



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
APRIL 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 APRIL 1, 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 & 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.

**IV. CORRESPONDENCE**

**A. Board Reports**

April 8, 2024

**B. Building Reports**

None

**V. OTHER CONSIDERATIONS**

**A. PC-06-2024: 6900 Veterans Blvd. and 451 Commerce St. (Midwest RE Acquisitions LLC/Bridge Industrial); Pre-Application Conference [No formal recommendation or motion will be taken]**

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.

## VI. PUBLIC COMMENT

*In accordance with the Plan Commission/Zoning Board of Appeals Rules of Procedure, up to thirty (30) minutes shall be allocated for public comment which may be extended by the presiding officer. Each person shall be granted no more than three (3) minutes per meeting to address the Commission, unless such time limit is extended by the presiding officer.*

## VII. FUTURE MEETINGS

### April 22 Village Board

Commissioner Morton is the scheduled representative.

### May 6 Plan Commission

#### **A. V-02-2024: 15W627 89<sup>th</sup> Street (Eshghy); Variations and Findings of Fact [CONTINUED FROM MARCH 4, 2024]**

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.

#### **B. 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, & 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.

#### **C. PC-01-2024: Annual Zoning Review**

Staff requests clarification regarding direction on the potential text amendments.

### May 13 Village Board

Commissioner Irwin is the scheduled representative.

### May 20 Plan Commission

#### **A. V-03-2024: 9S241 Madison Street (Davalos); Variations and Findings of Fact**

Request for three (3) variations from Zoning Ordinance Section IV.J to permit (1) a fence in the interior side yard.; (2) a fence 6 feet in height.; and (3) a fence less than 50 percent open.

**B. Z-05-2024: 340 Shore Drive (Factor 75); Special Use and Findings of Fact**

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

**C. 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, & APRIL 1, 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.

**May 27 Village Board – Not scheduled due to holiday**

**VIII. ADJOURNMENT**