



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

III. PUBLIC HEARINGS

A. 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.

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

REQUEST BY PETITIONER TO CONTINUE UNTIL JULY 15, 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.

IV. CORRESPONDENCE

A. **Board Reports**
None – June 24, 2024 meeting canceled

B. **Building Reports**
May 2024

V. **OTHER CONSIDERATIONS**

A. **PC-09-2024: DuPage County Text Amendments**

Request to consider proposed Text Amendments to the DuPage County Zoning Ordinance Chapter 37 relative to Electric Vehicles, Accessory Dwelling Units, and Dwelling Units.

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**

July 8 Village Board

Chairman Trzupsek is the scheduled representative.

July 15 Plan Commission

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

Request to consider text amendments to Sections X and XIV of the Burr Ridge Zoning Ordinance to review and define uses within the Manufacturing Districts.

B. **V-01-2024: 15W765 80th St. (LaConte); Variations and Findings of Fact**

Request 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.

C. **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.

July 22 Village Board

Commissioner Petrich is the scheduled representative.

August 5 Plan Commission

No cases have been scheduled.

VIII. ADJOURNMENT