



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
NOVEMBER 6, 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 OCTOBER 16, 2023 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**A. V-02-2023: 16W122 91<sup>st</sup> Street (Leon); Variations and Findings of Fact [CONTINUED FROM AUGUST 21 AND OCTOBER 16, 2023]**

***REQUEST BY PETITIONER TO CONTINUE UNTIL DECEMBER 4, 2023.***

Requests for four (4) variations from Zoning Ordinance Section IV.I to permit (1) a driveway gate exceeding 6' in height, (2) a driveway gate within the minimum 30' front yard setback, (3) light fixtures on architectural entrance structures exceeding the 18" maximum height, 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.

**B. V-05-2023: 724 Tomlin Dr. (Szymiski); Variations and Findings of Fact**

Requests for two (2) variations from Zoning Ordinance Section IV.J to permit (1) a fence in the front yard of a single-family residence and (2) a fence in a corner side yard within the minimum 30' corner side yard setback, located at a 22' setback. The petitioner seeks to replace a fence on the property.

**C. V-06-2023: 8891 S. Madison St. (Knudson); Variations and Findings of Fact**

***WITHDRAWN***

Requests for a variation from Zoning Ordinance Section IV.J to permit a fence in the front yard of a single-family residence. The petitioner seeks to construct a new fence on the property.

**D. V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact [CONTINUED FROM JULY 17 & AUGUST 21, 2023; REMANDED FROM OCTOBER 23, 2023 BOARD OF TRUSTEES MEETING]**

***REQUEST BY STAFF TO CONTINUE UNTIL NOVEMBER 20, 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.

**IV. CORRESPONDENCE**

**A. Board Report**  
October 23, 2023

**B. Building Reports**  
No report

**V. OTHER CONSIDERATIONS**

**VI. PUBLIC COMMENT**

**VII. FUTURE MEETINGS**

**November 13, 2023 Village Board – CANCELED**

**November 20, 2023 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 FROM JUNE 5, JULY 17, SEPTEMBER 18, & OCTOBER 16, 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., a special use for outdoor, overnight storage of retail vehicles ancillary to a special use per Zoning Ordinance Section X.F, and a special use for a fence in a non-residential district in accordance with Section IV.J of the Burr Ridge Zoning Ordinance.

**B. V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact [CONTINUED FROM JULY 17, AUGUST 21, & NOVEMBER 6, 2023; REMANDED FROM OCTOBER 23, 2023 BOARD OF TRUSTEES MEETING]**

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.

**C. V-07-2023: 6816 Fieldstone Dr. (Patel): Variation and Findings of Fact**

Requests a variation from Section VI.F.4 of the Burr Ridge Zoning Ordinance to permit a Floor Area Ratio of .26 instead of the .20 maximum. The Petitioner seeks to add a 1st floor bedroom to the

existing home.

**D. Z-10-2023: 212 Burr Ridge Parkway (Jonny Cabs): Special Use Amendment and Findings of Fact**

Requests an amendment to a special use regarding an outdoor dining enclosure at an existing restaurant pursuant to Ordinance #A-834-02-21 and Section VIII.1.e of the Burr Ridge Zoning Ordinance.

**E. V-09-2023: 11680 German Church Road (Village of Burr Ridge): Variation and Findings of Fact**

Requests a variation from Section VI.J. and VI.I.12 of the Burr Ridge Zoning Ordinance to permit (1) a fence in the front yard of a single-family residence, (2) three separate fences in the side yard, with the regulations requiring that a fence be located behind the rear wall of a building and (3) a driveway gate 2' from the property line deviating from the 50' minimum requirement.

**F. Z-11-2023: 407 Heathrow Ct. (Fortress Plus Solutions); Special Use and Findings of Fact**

Request for a special use for a fence in a non-residential district in accordance with Section IV.J of the Burr Ridge Zoning Ordinance.

**November 27, 2023 Village Board**

Commissioner Parrella is the scheduled representative.

**December 4 Plan Commission**

**A. V-02-2023: 16W122 91st Street (Leon); Variations and Findings of Fact [CONTINUED FROM AUGUST 21, OCTOBER 16, NOVEMBER 6, 2023]**

Requests for four (4) variations from Zoning Ordinance Section IV.I to permit (1) a driveway gate exceeding 6' in height, (2) a driveway gate within the minimum 30' front yard setback, (3) light fixtures on architectural entrance structures exceeding the 18" maximum height, 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.

**B. Z-12-2023: 114 Burr Ridge Parkway (Capri Express); Special Use Amendment and Findings of Fact**

Request to amend an existing special use for outdoor dining.

**C. Z-13-2023: 104 Burr Ridge Parkway (Great American Bagel); Special Use and Findings of Fact**  
Request for a special use for outdoor dining.

**D. Z-14-2023: Zoning Ordinance Amendments for Swimming Pool Equipment Pads (Downes Swimming Pool Company); Text Amendment and Findings of Fact**

Request for an amendment to Section IV.I.32 of the Zoning Ordinance to increase the size of the swimming pool equipment pad.

**E. Z-15-2023: Zoning Ordinance Amendment for Fences and Gates (Village of Burr Ridge); Text**

**Amendment and Findings of Fact**

Request for an amendment to Sections IV.J. and IV.I.12 of the Zoning Ordinance for the regulations pertaining to fences in residential districts and driveway gates.

**December 11 Village Board**

Commissioner McCollian is the scheduled representative.

**December 18 Plan Commission**

No cases scheduled. Last day for newspaper publication is November 17.

**VIII. ADJOURNMENT**