



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
APRIL 1, 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 MARCH 4, 2024 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**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, 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.

**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, 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.

**C. 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 & JANUARY 15, 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.

**D. 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.

**E. Z-04-2024: Zoning Ordinance Amendment for Walls and Masonry Piers (Tuschall); 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.

**IV. CORRESPONDENCE**

**A. Board Reports**  
March 11 and March 25, 2024

**B. Building Reports**  
February 2024

**V. OTHER CONSIDERATIONS**

**A. PC-04-2024: By-Laws/Rules of Procedure Amendment - Virtual PC Meeting Attendance**

Consideration to permit virtual or remote attendance for Plan Commissioners.

**B. PC-07-2024: By-Laws/Rules of Procedure Amendment – Public Testimony & Public Participation**

Consideration of rules for public testimony during Public Hearings and public participation during Public Comment.

*Note - PC-04-2024 and PC-07-2024 are included together as one staff report.*

**C. Discussion of Zoning Ordinance Sections X and XIV – Warehouse Use and Definition**

Discussion of warehouse use in the L-I and G-I districts and lack of a supporting definition. Potential request from the Commission to request Board direction on holding a public hearing on this topic. No staff report accompanies this item.

**VI. PUBLIC COMMENT**

**VII. FUTURE MEETINGS**

**April 8 Village Board**

Commissioner Stratis 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.

**C. PC-06-2024: 6900 Veterans Blvd. and 451 Commerce St. (Midwest RE Acquisitions LLC/Bridge Industrial); Pre-Application Conference**

Request for a pre-application conference for a Planned Unit Development (PUD) in accordance with Zoning Ordinance section XIII.L.2.b. The petitioner is requesting to rezone the property from R-A/Research Assembly and L-I/Light Industrial to R-5/Planned Residence District and L-I/Light Industrial, both with special uses for PUDs. The petitioner is proposing to construct 72 townhome units, six industrial buildings, and a Public Works facility on the approximately 113-acre site.

**April 22 Village Board**

Commissioner Morton is the scheduled representative.

**VIII. ADJOURNMENT**