



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
JUNE 17, 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 JUNE 3, 2024 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**A. Z-07-2024: 311 Shore Drive (Tesla); Special Use Amendment and Findings of Fact [CONTINUED FROM JUNE 3, 2024]**

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.

**B. V-04-2024: 16W030 83<sup>rd</sup> Street (Double Good); Variations and Findings of Fact [CONTINUED FROM MAY 20, 2024]**

***REQUEST BY PETITIONER TO CONTINUE TO OCTOBER 17, 2024.***

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.

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

Request for three (3) variation requests from Zoning Ordinance Sections VI.F.7 & IV.H. to permit (1) a corner side yard setback of 4' 9 ½" instead of the 30' minimum regulations, (2) a rear yard setback 9' 7 ¾" 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.

**D. Z-05-2024: 340 Shore Drive (Factor 75); Special Use and Findings of Fact [CONTINUED FROM MAY 20, 2024]**

***REQUEST BY PETITIONER TO CONTINUE UNTIL JULY 1, 2024.***

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.

**E. Z-06-2024: Zoning Ordinance Amendment for Warehouse and Warehousing (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 6, & MAY 20, 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**  
June 10, 2024

**B. Building Reports**  
None.

**V. OTHER CONSIDERATIONS**

**A. S-01-2024: 15W451 91<sup>st</sup> Street (Burr Ridge Middle School); Conditional Sign Approval and Findings of Fact**

**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**

**June 24 Village Board**  
Commissioner Parrella is the scheduled representative.

**July 1 Plan Commission**

**A. Z-05-2024: 340 Shore Drive (Factor 75); Special Use and Findings of Fact [CONTINUED FROM MAY 20, & JUNE 17, 2024]**

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.

**B. Z-03-2024: Zoning Ordinance Amendment for Outdoor Dining (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM APRIL 1, & JUNE 3, 2024]**

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-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, & JUNE 3, 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.

**C. Z-12-2023: 114 Burr Ridge Parkway (Capri Express); Special Use Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, DECEMBER 18, 2023, FEBRUARY 5, & APRIL 15, & JUNE 3, 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.

**July 8 Village Board**

Chairman Trzupek is the scheduled representative.

**July 15 Plan Commission**

**A. V-01-2024: 15W765 80<sup>th</sup> Street (LaConte); Variation and Findings of Fact [REMANDED FROM JUNE 10, 2024 BOARD OF TRUSTEES]**

Requests for three (3) variations from Zoning Ordinance Section IV.J to permit (1) a fence within a corner side yard setback, (2) a fence in the front yard, and (3) a fence less than 50 percent open.

**B. Z-08-2024: Zoning Ordinance Amendment for Manufacturing District Uses (Village of Burr Ridge); Text Amendment and Findings of Fact**

Request to consider text amendments to Section X & XIV of the Burr Ridge Zoning Ordinance to review the entirety of the Manufacturing Districts.

**VIII. ADJOURNMENT**