



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
AUGUST 7, 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 JULY 17, 2023 MEETING MINUTES

III. PUBLIC HEARINGS

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.

IV. CORRESPONDENCE

A. Board Report

July 24, 2023

B. Building Reports

None

V. OTHER CONSIDERATIONS

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

August 14 Village Board CANCELLED

August 21 Plan Commission/Zoning Board of Appeals

A. V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact [CONTINUED FROM JULY 17, 2023]

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.

B. V-02-2023: 16W122 91st Street (Leon); Variations and Findings of Fact

Requests for four (4) variations from Zoning Ordinance Section IV.I to permit (1) a driveway gate exceeding 6' in height, measuring 9'11" in height; (2) a driveway gate within the minimum 30' front yard setback, located at a 4' setback; (3) light fixtures on architectural entrance structures exceeding the 18" maximum height, measuring 29"; and (4) wing walls of architectural entrance structures exceeding 4' in height and 3' in length. The petitioner seeks to construct a driveway entrance gate.

C. PC-07-2023 Village Center Entertainment District

Review of final streetscape designs.

August 28 Village Board

Commissioner Irwin is the scheduled representative.

September 4 Plan Commission/Zoning Board of Appeals – NO MEETING DUE TO HOLIDAY

September 11 Village Board

Commissioner Morton is the scheduled representative.

September 18 Plan Commission/Zoning Board of Appeals

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 & 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.

B. V-03-2023: 7703 Hamilton Ave. (Iwanetz); Variation and Findings of Fact

Requests for a variation from Zoning Ordinance Section VI.D to permit a corner side yard setback of 30 ft. instead of the minimum 40 ft. required. The petitioner seeks to build a new single-family residence.

September 25 Village Board

Commissioner Stratis is the scheduled representative.

VIII. ADJOURNMENT