



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
DECEMBER 5, 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 NOVEMBER 21, 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]**

REQUEST BY PETITIONER TO CONTINUE TO JANUARY 16, 2023.

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-24-2022: 311 Shore Dr. (DP Burr Ridge, LLC); Special Uses and Findings of Fact [CONTINUED FROM NOVEMBER 21, 2022]**

REQUEST BY PETITIONER TO CONTINUE TO DECEMBER 19, 2022.

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.

- C. Z-25-2022/V-04-2022: 11731 87th Street (McNaughton); Rezoning, Special Use, Variation, 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; 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.

D. 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.

IV. CORRESPONDENCE

A. Board Reports – No Report
November 28, 2022 meeting cancelled

B. Building Reports – No Report

V. OTHER CONSIDERATIONS

A. PC-07-2022 Election of Vice-Chair

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

December 12 Village Board

Commissioner Broline is the scheduled representative.

December 19 Plan Commission

A. Z-24-2022: 311 Shore Dr. (DP Burr Ridge, LLC); Special Uses and Findings of Fact [CONTINUED FROM NOVEMBER 21 AND DECEMBER 5, 2022]

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.

January 9 Village Board

Commissioner Morton is the scheduled representative.

January 16 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, OCTOBER 17, and DECEMBER 5, 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.

January 23 Village Board

Commissioner Stratis is the scheduled representative.

VIII. ADJOURNMENT