



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
DECEMBER 4, 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 20, 2023 MEETING MINUTES

III. PUBLIC HEARINGS

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

REQUEST BY PETITIONER TO CONTINUE UNTILL JANUARY 15, 2024.

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-07-2023: 6816 Fieldstone Dr. (Patel): Variation and Findings of Fact [CONTINUED FROM NOVEMBER 20, 2023]

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.

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

Request for an amendment to a special use regarding an outdoor dining enclosure at an existing restaurant pursuant to special use Ordinance #A-834-17-21 and County Line Square PUD Ordinance #A-834-19-21, and Section VIII.1.e of the Burr Ridge Zoning Ordinance.

D. Z-13-2023: 104 Burr Ridge Parkway (Great American Bagel); Special Use and Findings of Fact
Request for a special use for an outdoor dining fence and awning at an existing restaurant pursuant to Section VIII.1.e of the Burr Ridge Zoning Ordinance and County Line Square PUD Ordinance A-834-19-21.

E. Z-14-2023: Zoning Ordinance Amendments for Swimming Pool Equipment Pads (Jim Madden/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.

F. 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.

G. 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.

IV. CORRESPONDENCE

A. Board Report

November 27, 2023 meeting canceled

B. Building Reports

None

V. OTHER CONSIDERATIONS

A. PC-10-2023: Election of Vice-Chair for 2024

B. PC-12-2023: 10S644 Kingery Highway (Zhumabaev/All In Automotive) Extraterritorial Review of a Conditional Use

Review of a DuPage County request for a conditional use (special use) for auto sales, DuPage County Zoning Case ZONING-23-000094.

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

December 11 Village Board

Commissioner McCollian is the scheduled representative.

December 18 Plan Commission

A. 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 & 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.

B. Z-10-2023: 212 Burr Ridge Parkway (Jonny Cabs): Special Use Amendment and Findings of Fact [CONTINUED FROM NOVEMBER 20, 2023]

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.

January 1 Plan Commission NOT SCHEDULED (New Year's Day)

January 8 Village Board

Commissioner Irwin is the scheduled representative.

January 15 Plan Commission

No cases are currently scheduled. The deadline for publication is 12/18.

January 22 Village Board

Commissioner McCollian is the scheduled representative.

VIII. ADJOURNMENT