



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
JULY 17, 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 19, 2023 MEETING MINUTES

III. PUBLIC HEARINGS

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]

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.

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]

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.

C. Z-09-2023: 6880 N. Frontage Rd. (Premier IL Burr Ridge LLC); Special Use Amendment and Findings of Fact

Requests to amend special use Ordinance #A-834-09-22, a special use for a child care center pursuant to Zoning Ordinance section X.E.2, to expand the use from 5,000 sq. ft. to 10,107 sq. ft. and increase the amount of children from 80 to 156. The petitioner is also requesting to expand the outdoor playground area.

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

Requests for four (4) variations 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; and one (1) variation from Zoning Ordinance Section IV.J to permit a fence in the corner side yard setback. The petitioner seeks to build a driveway gate and fence along County Line Rd. and build a deck on the south side of the property.

IV. CORRESPONDENCE

A. Board Report

June 26, 2023

July 10, 2023 meeting canceled

B. Building Reports

May 2023

June 2023

V. OTHER CONSIDERATIONS

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

July 24 Village Board

Commissioner Parrella is the scheduled representative.

August 7 Plan Commission/Zoning Board of Appeals

A. 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, & JUNE 19, 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.

B. Z-07-2023: Zoning Ordinance Amendments for Short-Term Rentals (Village of Burr Ridge)

Request to consider text amendments to Sections IV, VI, VIII, and XIV.B of the Zoning Ordinance to regulate short-term rental use.

C. Z-08-2023: Zoning Ordinance Amendment for Unrelated Persons (Village of Burr Ridge)

Request to consider a text amendment to Section XIV.B of the Zoning Ordinance to amend the definition of “Family” to reduce the number of unrelated persons residing together in a single dwelling unit.

August 14 Village Board

Commissioner McCollian is the scheduled representative.

August 21 Plan Commission/Zoning Board of Appeals

No meetings currently scheduled. Deadline for publication is July 28.

August 28 Village Board

Commissioner Irwin is the scheduled representative.

VIII. ADJOURNMENT