



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
JUNE 21, 2021 - 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.

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. [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](tel:2244416894) and entering the conference identification number [\(622 143 694#\)](tel:622143694#). 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 JUNE 7, 2021 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-05-2021: 15W351 87th Street (Patel); Re-Zoning and Findings of Fact

Requests re-zoning of the subject property as per Section VI.D of the Zoning Ordinance from the R-3 Residential District to the R-2A Residential District.

B. Z-04-2021: 720-730 Village Center Drive (Kostadinov); Special Use, PUD Amendment and Findings of Fact

Requests an amendment to Ordinance #A-834-10-05 to amend the outdoor space use adjacent to Building 4 of the Village Center to add a patio with a permanent/retractable awning to accommodate outdoor dining and a special use as per Ordinance #A-834-10-05 for outdoor dining at a permitted restaurant use, both at the subject property.

IV. CORRESPONDENCE

V. OTHER CONSIDERATIONS

A. PC-02-2021: Burr Ridge Village Center Planned Unit Development (Hassan); Conditional Approval

Requests conditional approval per PUD Amendment Ordinance A-834-15-20 to approve plans for final streetscape design, color and design of surface materials, street furniture and bollard design, landscape and lighting design, etc.

B. S-01-2021: 7508 County Line Road (Guidepost); Conditional Wall and Ground Signs, Sign Variations, and Findings of Fact

Requests conditional approval as per Section 55.05 of the Sign Ordinance for two total signs at the subject property, a ground sign and a wall sign, as well as three variations from Section 55.05 of the Sign Ordinance to permit a ground sign and a wall sign which exceed the maximum permissible sign size for each requested sign as well as a ground sign which is located closer than 10 feet to a property line, all at an existing building in the T-1 Transitional District.

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

June 28, 2021 Board of Trustees

Commissioner Hoch is the scheduled Plan Commission representative for this Board meeting.

July 5, 2021 Plan Commission

This meeting of the Plan Commission was never scheduled due to the July 4 holiday observance.

July 12, 2021 Board of Trustees

No representative is scheduled for this Board meeting.

July 19, 2021 Plan Commission

A. Z-06-2021: Zoning Ordinance Amendments (Panico); Text Amendments and Findings of Fact

Requests a text amendment to Section IV of the Zoning Ordinance to permit the building and location of detached buildings accessory to residential uses, specifically detached garages, in interior side yards of properties located in all Residential Districts.

B. Z-07-2021: 114 Burr Ridge Parkway (Salamone); Special Use, Variation, and Findings of Fact

Requests an amendment to special use Ordinance A-834-03-11 to permit amended outdoor dining at an existing restaurant.

C. Z-08-2021: 78-324 Burr Ridge Parkway (Village of Burr Ridge); Planned Unit Development and Findings of Fact

Requests a Planned Unit Development as per Section VIII.B.2.cc of the Zoning Ordinance for the purpose of creating parking and land use regulations at the subject property.

VIII. ADJOURNMENT