



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
NOVEMBER 21, 2022 - 7:00PM
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 SEPTEMBER 19, 2022 MEETING MINUTES

III. PUBLIC HEARINGS

- A. Z-22-2022: 7600-7630 County Line Rd. (MedProperties LLC); Variation, Special Use Amendment, and Findings of Fact [CONTINUED FROM AUGUST 15, SEPTEMBER 19, AND OCTOBER 17, 2022]**

CONTINUED UNTIL DECEMBER 5, 2022 - This case was on the October 17, 2022 meeting agenda with a request by the petitioner to continue it until December 5, 2022. This agenda item serves as a reminder that the case will be next heard on December 5, 2022.

- B. Z-24-2022: 311 Shore Dr. (DP Burr Ridge, LLC); Special Uses and Findings of Fact**

Request for special uses for (1) automobile and equipment service and (2) outdoor storage pursuant to Zoning Ordinance section X.F.2; and a special use for (3) a fence in a non-residential district pursuant to Zoning Ordinance section IV.J. The petitioner intends to operate a Tesla Motors, Inc. auto repair center at the site.

IV. CORRESPONDENCE

A. Board Reports

September 26, 2022
October 10, 2022 meeting was cancelled
October 24, 2022
November 14, 2022

B. Building Reports

September 2022
October 2022

V. OTHER CONSIDERATIONS

A. PC-06-2022 Setting 2023 Plan Commission Meeting Dates

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

November 28 Board of Trustees – CANCELLED

December 5 Plan Commission

A. Z-22-2022: 7600-7630 County Line Rd. (MedProperties LLC); Variation, Special Use Amendment, and Findings of Fact [CONTINUED FROM AUGUST 15, SEPTEMBER 19, AND OCTOBER 17, 2022]

Request to amend Ordinance #A-834-02-17 for a special use for final plat approval and a medical office in the T-1 Transitional District and a variation from Zoning Ordinance section XI.C.8 to permit parking in the front yard. The petitioner is requesting to reconfigure the existing parking lot and add additional spaces.

B. Z-25-2022/V-04-2022: 11731 87th Street (McNaughton); Rezoning, Special Use, Variation or Text Amendment, Planned Unit Development (PUD), Preliminary Plan approval of a PUD, and Findings of Fact

Requests to rezone the property as per section VI.E of the Zoning Ordinance from the R-1 Single-Family Residence District to the R-2B Single-Family Residence District; variations for a Planned Unit Development (PUD) on a parcel measuring 15 acres with 585.5 ft. of lot width instead of the 40 acres and 800 ft. of lot width required as per section VI.E.3.b of the Zoning Ordinance or a text amendment to section VI.E.3.b of the Zoning Ordinance to permit a PUD on parcels of land measuring 15 acres in lot area and 500 ft. of lot width; a special use for a PUD as per section VI.E.2 of the Zoning Ordinance; and Preliminary Plan approval of the PUD as per section XIII.L.2.c. The petitioner seeks to develop the site for a 20-lot single-family residential subdivision.

C. Z-26-2022: 525 Village Center Drive (AT&T); Special Use, PUD Amendment, and Findings of Fact

Request for a special use for a personal wireless facility as per section VIII.C.2 of the Zoning Ordinance and to amend Ordinance A-834-10-05 to permit alterations to the structure related to the wireless facility. The petitioner seeks to co-locate a cellular site at an existing rooftop, including installation of an antennae and support equipment.

December 12 Village Board

Commissioner Broline is the scheduled representative.

December 19 Plan Commission

There are no cases scheduled. The deadline for scheduling is November 28.

VIII. ADJOURNMENT