



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
NOVEMBER 20, 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 NOVEMBER 6, 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 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 [REMANDED FROM OCTOBER 23, 2023 BOARD OF TRUSTEES & CONTINUED FROM NOVEMBER 6, 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.

**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-08-2023: 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.

**IV. CORRESPONDENCE**

**A. Board Report**

November 13, 2023

**B. Building Report**

October 2023

**V. OTHER CONSIDERATIONS**

**A. PC-09-2023: 2024 Plan Commission/Zoning Board of Appeals Meeting Dates**

**VI. PUBLIC COMMENT**

**VII. FUTURE MEETINGS**

**November 27, 2023 Village Board - CANCELED**

**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 Architectural Entrance Structures and Driveway Gates (Village of Burr Ridge); Text Amendment and Findings of Fact**

Request to consider text amendments to Section IV.I of the Burr Ridge Zoning Ordinance for the regulations pertaining to architectural entrance structures and driveway gates in residential districts.

**F. Z-16-2023: Zoning Ordinance Amendment for Residential Fences (Village of Burr Ridge); Text Amendment and Findings of Fact**

Request to consider text amendments to Sections IV.J of the Burr Ridge Zoning Ordinance for the regulations pertaining to fences in residential districts.

**December 11 Village Board**

Commissioner McCollian is the scheduled representative.

**December 18 Plan Commission**

No cases scheduled. Last day for newspaper publication is November 21 due to holiday.

**VIII. ADJOURNMENT**