

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF**  
**FEBRUARY 15, 2016**

**I. ROLL CALL**

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Vice Chair Hoch.

**ROLL CALL** was noted as follows:

**PRESENT:** 4 – Hoch, Praxmarer, Broline, and Scott

**ABSENT:** 4 – Stratis, Grunsten, Grela, and Trzupek

Also present was Community Development Director Doug Pollock. In the audience was Trustee Tony Schiappa.

Mr. Pollock announced that due to the absence of Chairman Trzupek, Vice Chair Luisa Hoch would chair the meeting.

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Scott to approve the minutes of the December 7, 2015 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Praxmarer, Scott, and Hoch

**NAYS:** 0 – None

**ABSTAIN:** 1 – Broline

**MOTION CARRIED** by a vote of 3-0.

**III. PUBLIC HEARINGS**

Mr. Pollock asked if there was anyone in attendance in regards to the V-01-2016 which is a variation request for the property at 16W380 93<sup>rd</sup> Place. There was no one in attendance for this hearing. Mr. Pollock stated that due to a lack of a quorum for the Zoning Board of Appeals, the hearing for V-01-2016 will be continued to March 21, 2016.

Vice Chair Hoch confirmed all those wishing to speak during the public hearing on the agenda for tonight's meeting.

**A. Z-01-2016: 16W331 South Frontage Road (Molis); Special Use and Findings of Fact.**

As directed by Vice Chair Hoch, Mr. Pollock described this request as follows: The subject property is a vacant lot located at the periphery of the Hinsdale Industrial Park. The petitioner is a dentist seeking a location for his dental practice. The petitioner plans to construct a building for his dental office with space for other general office users to be determined. A dental office is a special use in the GI District and the petitioner needs to

determine if the special use will be approved before purchasing the property or preparing final plans for construction.

Vice Chair Hoch asked the petitioner if he had anything to add. Dr. Ryan Molis clarified that the planned building is a two-story building with 10,000 square feet, rather than a one-story building with 5,000 square feet as stated by Mr. Pollock.

Vice Chair Hoch asked for questions and comments from the public. Mr. Mark Tomas asked about the location of the property. Mr. Pollock referenced a map on the video screen showing the location.

There being no additional comments from the public, Vice Chair Hoch asked for comments and questions from the Plan Commission.

Commissioner Scott asked for further clarification on the size of the building. It was explained that the site plan shows a 5,000 square foot footprint, but that the building is planned for two stories so it would be 10,000 square feet.

Commissioner Praxmarer asked how many patients and doctors would be at this location. Dr. Molis said he would be the only dentist and that he sees about four patients per hour.

Vice Chair Hoch asked if this was a new practice or an expansion of an existing practice. Dr. Molis said he was expanding his existing practice.

Commissioner Broline said that there are other offices in the area and that the use of this property for a dental office is appropriate.

Vice Chair Hoch said she agrees with Commissioner Broline.

There being no further questions, Vice Chair Hoch asked for a motion to close the hearing.

At 7:45 p.m. a **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-01-2016.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Broline, Praxmarer, Scott, and Hoch

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to adopt the petitioner's findings of fact and to recommend that the Board of Trustees grant special use approval as per Section X.F.2.j of the Burr Ridge Zoning Ordinance to permit a dental office on the property at 16W331 South Frontage Road.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Scott, Praxmarer, Broline, and Hoch

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

#### **IV. CORRESPONDENCE**

There was no discussion regarding the Building Report or the Board Report. Mr. Pollock provided a brief explanation of the subdivision report and the subdivision process.

**V. OTHER CONSIDERATIONS**

**A. Preliminary Plat of Subdivision – Dlugopolski – 16W380 93rd Place**

Mr. Pollock stated that this consideration is connected the zoning variation that was continued to March 21, 2016 and also should be continued.

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Scott to continue this consideration to March 21, 2016.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Praxmarer, Scott, Broline, and Hoch

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

**B. PC-01-2016: Annual Zoning Review**

Mr. Pollock suggested that the annual zoning review be tabled to the next meeting when more Commissioners were present.

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Scott to continue this consideration to March 21, 2016.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Praxmarer, Scott, Broline, and Hoch

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

**VI. FUTURE SCHEDULED MEETINGS**

Mr. Pollock said the filing deadline for the March 7, 2016 meeting has passed and there are no hearings scheduled.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Scott to cancel the March 7, 2016 meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Broline, Scott, Praxmarer, and Hoch

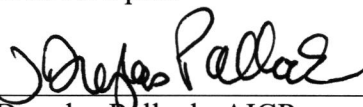
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

**VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Scott to **ADJOURN** the meeting at 7:56 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 7:56 p.m.

Respectfully  
Submitted:

  
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J. Douglas Pollock, AICP

March 21, 2016