



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
JANUARY 15, 2024 - 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 DECEMBER 4, 2023 MEETING MINUTES

III. PUBLIC HEARINGS

- 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 20, 2023]**

REQUEST BY PETITIONER TO CONTINUE UNTIL APRIL 1, 2024.

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 [CONTINUED FROM AUGUST 21, OCTOBER 16, NOVEMBER 6, & DECEMBER 4, 2023]**

REQUEST BY PETITIONER TO CONTINUE UNTIL MARCH 4, 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.

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

REQUEST TO CONTINUE UNTIL FEBRUARY 5, 2024.

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.

D. Z-12-2023: 114 Burr Ridge Parkway (Capri Express); Special Use Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, 2023]

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.

REQUEST TO CONTINUE UNTIL FEBRUARY 5, 2024.

E. Z-17-2023: 16W020 79th Street (Dodevski/Lyons Truck Sales); Special Use and Findings of Fact

Request for a special use to permit the continued use of a non-conforming chain link fence on the subject property pursuant to Ordinance #A-834-01-19 and Sections IV.J & XII.F.3 of the Burr Ridge Zoning Ordinance.

F. Z-18-2023: 411-421 Heathrow Court (Shipper/ARX Perimeters); Special Use and Findings of Fact

Request for special uses for (1) equipment sales and rentals in accordance with Zoning Ordinance Section X.F.; (2) outside storage in accordance with Zoning Ordinance Section X.F.; and (3) a fence in a non-residential district in accordance with Zoning Ordinance Section IV.J.

G. Z-19-2023: 8320-8350 S. Madison St., Unit 8350B (Pedi/Overtime Sports LLC); Special Use and Findings of Fact

Request for a special use to permit an appointment-only exercise facility in a General Industrial zoned district in accordance with Zoning Ordinance Section X.F.2.E.

IV. CORRESPONDENCE

A. Board Reports
December 11, 2023 and January 8, 2024

B. Building Reports
November and December 2023

V. OTHER CONSIDERATIONS

A. PC-01-2024: Annual Zoning Review

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

January 22 Village Board

Commissioner McCollian is the scheduled representative.

February 5 Plan Commission

- A. Z-15-2023: Zoning Ordinance Amendment for Architectural Entrance Structures and Driveway Gates (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, 2023]
- B. Z-16-2023: Zoning Ordinance Amendment for Residential Fences (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, 2023]
- C. Z-10-2023: 212 Burr Ridge Parkway (Jonny Cabs): Special Use Amendment and Findings of Fact [CONTINUED FROM NOVEMBER 20, 2023]
- D. Z-12-2023: 114 Burr Ridge Parkway (Capri Express); Special Use Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, 2023]

February 12 Village Board

Commissioner Parrella is the scheduled representative.

February 19 Plan Commission

There are currently no cases scheduled. The deadline is January 26.

February 26 Village Board

Chairman Trzupsek is the scheduled representative.

VIII. ADJOURNMENT