



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
MARCH 4, 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 19, 2024 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, & DECEMBER 4, 2023 and JANUARY 15, 2024]**

REQUEST BY PETITIONER TO TABLE INDEFINITELY. NOTICES WILL BE RESENT AND REPUBLISHED ONCE THE PETITIONER CONFIRMS A FUTURE MEETING DATE.

- 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.

- C. V-02-2024: 15W627 89th 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.

- D. 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.

IV. CORRESPONDENCE

- A. Board Reports**

None – February 26, 2024 Board meeting was canceled.

- B. Building Reports**

None

V. OTHER CONSIDERATIONS

A. PC-05-2024: 15W303 61st St. (Osgood/Ridge Precision Gunsmithing, LLC); Appeal

Appeal of Determination denying a gunsmithing Home Occupation in accordance with Zoning Ordinance section XIII.I.

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

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.

March 25 Village Board

Commissioner Broline is the scheduled representative.

April 1 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, 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-03-2024: Zoning Ordinance Amendment for Outdoor dining (Village of Burr Ridge); Text Amendment and Findings of Fact

Request to consider text amendments to Section VIII.I.e of the Burr Ridge Zoning Ordinance to amend outdoor dining regulations to permit outdoor dining year-round in the Business Districts.

C. Z-04-2024: Zoning Ordinance Amendment for Walls and Masonry Piers (Village of Burr Ridge); Text Amendment and Findings of Fact

Request to consider text amendments to Section IV.I.36 of the Burr Ridge Zoning Ordinance to permit Walls and Masonry Piers in the non-residential districts.

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, FEBRUARY 5, & FEBRUARY 19, 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.

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, FEBRUARY 5, & FEBRUARY 19, 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.

F. PC-04-2024: By-Laws Amendment - Virtual PC Meeting Attendance

April 8 Village Board

Commissioner Broline is the scheduled representative.

April 15 Plan Commission

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