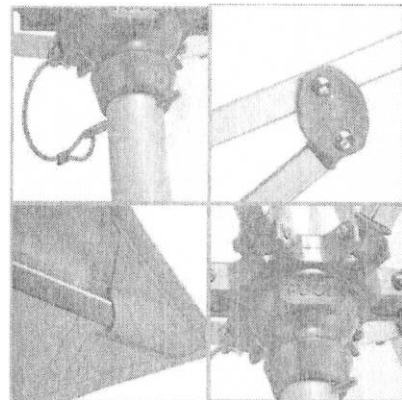
TUUCI 5.5' Square Bay Master Parasol

Frame Construction:

- Aluminum Marine Satin Anodized Finish
- TUUCI's Patented Independent Bracket Hub System
- Manual Lift with Stainless Steel Security Pin
- Stainless Steel Hardware
- Modular Design Allows for Easy Parts Replacement

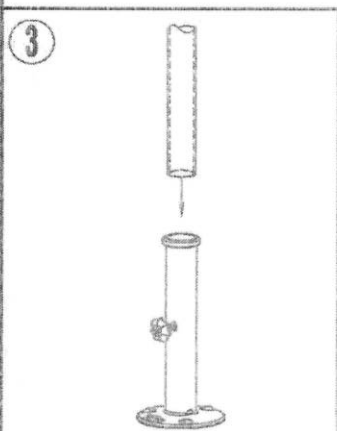
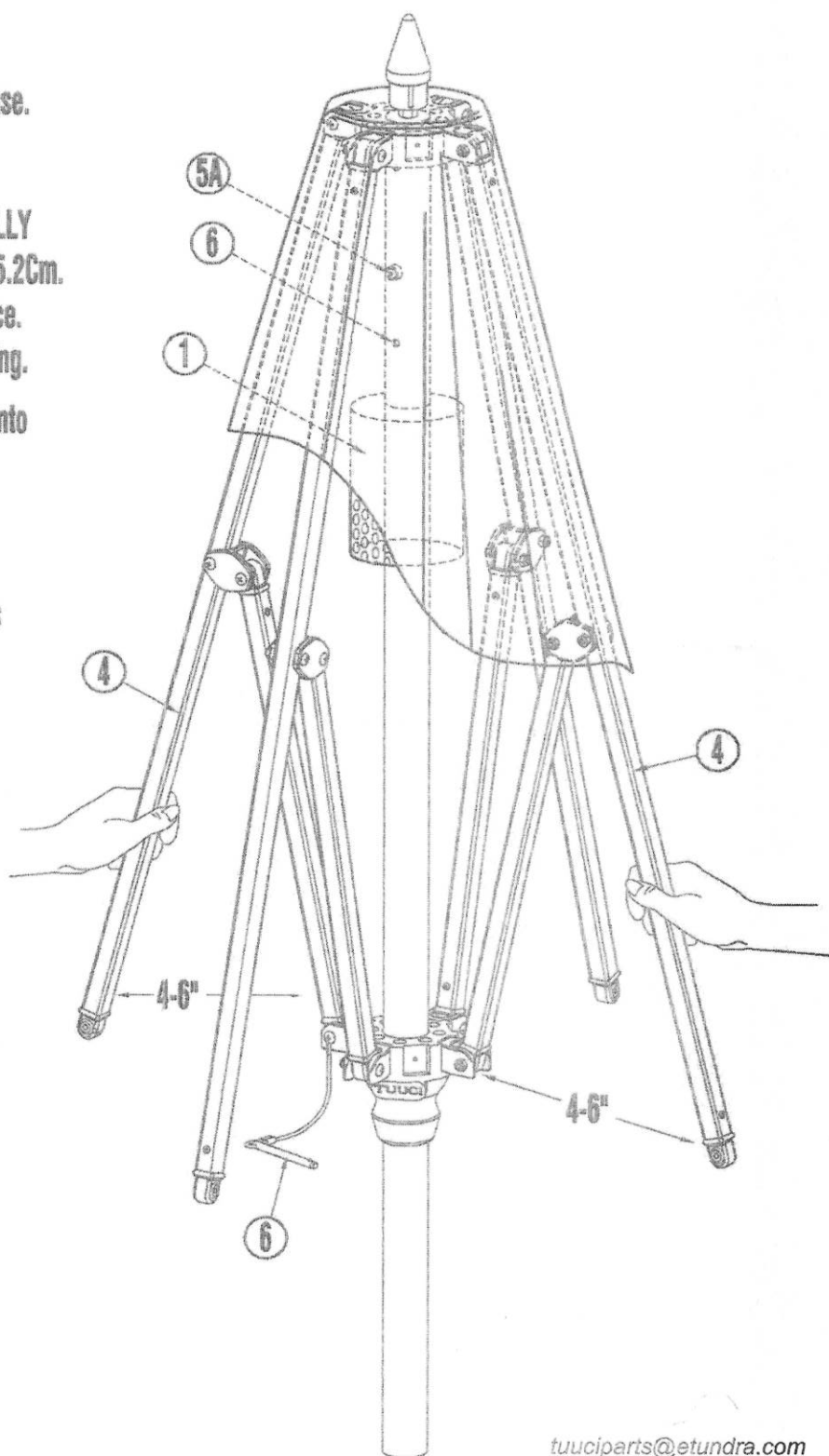
Canopy Construction:

- Sunbrella® 100% Solution Dyed Acrylic Fabric: Jockey Red #5403 Canopy with Matching Vent and Binding
- Ballistic-Reinforced Vent and Pocket Construction
- Valance Profile Canopy with Single Vent
- Red Mango and Yogurt & Smoothies One Color (White) Print: on Alternating Valances



Operating Instructions

- ① Remove all packaging from umbrella.
- ② Place Umbrella in ABOVE-GROUND base.
- ③ Tighten Star-knob to center pole.
- ④ Gently separate EACH RIB INDIVIDUALLY from center post, approx. 4-6"/10.2-15.2Cm. If rib does not move easily, do not force. Inspect product for additional packaging.
- ⑤ Gently slide main hub up center pole into open position.
- ⑥ Secure parasol in open position using security pin. (Part H)
- ⑦ Close umbrella during wind conditions that exceed manufacturer's specifications of 20mph.
- ⑧ Close umbrella when not in use.



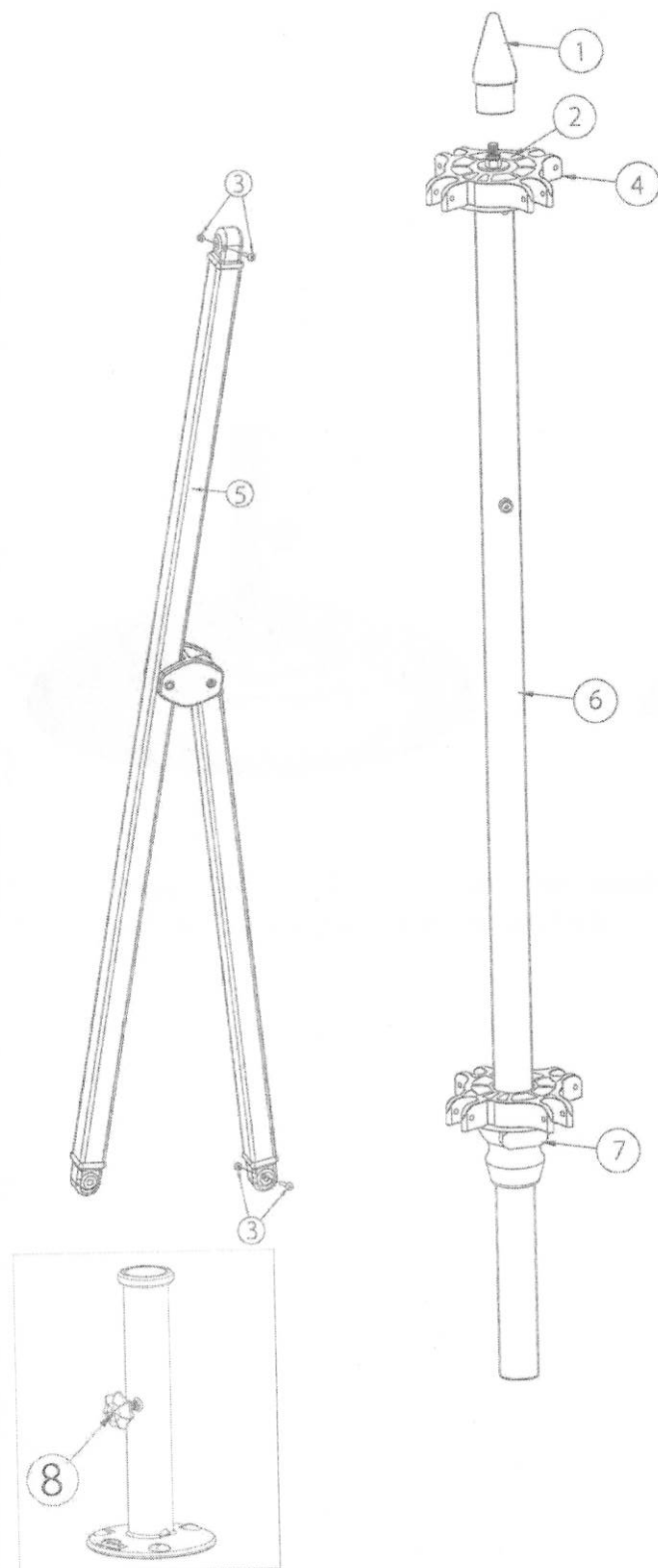
tuuciparts@etundra.com

TUUCI
MADE IN AUSTRIA

Red Mango

Parts Diagram

Bay Master 5.5 Square



Nr	Part Number	Description
1	PARTJ1SIL	Finial – Silver Polymer
2	K100215	SS 3/8" Lock Nut + Washer
3	K100210	SS 10-24 Screw + Nut
4	K100501-4-SIL-1M	Top Hub – Silver polymer, 4 position, manual lift. (K100210 Included)
5	K100001-5.5S-SAT	Rib Set 5.5 Sq., Satin finish (K100210 Included)
6	K102001-5.5SQ-SAT-1M	Center Pole 5.5 Sq – Satin Finish, Manual Lift (K100215 Included).
7	K101001-4-SIL-1M	Bottom Hub – Silver polymer, 4 position, manual lift. (K100210 Included)
8	PARTRSTARKN	Base Star Knob
9	10089	SS Security Pin w/Lanyard



FINDINGS OF FACT

FOR A SPECIAL USE PERMIT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings. In order for a special use to be approved, the petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings.

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

Yes, currently there is no outdoor seating and customers are asking for outdoor seating.

- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

No, it will not be dangerous.

- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.

It will not negatively affect anything or anyone.

- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

It will not interfere with anything or anyone.

- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.

N/A

- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

N/A

- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

No

- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

Yes

(Please transcribe or attach additional pages as necessary)



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

Z-05-2014; 10S265-10S231 Vine Street (Pizzuto and Krelina); Requests rezoning upon annexation from the R-1 Single-Family Residence District to the R-2B Single-Family Residence District.

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

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: May 5, 2014

GENERAL INFORMATION

Petitioner: Joseph A. Pizzuto

Property Owner: Joseph A. Pizzuto and Mirro Krelina

Petitioner's Status: Property Owners and Residents

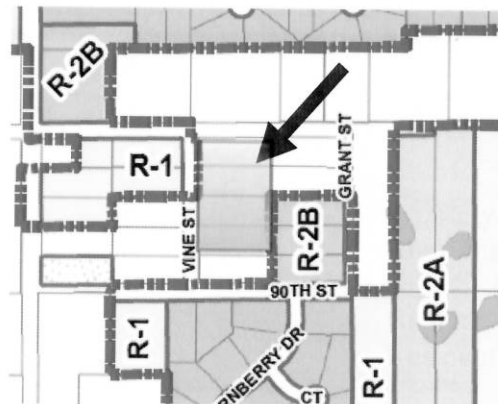
Land Use Plan: Recommends Single-Family Residential

Existing Zoning: R-1 Du Page County

Existing Land Use: 2, Single-Family Homes on 4 platted lots

Site Area: 3.28 Acres

Subdivision: Urban's Oakdale Manor



SUMMARY

The petitioner seeks to annex his property and his neighbor's property into the Village and to extend a water main from 89th Street to 90th Street. The purpose of the annexation is to connect the homes to the Village's water supply system.

Based on state law any time a property is annexed it is automatically zoned to the lowest density residential zoning district. Only upon action taken by the Village is the property zoned otherwise. This, it is the Village's practice to rezone properties to the appropriate zoning district concurrent with the annexation.

The annexation of the property is not subject to the Plan Commission's review. The zoning of the property does require a public hearing and recommendation from the Plan Commission. After a recommendation from the Commission regarding zoning, the Board of Trustees will review that recommendation and determine if the annexation should proceed. If they proceed, the Board will direct staff to prepare an Annexation Agreement and schedule a public hearing for the Agreement to be conducted by the Board. The Annexation Agreement will include the zoning of the property and will address other terms of the annexation including the extension of the water main. It is Village policy that the water main extension be completed at the petitioner's expense.

Relative the zoning of the property, the subject property includes three platted lots each of which is approximately 35,800 square feet in area. Each of the two property owners has two lots with a home on one lot and the other lot being vacant. The lots are part of a larger subdivision which consists of similar sized lots. The other lots in this subdivision that have been annexed and zoned are within an R-2B District.

In regards to zoning regulations other than lot size, any and all legally built structures on the properties that do not conform to the Village's current zoning regulations would be considered legal non-conforming and may remain (although staff is not aware of any non-conforming structures on these properties). Any new structures built would have to conform to the Village's zoning regulations.

Findings of Fact and Recommendations

The proposed zoning is consistent with existing zoning in the area, with existing development in the area and with the Comprehensive Plan. Therefore, ***staff recommends approval*** of this petition to rezone the property upon annexation to the R-2B Single-Family Residence District.

VILLAGE OF BURR RIDGE ZONING ORDINANCE
BULK REGULATIONS FOR SINGLE FAMILY RESIDENCES

Prepared: December 2, 2002 - Modified May 10, 2004

ZONING DISTRICTS						
	R-1	R-2	R-2A	R-2B	R-3	County Line Road Overlay District*
Minimum Lot Area	5 acres	2 acres	40,000 sq. ft.	30,000 sq. ft.	20,000 sq. ft.	40,000 sq. ft.
Minimum Lot Width	220 feet	200 feet	130 feet	125 feet	100 feet	130 feet
Minimum Front Yard Setback	50 feet & minimum of adjacent homes	50 feet & minimum of adjacent homes	50 feet & minimum of adjacent homes	40 feet & minimum of adjacent homes	30 feet & minimum of adjacent homes	80 feet (60 feet with landscaping)
Minimum Corner Side Yard Setback	50 feet	50 feet	40 feet	40 feet	30 feet	50 feet
Minimum Interior Side Yard Setback	20 feet	20 feet	15 feet	17 feet	10 feet	25 feet
Minimum Rear Yard Setback	60 feet	60 feet	60 feet	55 feet	50 feet	Underlying Zoning
Maximum Building Height	35 feet & 2 1/2 stories	30 feet & 2 1/2 stories	30 feet & 2 1/2 stories	30 feet & 2 1/2 stories	30 feet & 2 1/2 stories	Underlying Zoning
Maximum Floor Area Ratio	0.1	0.1	0.2	0.2	0.2	Underlying Zoning

*The County Line Road Overlay District is applicable to all lots with frontage on County Line Road.

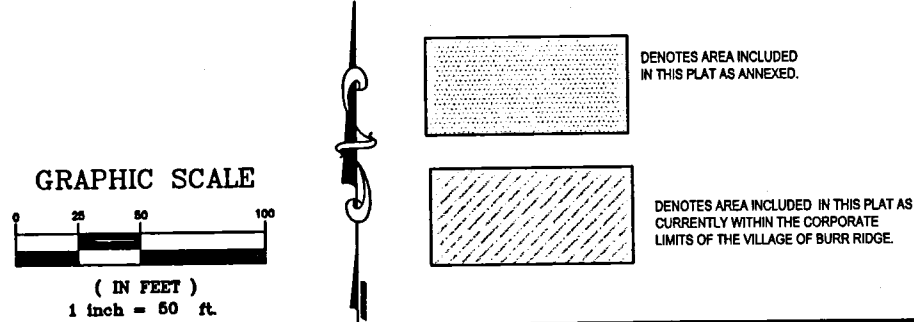
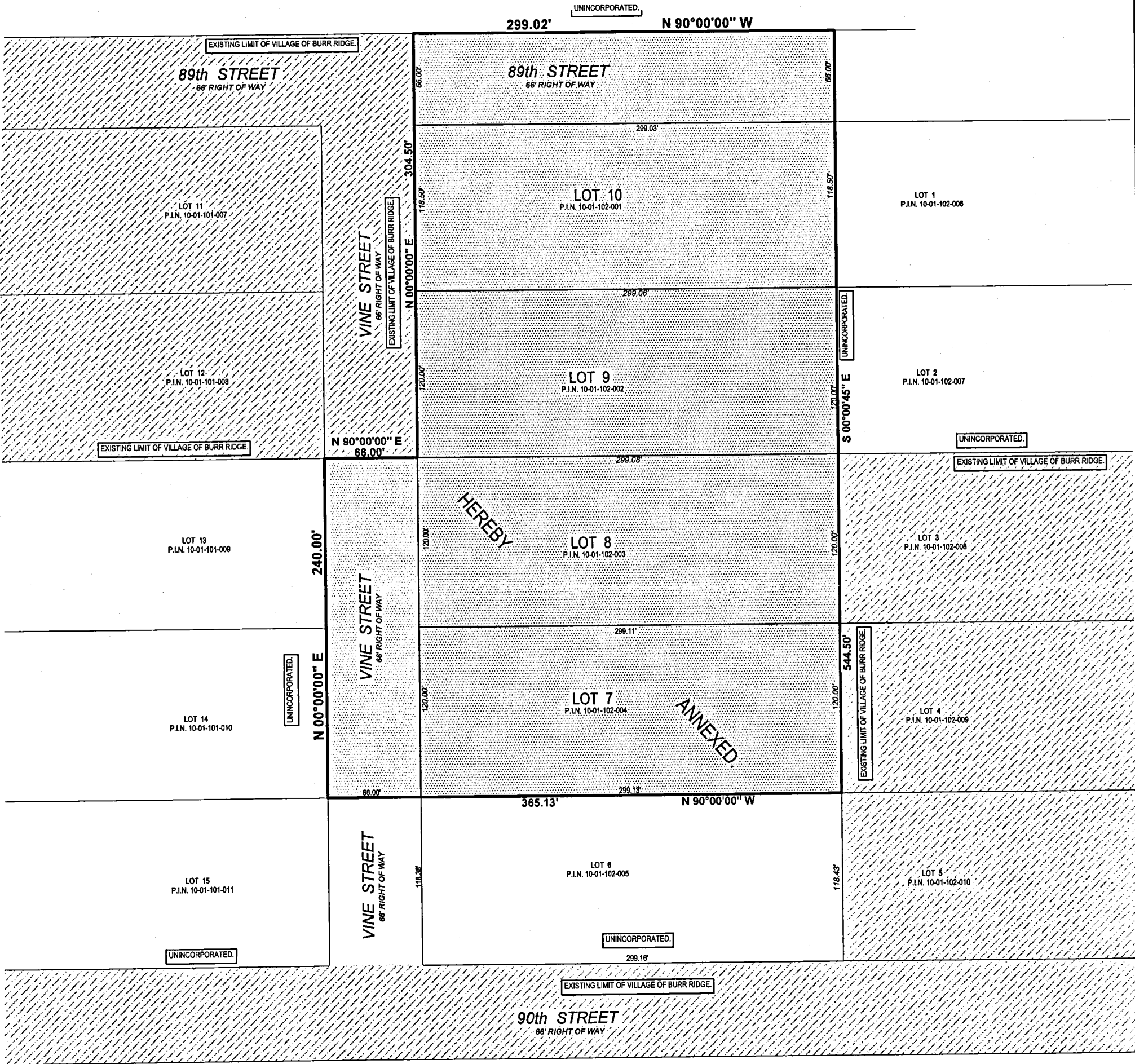
PLAT OF ANNEXATION
OF

AFFECTED P.I.N.: 10-01-102-001
10-01-102-002
10-01-102-003
10-01-102-004

LOTS 7, 8, 9 AND 10 IN URBAN'S OAKDALE MANOR, A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1931 AS DOCUMENT 316521, IN DuPAGE COUNTY, ILLINOIS.

ALSO THAT PART OF THE 66' RIGHT OF WAY OF 89th STREET LYING EASTERLY OF THE NORTHERLY EXTENSION OF THE WEST LINE OF AFOREMENTIONED LOT 10 AND LYING WESTERLY OF THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 10.

ALSO THAT PART OF THE 66' RIGHT OF WAY OF VINE STREET LYING NORTHERLY OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF AFOREMENTIONED LOT 7 AND LYING SOUTHERLY OF THE WESTERLY EXTENSION OF THE NORTH LINE OF AFOREMENTIONED LOT 8



STATE OF ILLINOIS) ss
COUNTY OF DuPAGE)

THE PROPERTY DESCRIBED IN THE HEREON DRAWN PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED AND MADE A PART OF THE VILLAGE OF BURR RIDGE, ILLINOIS BY ORDINANCE NUMBER _____ ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF SAID VILLAGE ON THIS _____ DAY OF _____ A.D. 20____

VILLAGE OF BURR RIDGE
BY: _____
PRESIDENT
ATTEST: _____
VILLAGE CLERK

Genesis Surveying and Engineering, PC
PROFESSIONAL DESIGN FIRM No. 184-002922
71 W. 61st STREET
WESTMONT, ILLINOIS 60559
PH (630) 271-0930 FAX (630) 271-0933

PLAT OF ANNEXATION

PLAT PREPARED FOR:
JOSEPH PIZZUTO
105231 SOUTH VINE STREET
BURR RIDGE, IL 60527

#	REVISIONS:		
	DATE	BY	DESCRIPTION

PROJ MGR: J.S.
DRAWN BY: TGS
DATE: 04-15-2014

GENESIS JOB NO.
14-040
SHEET 1 OF 1



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: May 1, 2014

RE: Board Report for May 5, 2014 Plan Commission Meeting

At its April 28, 2014 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-02-2014: Zoning Ordinance Text Amendment – Setback of Rooftop Solar Panels; The Board approved an Ordinance amending Section IV.N.2.b of the Burr Ridge Zoning Ordinance to eliminate the requirement for rooftop solar energy panels to be located five feet from the perimeter of the building.

Z-01-2014: 590 Village Center Drive (Wok N Fire); The Board concurred with the Plan Commission and directed staff to prepare an Ordinance granting special use approval as per Section VIII.C.2.e of the Burr Ridge Zoning Ordinance to permit the continued use of a temporary outdoor dining area until July 15, 2014 and to permit a permanent outdoor dining patio to be constructed and used.

Z-03-2014: Zoning Ordinance Text Amendment – Backyard Beekeeping; The Board tabled this matter to its May 12, 2014 meeting. The Board asked for more information regarding the potential for bees establish colonies on other properties. The Plan Commission recommended approval of an amendment to Section IV.I of the Burr Ridge Zoning Ordinance to add regulations for backyard beekeeping and related structures.

S-01-2014: 7650 Lincolnshire Drive (Pace Bus); Sign Variation; The Board concurred with the Plan Commission and directed staff to prepare an Ordinance approving a sign variation to permit an electronic message panel at the Pace Park and Ride facility.

S-02-2014: 302 Burr Ridge Parkway (Tuesday Morning); The Board concurred with the Plan Commission and directed staff to prepare an Ordinance denying a request for an amendment to the County Line Square sign regulations to permit red letters rather than the standard bronze letters.