



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
AUGUST 1, 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 JULY 18, 2022 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-10-2022: 9115 Kingery Highway (Thorntons LLC) AMENDED PETITION; Special Uses, PUD Amendment, Variations, and Findings of Fact [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.

B. Z-11-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 16, JUNE 6/20, and JULY 18, 2022]

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

C. 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, and JULY 18, 2022]

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

D. Z-12-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM JUNE 6 and JULY 18, 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 25, 2022

B. Building Reports

June 2022

VI. OTHER CONSIDERATIONS

VII. PUBLIC COMMENT

VIII. FUTURE MEETINGS

August 8 Board of Trustees

Commissioner Stratis volunteered to be the Plan Commissioner representative.

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

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, to amend PUD Ordinance #A-834-27-08, 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.

C. Z-22-2022: 7600-7630 County Line Rd. (MedProperties LLC); Variation, Special Use Amendment, and Findings of Fact

Request to amend Ordinance #A-834-02-17 for a special use for final plat approval and a medical office in the T-1 Transitional District and a variation from Zoning Ordinance section XI.C.8 to permit

parking in the front yard. The petitioner is requesting to reconfigure the existing parking lot and add additional spaces.

August 22 Board of Trustees

Commissioner Stratis is the scheduled representative.

September 5 Plan Commission – CANCELLED due to holiday

September 12 Board of Trustees

Volunteer needed.

September 19 Plan Commission

No cases currently scheduled. Newspaper publication deadline is August 29.

September 26 Board of Trustees

Chairman Trzupsek is the scheduled representative.

IX. ADJOURNMENT