



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
AUGUST 17, 2020 - 7:00PM
VILLAGE HALL - BOARD ROOM AND ONLINE PLATFORM**

The Plan Commission/Zoning Board of Appeals hears all requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

Attendance and Public Comment Procedures: Due to the current limitations on social distancing and gatherings of no more than 50 persons in physical attendance set forth in place by the Declaration of a State of Emergency by the Governor of the State of Illinois based upon the ongoing novel coronavirus pandemic disaster, and upon the Chairman of the Plan Commission having determined that an in-person meeting is not practical or prudent, due to the ongoing novel coronavirus pandemic disaster, the hearing will be conducted utilizing a virtual environment, pursuant to Public Act 101-0640. While Village Hall will be open for the meeting, no more than 50 persons may be present at Village Hall at any one time, subject to applicable social distancing requirements. [Here is a link](#) to watch and listen to the meeting live beginning at 7 PM on Monday, August 17, 2020. Public comments will be taken in advance of the meeting via email at ewalter@burr-ridge.gov. Public comments may also be made at the applicable time during the meeting by calling **(224) 441-6894 and entering the conference identification number (941 115 830#)**. All participants will be muted upon entering the virtual meeting and be unmuted at the direction of the Chairman. Prior to voting on each agenda item, email comments for that agenda item will be read into the record, and the Chairman will pause to receive virtual comments. The same procedure will be followed for any person seeking to address the Plan Commission under Section VI - Public Comment.

I. ROLL CALL

II. APPROVAL OF JULY 20, 2020 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from February 17, 2020 and July 6, 2020

Requests a special use for a site plan and building elevation review for the purpose of erecting a 9,500-square foot, 2-story office building in the T-1 Transitional District. The request requires the following variations from the Zoning Ordinance: a principal building that exceeds the maximum FAR requirements; insufficient setbacks for a principal building in the corner and rear yards; a trash dumpster located nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for the specified building usage; an off-street loading berth in a side yard adjoining a street; insufficient setbacks for off-street parking; and off-street parking located in the front yard of the subject property.

B. Z-09-2020: 15W776 North Frontage Road (Criscione); Re-Zoning, Text Amendment, Special Uses, and Findings of Fact

Requests re-zoning of the subject property from the B-2 Business District to G-I General Industrial, as well as a special use for “automobile and truck and equipment sales, rental, and service”, a text amendment to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use, and a special use for “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” per the aforementioned amendment, all in the G-I General Industrial District.

IV. CORRESPONDENCE

A. Board Report: August 10, 2020

B. Building Report: July 2020

V. OTHER PETITIONS

A. PC-03-2020: 16W415 99th Street (American Estate); Extraterritorial Review of Preliminary Plat of Subdivision

B. PC-04-2020: 11622 87th Street (Vari); Preliminary Plat of Subdivision and Subdivision Variations

C. PC-05-2020: Village Center PUD (Hassan); Informal Discussion

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

September 7, 2020

No meeting is scheduled due to Labor Day.

September 21, 2020

This meeting will be held as scheduled.

October 5, 2020

No business is currently scheduled. If no business is scheduled by September 21, 2020, staff recommends this meeting be cancelled.

VIII. ADJOURNMENT