



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
JUNE 5, 2023 - 7:00 PM  
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 MAY 15, 2023 MEETING MINUTES**

**III. PUBLIC HEARINGS**

- A. Z-05-2023: 1400 Burr Ridge Parkway/Portions of Outlots A, C, and D of Lakeside Pointe Subdivision/PINs 18-30-303-016-0000, 18-30-101-048-0000, 18-30-101-045-0000, and 18-30-101-047-0000 (McNaughton Development LLC); PUD Amendment, Special Use, Variations, Preliminary Plan approval, and Findings of Fact [CONTINUED FROM APRIL 17, MAY 1, and MAY 15, 2023]**

***REQUEST BY PETITIONER TO CONTINUE UNTIL JUNE 19, 2023***

Requests to (1) amend Planned Unit Development Ordinances A-834-21-17 and A-834-20-16, (2) for variations to permit a planned unit development on less than 20 acres and less than 800 ft. of lot width per Zoning Ordinance sections VI.H and XIII.H, (3) a special use for a Planned Unit Development pursuant to Zoning Ordinance sections VI.H and XIII.L, (4) preliminary plan approval of the PUD in accordance with Zoning Ordinance section XIII.L.2, and (5) variations from Subdivision Ordinance sections VII.D and (6) VIII.I for minimum street right-of-way width from 60 ft. to 28 ft. and to permit sidewalks on one side of the street instead of both, pursuant to Subdivision Ordinance section III.C. The petitioner is proposing a 15-unit townhome development called The Villas of Lakeside Pointe.

- B. Z-06-2023: Zoning Ordinance Amendments for Swimming Pool Fences (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 1, 2023]**

Request to consider text amendments to Section IV of the Zoning Ordinance to amend regulations to include the Building Ordinance requirement for a perimeter fence for a swimming pool.

- C. Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors); Special Use Amendment, Special Use, and Findings of Fact [REMANDED FROM BOARD OF TRUSTEES MAY 22, 2023]**

***REQUEST BY PETITIONER TO CONTINUE UNTIL JULY 17, 2023***

Requests to amend Ordinance #A-834-02-19, a special use for automobile sales, to expand the existing special use from 7,400 sq. ft. to 10,100 sq. ft., and an additional special use for outdoor, overnight storage of retail vehicles ancillary to a special use in accordance with Zoning Ordinance

section X.F.

#### IV. CORRESPONDENCE

- A. **Board Report**  
May 22, 2023
- B. **Building Report**  
April 2023

#### V. OTHER CONSIDERATIONS

##### A. **PC-05-2023: 15W730 90<sup>th</sup> Street/PINs 10-01-101-010/10-01-101-011 (Malinin); Extraterritorial Review of Variations**

Review of a DuPage County request for four variations on two lots. Lot 1: variations to reduce the required lot width from the required 165' to approximately 145.3' and lot size from the required 100,000 sq. ft. to approximately 34,635 sq. ft. Lot 2: variations to reduce the required lot width from the required 165' to 145.3' and to reduce the required lot size from required 100,000 sq. ft. to approximately 34,632 sq. ft. The petitioner seeks to reconfigure two existing parcels.

#### VI. PUBLIC COMMENT

#### VII. FUTURE MEETINGS

*Note: On February 13, 2023, the Board directed the Plan Commission to hold a public hearing on text amendments to the Zoning Ordinance regarding mobile storage units. This potential text amendment was part of the 2022 annual zoning review. After a review of Municipal Code Section 38, Article VII, it was determined that the mobile storage units would fall under this provision and a text amendment to the Zoning Ordinance is no longer necessary.*

#### **June 12 Village Board CANCELLED**

#### **June 19 Plan Commission**

- A. Z-05-2023: 1400 Burr Ridge Parkway/Portions of Outlots A, C, and D of Lakeside Pointe Subdivision/PINs 18-30-303-016-0000, 18-30-101-048-0000, 18-30-101-045-0000, and 18-30-101-047-0000 (McNaughton Development LLC); PUD Amendment, Special Use, Variations, Preliminary Plan approval, and Findings of Fact [CONTINUED FROM APRIL 17, MAY 1, MAY 15, JUNE 5, 2023]

#### **June 26 Village Board**

Commissioner Petrich is the scheduled representative.

#### **July 3 Plan Commission (no meeting was scheduled due to holiday)**

#### **July 10 Village Board**

Chairman Trzupek is the scheduled representative.

**July 17 Plan Commission**

- A. Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors); Special Use Amendment, Special Use, and Findings of Fact [REMANDED FROM BOARD OF TRUSTEES MAY 22, 2023]
- B. Z-07-2023 Short-term Rental Text Amendment (*anticipated*)
- C. Z-08-2023 Unrelated Persons Text Amendment (*anticipated*)

**July 24 Village Board**

Commissioner Parrella is the scheduled representative.

**VIII. ADJOURNMENT**