



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
MAY 20, 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 MAY 6, 2024 MEETING MINUTES

III. PUBLIC HEARINGS

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

Request 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. V-04-2024: 16W030 83rd Street (Double Good); Variations and Findings of Fact

Request for two (2) variations from Zoning Ordinance Sections X.F.4 & IV.W.9 to permit (1) a floor area ratio of 0.497 instead of the maximum regulation of 0.40; and (2) an addition to an existing building to be built within 40 feet of a residential district boundary line instead of the 150-foot regulation.

REQUEST BY PETITIONER TO CONTINUE UNTIL JUNE 17, 2024.

D. V-02-2024: 15W627 89th Street (Eshghy); Variations and Findings of Fact [CONTINUED FROM MARCH 4 & MAY 6, 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.

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, & 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.

F. Z-06-2024: Zoning Ordinance Amendment for Warehouse and Warehousing (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 6, 2024]

Request to consider text amendments to Section X.E, X.F, & XIV of the Burr Ridge Zoning Ordinance to clarify and define the “warehouse” and “warehousing” uses in the L-I and G-I districts.

IV. CORRESPONDENCE

A. Board Reports
May 13, 2024

B. Building Reports
April 2024

V. OTHER CONSIDERATIONS

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

May 27 Village Board – NOT SCHEDULED

The May 27, 2024 Village Board meeting was not scheduled due to Memorial day.

June 3 Plan Commission

A. 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.

B. 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.

C. 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, & APRIL 15, 2024]

Requests an amendment to a special use regarding an outdoor dining enclosure at an existing restaurant pursuant to Ordinance #A-834-02-21, County Line Square PUD Ordinance #A-834-19-21, and Section VIII.1.e of the Burr Ridge Zoning Ordinance.

D. 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, & APRIL 15, 2024]

Request for an amendment to a special use regarding an outdoor dining enclosure at an existing restaurant pursuant to Ordinance #A-834-17-21, County Line Square PUD Ordinance #A-834-19-21, and Section VIII.1.e of the Burr Ridge Zoning Ordinance.

E. Z-07-2024: 311 Shore Drive (Tesla); Special Use Amendment and Findings of Fact

Requests an amendment to a special use to permit automobile rentals at an existing business pursuant to Ordinance #A-834-01-23, and Section X.F.2.a of the Burr Ridge Zoning Ordinance.

June 10 Village Board

Commissioner McCollian is the scheduled representative.

June 17 Plan Commission

A. V-04-2024: 16W030 83rd Street (Double Good); Variations and Findings of Fact

Request for two (2) variations from Zoning Ordinance Section X.F.4 & IV.W.9 to permit (1) a floor area ratio of 0.497 instead of the maximum regulation of 0.40.; and (2) an addition to an existing building to be built within 40 feet of a residential district boundary line instead of the 150-foot regulation.

F. V-05-2024: 6520 S. Elm Street (Broucek); Variation and Findings of Fact

Request for three (3) variations from Zoning Ordinance Sections VI.F.7, IV.H.5, & IV.H.9 to permit (1) a corner side yard setback of 4' 9" instead of the 30' minimum regulations, (2) a rear yard setback 9' 7" instead of the 10' maximum regulation, and (3) a combined horizontal area of all accessory buildings, structures, and uses to exceed the 30 percent maximum regulation.

VIII. ADJOURNMENT