



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
February 5, 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 JANUARY 15, 2024 MEETING MINUTES

III. PUBLIC HEARINGS

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

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

C. Z-17-2023: 16W020 79th Street (Dodevski/Lyons Truck Sales); Special Use and Findings of Fact [CONTINUED FROM JANUARY 15, 2024]

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.

D. 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]

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.

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

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**
January 22, 2024 meeting canceled
- B. Building Reports**
None

V. OTHER CONSIDERATIONS

- A. PC-01-2024: Annual Zoning Review**
- B. PC-02-2024: 16W0290 Jeans Road (Oburrdale Inc.) Extraterritorial Review of a Conditional Use and Variations**

Review of a DuPage County request for a conditional use (special use) for auto sales and variations, DuPage County Zoning Case ZONING-24-000005.
- C. PC-03-2024: 901 McClintock Drive (Royal Oaks Development) - Informal Discussion**

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

February 12 Village Board
Commissioner Parrella is the scheduled representative.

February 19 Plan Commission

- 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 Street (LaConte): Variation and Findings of Fact**

Requests a variation from Zoning Ordinance Section VI.D to permit a fence within a corner side yard setback deviating from the minimum 40 ft. required.

February 26 Village Board
Chairman Trzupek is the scheduled representative.

March 4 Plan Commission

- A. V-02-2023 16W122 91st Street (Leon)**

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 89th Street (Eshghy)

March 11 Village Board

Commissioner Petrich is the scheduled representative.

VIII. ADJOURNMENT