



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
FEBRUARY 19, 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 FEBRUARY 5, 2024 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**A. Z-01-2024: 101 Burr Ridge Parkway (RE/MAX); Special Use and Findings of Fact**

Request for a special use to permit a real estate office in a B-2 General Business zoned district in accordance with Zoning Ordinance VIII.C.2.al.

**B. V-01-2024: 15W765 80th St. (LaConte); Variations and Findings of Fact**

Request for a variation from Zoning Ordinance Section IV.J to permit a fence within a corner side yard setback deviating from the minimum 30 ft. required.

**CONTINUED TO MARCH 4, 2024 TO PERMIT NOTICE RE-PUBLICATION.**

**C. 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 & FEBRUARY 5, 2024]**

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.

**D. Z-16-2023: Zoning Ordinance Amendment for Residential Fences (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, 2023 & FEBRUARY 5, 2024]**

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 Reports**  
February 12, 2024

**B. Building Reports**

January 2024

**V. OTHER CONSIDERATIONS**

**A. PC-01-2024: Annual Zoning Review**

**B. By-Laws Amendment - Virtual PC Meeting Attendance**

**VI. PUBLIC COMMENT**

**VII. FUTURE MEETINGS**

**February 26 Village Board**

Chairman Trzupiek is the scheduled representative.

**March 4 Plan Commission**

**A. V-02-2023: 16W122 91<sup>st</sup> Street (Leon); Variations and Findings of Fact [CONTINUED FROM AUGUST 21, OCTOBER 16, NOVEMBER 6, & DECEMBER 4, 2023 and 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-02-2024: 15W627 89<sup>th</sup> Street (Eshghy); Variations and Findings of Fact**

Requests for three (3) variations from Zoning Ordinance Section IV.J, IV.I.34, and IV.H.4 to permit (1) a fence within the corner side yard setback, located 2' off the property line deviating from the 40' minimum regulation, (2) a patio within the corner side yard setback, and (3) a swimming pool within the corner side yard setback.

**C. Z-02-2024: 78 Burr Ridge Parkway (Patti's Sunrise Cafe); Special Use and Findings of Fact**

Requests for a special use for a restaurant over 4,000 sq. ft. with the sale of alcoholic beverages pursuant to County Line Square PUD Ordinance #A-834-19-21 and to amend an existing special use Ordinance #A-834-06-21.

**March 11 Village Board**

Commissioner Petrich is the scheduled representative.

**March 18 Plan Commission – NOT SCHEDULED**

The March 18, 2024, Plan Commission meeting was not scheduled due to the primary election. The following cases were continued to that meeting date at a previous meeting and will need to be continued

to a different date. On February 12, 2024, the Board directed the Plan Commission to hold a public hearing regarding year-round outdoor dining and the first available meeting for that hearing would not be until April 1, 2024. Staff recommends continuing the following cases to April 15, 2024.

**A. Z-10-2023: 212 Burr Ridge Parkway (Jonny Cabs); Special Use Amendment and Findings of Fact [CONTINUED FROM NOVEMBER 20 & DECEMBER 18, 2023, and 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.

**B. Z-12-2023: 114 Burr Ridge Parkway (Capri Express); Special Use Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4 & DECEMBER 18, 2023, and FEBRUARY 5, 2024]**

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.

**VIII. ADJOURNMENT**