



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
JULY 18, 2022 - 7:00PM  
VILLAGE HALL - BOARD 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 20, 2022 MEETING MINUTES**

**III. PUBLIC HEARINGS**

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

Requests a special use for a child care center pursuant to Zoning Ordinance section X.E.2 and Ordinance #A-834-02-20.

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

Requests a special use for outdoor dining at a permitted restaurant pursuant to Ordinance #A-834-10-05 and Zoning Ordinance sections VIII.A and VIII.C.

**C. Z-20-2022: 11731 87<sup>th</sup> Street (McNaughton Development LLC); Re-zoning and Findings of Fact**

Request to re-zone the property as per Section VI.F of the Zoning Ordinance from the R-1 Single-Family Residence District to the R-3 Single-Family Residence District to develop the site for a 20-lot subdivision.

**D. V-03-2022: 10S675 Glenn Dr. (Rohan); Variation and Findings of Fact [CONTINUED FROM JUNE 20, 2022]**

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 **10 ft. (amended request)**, pursuant to Zoning Ordinance Sections IV.I.1, VI.F.7.a, IV.H.4, and IV.H.7.

**E. Z-08-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM APRIL 18 & JUNE 6, 2022]**

Request to consider text amendments to Sections VIII.A, VIII.B, VIII.C, and XIV.B of the Zoning Ordinance to define "live entertainment" and permit "live entertainment" as accessory to certain uses in the Business Districts.

**F. Z-11-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 16 & JUNE 6/20, 2022]**

Request to consider text amendments to Section XIV.B of the Zoning Ordinance to create a definition for an attached garage.

**G. Z-13-2022/S-01-2022: Sign Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 16 & JUNE 6/20, 2022]**

Request to consider text amendments to Section 55.09.E of the Sign Ordinance to clarify regulations pertaining to right-of-way signs.

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

Request to consider text amendments to Section IV.K of the Zoning Ordinance to amend the definition for a commercial vehicle and regulations for commercial vehicles in residential districts.

**V. CORRESPONDENCE**

**A. Board Reports**

July 11, 2022

**B. Building Reports**

May 2022

**VI. OTHER CONSIDERATIONS**

**VII. PUBLIC COMMENT**

**VIII. FUTURE MEETINGS**

**July 25 Board of Trustees**

Commissioner Broline is the scheduled representative.

**August 1 Plan Commission**

**A. 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 & CONTINUED FROM June 20, 2022]**

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.

### **August 8 Board of Trustees**

A Commissioner is not currently scheduled and a volunteer is requested.

### **August 15 Plan Commission**

**A. 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 [CONTINUED FROM JUNE 20, 2022]**

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.

**B. Z-21-2022: 510 Village Center Dr. (Garcia/Coopers Hawk Winery & Restaurant); Special Use, PUD Amendment, and Findings of Fact**

Request to amend PUD Ordinance #A-834-10-05, special use Ordinances #A-834-10-16 and #A-834-04-12, and a special use for outdoor dining pursuant to Zoning Ordinance section VIII.C.2 to install a new awning over an existing patio.

### **August 22 Board of Trustees**

Commissioner Stratis is the scheduled representative.

## **IX. ADJOURNMENT**