



**REGULAR MEETING
VILLAGE OF BURR RIDGE
PLAN COMMISSION**

**December 5, 2016
7:30 P.M.**

I. ROLL CALL

Greg Trzupsek, Chairman

**Mike Stratis
Dehn Grunsten
Robert Grela**

**Luisa Hoch
Greg Scott
Mary Praxmarer
Jim Broline, Alternate**

II. APPROVAL OF PRIOR MEETING MINUTES

A. November 21, 2016 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-12-2016: 7600 and 7630 County Line Road (Med Properties Group); Special Use, Variations, and Findings of Fact; continued from October 17, 2016 and November 21, 2016

Requests the following approvals relative to the Burr Ridge Zoning Ordinance to accommodate the razing of two existing buildings and construction of a new building on the subject property: special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan review; special use approval as per Section VII.C.2.i for the use of the property for a medical office; a variation from Section XI.C.11.a(2)(a) to permit the construction of a parking lot and dumpster enclosure 19.76 feet from the rear lot line rather than the required 30 feet or in lieu thereof, a variation from Section VII.C.5.b(1) to permit a reduction of the front yard building setback; a variation from Section XI.C.11.a(2)(c) to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation from Section XI.C.8 to permit a parking lot drive aisle to encroach into the front yard.

B. V-07-2016: 15W241 81st Street (Paulan); Variation and Findings of Fact

Requests a variation from Section IV.H.9.a of the Burr Ridge Zoning Ordinance to permit the combined horizontal area of all accessory buildings, structures and uses to be 45% of the rear yard rather than the maximum permitted area of 30% of the rear yard.

C. PC-10-2016: Amendment to the Burr Ridge Comprehensive Plan; 1400 Burr Ridge Parkway and 11650 Bridewell Drive

Consideration of an amendment to the Future Land Use Plan of the Village of Burr Ridge Comprehensive Plan to designate the 22.5 acre property at 1400 Burr Ridge Parkway and 11650 Bridewell Drive for residential use.

D. Z-15-2016: Zoning Ordinance Text Amendment – Personal Wireless Service Facilities

Consideration of an amendment to Section IV.O and IV.V of the Burr Ridge Zoning Ordinance regarding permitted locations for personal wireless service facilities in the public right of way.

IV. CORRESPONDENCE

- A. Board Report – November 28, 2016
- B. Building Report – October 2016

V. OTHER CONSIDERATIONS

- A. **V-06-2016: 7383 Madison Street (Gofis); Approval of Findings of Fact**

VI. FUTURE SCHEDULED MEETINGS

- A. **January 16, 2017:** The filing deadline for this meeting is December 19, 2016.
- B. **February 6, 2017:** The filing deadline for this meeting is January 9, 2017

VII. ADJOURNMENT

PLEASE NOTE: All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their December 12, 2016 Regular Meeting beginning at 7:00 P.M. Commissioner Scott is the Plan Commission representative for the December 12, 2016 Board meeting.