



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
NOVEMBER 16, 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, as set forth in Executive Orders issued by the Governor of the State of Illinois based upon the ongoing novel coronavirus pandemic disaster, and also based 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. 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 the meeting live. Public comment will be accepted in advance of the meeting via email at ewalter@burr-ridge.gov. Public comment may also be made at the applicable time during the meeting by calling (224) 441-6894 and entering the conference identification number (#236 333 024). 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 the item will be read and other comments received.

I. ROLL CALL

II. APPROVAL OF OCTOBER 19, 2020 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-14-2020: 7508 County Line Road (Guidepost A, LLC); Text Amendment, Special Uses and Variations

Requests a text amendment to the Zoning Ordinance, special use review and approval, and variations from the Zoning Ordinance to accommodate an addition to an existing building and use of the building for a private school (i.e. Montessori school). To accommodate this request, the following relief from the Zoning Ordinance is requested: An amendment to Section VII.C.2 add "private preschool or Montessori school" as a special use in the T1 Transitional District. Special Use approval as per the amended Section VII.C.2 to permit a "private preschool or Montessori school" on the subject property. Special use approval as per Section VII.B.8-10 for site plan, building elevations, and landscape plan review for an addition to the existing building. Variations from the Zoning Ordinance as follows: from Section VII.B.4 to permit two outdoor playground areas; from Section VII.C.6 to permit an addition to the principal building with a combined Floor Area Ratio (FAR) that exceeds the maximum FAR requirements; from Section VII.C.5 to permit a building addition with an interior side yard setback of less than 20 feet; from Section XI.C to permit reconstruction of a parking lot without perimeter curbing, without

landscape islands, and with parking lot drive aisle widths of less than 13 feet; and from Section IV.I.36 to permit a trash dumpster to be located in the rear yard rather than adjacent to the rear wall of the principal building.

B. Z-15-2020: 212 Burr Ridge Parkway (Halleran); Special Use, Variation, and Findings of Fact

Requests a special use as per Section VIII.B. ff of the Zoning Ordinance to permit a restaurant with live entertainment and sales of alcoholic beverages, a special use to permit an outdoor dining area at a restaurant, and a variation from Section XI.C.13 of the Zoning Ordinance to permit a restaurant without the required number of parking spaces at the subject property, all in the B-1 Business District.

IV. CORRESPONDENCE

A. Board Report – October 26 and November 9, 2020

V. OTHER PETITIONS

A. PC-07-2020: Appointment of 2021 Vice Chairperson

B. PC-08-2020: Approval of 2021 Plan Commission Calendar

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

December 7, 2020

No business is currently scheduled. If no business is scheduled by November 16, 2020, staff recommends this meeting be cancelled.

December 21, 2020

No business is currently scheduled. If no business is scheduled by December 7, 2020, staff recommends this meeting be cancelled.

VIII. ADJOURNMENT