



June 3, 2022

**MEETING LOCATION CHANGE
PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE, ILLINOIS**

**You are hereby notified that the following meetings of the Plan Commission/
Zoning Board of Appeals of the Village of Burr Ridge will take place at 7:00 p.m. in
the Training Room of the Police Department located at 7700 County Line Rd, Burr
Ridge, Illinois.**

**June 6, 2022
June 20, 2022**

Shirley Benedict
Deputy Village Clerk

Cc: Burr Ridge Doings
Suburban Life Newspaper
Posted in Village Hall

NOT FOR PUBLICATION – INFORMATION ONLY



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
JUNE 20, 2022 - 7:00PM
BURR RIDGE POLICE DEPARTMENT - TRAINING ROOM**

The Plan Commission/Zoning Board of Appeals hears 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.

I. ROLL CALL

II. APPROVAL OF JUNE 6, 2022 MEETING MINUTES

III. PUBLIC HEARINGS

A. V-03-2022: 10S675 Glenn Dr. (Rohan); Variation and Findings of Fact

Request for variations to permit a detached accessory building (garage) within the corner side yard area and within the corner side yard setback, from 30 ft. to 5 ft., pursuant to Zoning Ordinance Sections IV.I.1, VI.F.7.a, IV.H.4, and IV.H.7.

B. Z-10-2022: 9115 Kingery Highway (Thorntons LLC) AMENDED PETITION; Special Uses, PUD Amendment, Variations, and Findings of Fact [REMANDED BACK FROM MAY 23, 2022 VILLAGE BOARD MEETING]

Requests to amend the Spectrum PUD Ordinance #A-834-24-15; special uses for an automobile gasoline sale station, with a convenience food store, with packaged liquor and tobacco sales, and for 24-hour operation which exceeds the 7:00 a.m. to 10:00 p.m. permitted pursuant to section VIII.C of the Zoning Ordinance; special use for an outside sales display accessory to a special use pursuant to sections VIII.A and VIII.C of the Zoning Ordinance; variations from sections 55.06.A.1, 55.06.A.2, 55.06.A.4.a, and 55.06.A.4.b of the Sign Ordinance to permit ground and walls signs in excess of 100 sq. ft. of area measuring 155 sq. ft., to permit more than one wall sign per street frontage for a total of three, to permit a free-standing gasoline pricing sign, and to exceed the maximum sign face square footage for a gasoline pricing sign from 20 sq. ft. to 49.8 sq. ft. and 40 sq. ft. to 99.6 sq. ft.; conditional sign approval for a sign with six colors, exceeding the three colors permitted pursuant to Sign Ordinance section 55.06.B; and variations from Zoning Ordinance section XI.C.9.c.2 to permit an average foot candle light level of 4.39 exceeding the 1.0 permitted and a uniformity ratio of 4.39 to 1 exceeding the 4 to 1 permitted.

C. Z-16-2022: 6860 North Frontage Rd. (Action Behavior Centers); Special Uses and Findings of Fact

Requests special uses for a child care center pursuant to Zoning Ordinance section X.E.2 and for a fence in a non-residential district pursuant to section IV.J.1.

D. Z-17-2022: Vacant/901 McClintock Dr./PIN 18-30-303-019-0000 (Cornersite, LLC); Rezoning, Special Use, Variation, Planned Unit Development, and Findings of Fact

Requests to rezone the property from O-2/Office & Hotel to R-5/Single-Family Residential, a variation for minimum area for R-5 from 80 contiguous acres to 4.876 acres, and a variation to permit a planned unit development on less than 20 acres and less than 800 ft. of lot width all as per Zoning Ordinance section VI.H, and a special use for a planned unit development pursuant to section VI.H and XIII.L.

V. CORRESPONDENCE

A. Board Reports

June 13, 2022

B. Building Reports

None

VI. OTHER CONSIDERATIONS

VII. PUBLIC COMMENT

VIII. FUTURE MEETINGS

June 27 Board of Trustees

Commissioner Petrich is the scheduled representative.

July 4 Plan Commission – CANCELLED

Meeting cancelled due to holiday.

July 11 Board of Trustees

Commissioner Morton is the scheduled representative.

July 18 Plan Commission – Likely to return to Village Hall Board Room

A. Z-18-2022: 6880 North Frontage Rd. (Premier IL Burr Ridge LLC); Special uses and Findings of Fact

Special use for a child care center.

B. Z-19-2022: 595 Village Center Drive (Kastanis/Yolk); Special use and Findings of Fact

Special use for outdoor dining.

C. Z-08-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and

Findings of Fact [CONTINUED FROM APRIL 18 & JUNE 6, 2022]

Live entertainment text amendments.

D. Z-11-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 16 & JUNE 20, 2022]

Attached garage text amendments.

E. Z-13-2022/S-01-2022: Sign Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 16 & JUNE 20, 2022]

Right-of-way sign text amendments.

F. Z-12-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM JUNE 6, 2022]

Commercial vehicles in residential districts text amendments.

July 25 Board of Trustees

Commissioner Broline is the scheduled representative.

IX. ADJOURNMENT