



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
DECEMBER 7, 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 10 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 10 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 dpollock@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 (#501 514 597). 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 NOVEMBER 16, 2020 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-14-2020: 7508 County Line Road (Kammula); Special Use, Variations, and Findings of Fact; continued from November 16, 2020

Requests a special use as per Section VII.C of the Zoning Ordinance for site plan, architectural, and landscape review approval for a building expansion at the subject property; a text amendment to add “private preschool or Montessori school” as a special use to Section VII.C of the Zoning Ordinance; a special use as per the amended Section VII.C of the Zoning Ordinance for a “private preschool or Montessori school”. The request also requires the following variations from the Zoning Ordinance: a primary building that exceeds the maximum FAR requirements; an interior side yard setback of less than 20 feet; parking lot drive aisle widths of less than 13’; a parking lot without landscape islands; and a trash dumpster non-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; continued from November 16, 2020

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. Z-20-083 (Baridi): Review of Du Page County Conditional Use Request

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

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

December 21, 2020

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

January 4, 2021

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

VIII. ADJOURNMENT