



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
JULY 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 JULY 1, 2024 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**A. Z-05-2024: 340 Shore Drive (Factor 75); Special Use and Findings of Fact [CONTINUED FROM MAY 20, JUNE 17, & JULY 1, 2024]**

***REQUEST BY PETITIONER TO CONTINUE UNTIL AUGUST 19, 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. 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-08-2024: Zoning Ordinance Amendment for Manufacturing District (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.

**IV. CORRESPONDENCE**

**A. Board Reports**

July 8, 2024

**B. Building Reports**

June 2024

**V. OTHER CONSIDERATIONS**

**A. PC-10-2024: 16W290 and 16W296 Jeans Road (Oburrdale Inc.) Extraterritorial Review of a Conditional Use and Variations**

Review of a DuPage County request for a conditional use (special use) for auto sales and variations, DuPage County Zoning Case ZONING-24-000044.

**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 22 Village Board**

Commissioner Petrich is the scheduled representative.

**August 5 Plan Commission**

Cancelled.

**August 12 Village Board**

Commissioner Broline is the scheduled representative.

**August 19 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, APRIL 15, JUNE 3, & July 1, 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.

**B. 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, & July 1,2024]**

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.

**C. Z-05-2024: 340 Shore Drive (Factor 75); Special Use and Findings of Fact [CONTINUED FROM MAY 20, JUNE 17, & JULY 1, & 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.

**VIII. ADJOURNMENT**