



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
JUNE 19, 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 JUNE 5, 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 JULY 17, 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 & JUNE 5, 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.

IV. CORRESPONDENCE

- A. Board Report**
No report – June 12 meeting was canceled
- B. Building Report**
No report

V. OTHER CONSIDERATIONS

A. PC-06-2023: 9200 Kingery Highway (QuikTrip); Extraterritorial Review of Rezoning and Conditional Use for a Planned Development

Review of a DuPage County requests for rezoning from R-4/Single-Family Residential and O-R/Office Research to B-2/General Business and a Conditional Use for a Planned Development to construct a gas station with truck fueling, convenience store, and car wash.

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

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 & CONTINUED JUNE 5, 2023]

B. 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, JUNE 19, 2023]

C. V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact

Variations (4) from Zoning Ordinance Section IV.I to permit a deck in the front yard, a driveway gate on a parcel less than two acres in lot area, a driveway gate exceeding 6 ft. in height, and a driveway gate within the minimum 30 ft. corner side yard setback. Variation (1) from Zoning Ordinance Section IV.J to permit a fence in the corner side yard setback.

July 24 Village Board

Commissioner Parrella is the scheduled representative.

VIII. ADJOURNMENT