



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
OCTOBER 19, 2020 - 7:00PM  
VILLAGE HALL - BOARD ROOM AND ONLINE PLATFORM**

**The Plan Commission/Zoning Board of Appeals hears all 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.**

**Attendance and Public Comment Procedures:** Due to the current limitations on social distancing and gatherings of no more than 50 persons in physical attendance, as set forth in Executive Orders issued by the Governor of the State of Illinois based upon the ongoing novel coronavirus pandemic disaster, and also based upon the Chairman of the Plan Commission having determined that an in-person meeting is not practical or prudent, due to the ongoing novel coronavirus pandemic disaster, the hearing will be conducted utilizing a virtual environment, pursuant to Public Act 101-0640. Village Hall will be open for the meeting; no more than 50 persons may be present at Village Hall at any one time, subject to applicable social distancing requirements. [Here is a link](#) to watch the meeting live. Public comment will be accepted in advance of the meeting via email at [ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov). Public comment may also be made at the applicable time during the meeting by calling (224) 441-6894 and entering the conference identification number (237 687 673#). All participants will be muted upon entering the virtual meeting and be unmuted at the direction of the Chairman. Prior to voting on each agenda item, email comments for the item will be read and other comments received.

**I. ROLL CALL**

**II. APPROVAL OF SEPTEMBER 21, 2020 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**A. Z-12-2020: 7512 County Line Road (Giadla); Special Use, Text Amendment, and Findings of Fact**

Requests a special use to permit a medical office at an existing building in the T-1 Transitional District and a text amendment to Section VII.C.2 of the Zoning Ordinance to add “offices, including medical, dental, optical, and chiropractic, under 3,000 square feet” as a permitted use and “offices, including medical, dental, optical, and chiropractic, over 3,000 square feet” as a special use, both in the T-1 Transitional District.

**B. Z-13-2020: Zoning Ordinance Amendment; Text Amendment and Findings of Fact**

Requests text amendments to Zoning Ordinance Sections VIII and XI to permit temporary indoor dining activities at restaurants, including waiver of parking regulations, subject to staff approval.

**IV. CORRESPONDENCE**

- A. Building Report – September 2020**
- B. Board Report – September 28 and October 12, 2020**

**V. OTHER PETITIONS**

- A. S-04-2020: 16W361 South Frontage Road (Price); Conditional Sign Approvals and Findings of Fact**
- B. S-05-2020: 101 Burr Ridge Parkway (Lynch); Sign Variations and Findings of Fact**

**VI. PUBLIC COMMENT**

**VII. FUTURE MEETINGS**

**November 2, 2020**

No meeting is scheduled for this date due to Village Hall acting as a polling place.

**November 16, 2020**

**Z-14-2020: 7508 County Line Road (Kammula); Text Amendment, Special Uses, Variations, and Findings of Fact**

Requests a special use as per Section VII.C of the Zoning Ordinance for site plan, architectural, and landscape review approval for a building expansion at the subject property; a text amendment to add “private preschool or Montessori school” as a special use to Section VII.C of the Zoning Ordinance; a special use as per the amended Section VII.C of the Zoning Ordinance for a “private preschool or Montessori school”. The request also requires the following variations from the Zoning Ordinance: a primary building that exceeds the maximum FAR requirements; an interior side yard setback of less than 20 feet; parking lot drive aisle widths of less than 13’; a parking lot without landscape islands; and a trash dumpster non-adjacent to the rear wall of the principal building.

**Z-15-2020: 212 Burr Ridge Parkway (Halleran); Special Use, Variation, and Findings of Fact**

Requests a special use as per Section VIII.B.ff of the Zoning Ordinance to permit a restaurant with live entertainment and sales of alcoholic beverages and a variation from Section XI.C.13 of the Zoning Ordinance to permit a restaurant without the required number of parking spaces at the subject property.

**Z-16-2020: Zoning Ordinance Amendment (Brown); Text Amendment and Findings of Fact**

Requests a text amendment to Section IV.H.3 of the Zoning Ordinance to permit the keeping of chickens (or domestic hens or hens) on properties of 40,000 square feet instead of one acre.

**VIII. ADJOURNMENT**