

**AGENDA FOR THE VILLAGE OF BEACH PARK  
PLAN COMMISSION & ZONING BOARD OF APPEALS MEETING**

**January 4, 2018  
6:00 p.m.**

- 1. Call to Order & Roll Call**
- 2. Pledge**
- 3. Approval of the November 2, 2017 Planning and Zoning Board Minutes.**
- 4. Village Board Report – Trustee Larry Wells**

**A. Ron Sachs, JJS Properties – 37015,37021,37041 & 37045 Sheridan Road**

Petitioner, JJS Properties, Inc., owner of the property, is requesting a Zoning Map Amendment (Single-Family Residential R-2 to B-1 Business District) and approval of a Planned Development (PD) including conditional uses and zoning departures as may be needed to establish and operate a Mini-Warehouse facility on approximately 5.0 acres of property having 328' of frontage along the east side of Sheridan Road immediately east and north of the intersection of Blanchard Road and Sheridan Road. The proposed development plan includes a total of approximately 51,000 square feet of climate controlled and non-climate controlled indoor storage to be distributed among seven (7) buildings as well as other associated site improvements for development of the property submitted in the application for Planned Development and plans for the property.

**PASSED AT THE DECEMBER 14, 2017 BOARD MEETING.**

**5. Public Hearings**

**Swear in Petitioners who will be or may be speaking before the Board for any Public Hearing issue on the agenda**

**B. Bridgeview Bank, 11411 W. Wadsworth Road, Beach Park, IL**

Petitioner, Mike Ruchti, representative for the property owner, Bridgeview Bank, is requesting approval of a Conditional Use Permit for a freestanding sign with an electronic message center and any height and area variations of the sign as may be needed pursuant to the sign requirements of the B-1 Business District along with any Variations to bulk, dimension, and setback standards of the Village of Beach Park Sign Ordinance and Zoning Ordinance reflected in the submitted applications documents and any other zoning relief as may be required or found to be required. The subject property is zoned in a B-1 Business District.

**i. Open the public hearing**

- i. Brief description of zoning matter.**
- ii. Legal description as noted in Petition.**
- iii. Confirm with Recording Secretary Notice was published and property posted. Published in the News-Sun 12-8-17**

- ii. Applicant Testimony
- iii. Village Staff Reports
- iv. Questions from the Plan Commission and Zoning Board of Appeal
- v. Open Public Comment
  - a. Motion-second-vote

Written statements received.

Oral statements: will be limited to five (5) minutes per person.

- vi. Close Public Comment
  - a. Motion-second-vote
- vii. Board Discussion – Motion to recommend approval or denial – second vote.
- viii. Close the Public Hearing
  - a. Motion-second-vote

**C. Mohammad Kazmi, 37937 N. Sheridan Road, Beach Park, IL**

Petitioner, Ghazala M. Kazmi, Sanaa Kazmi and lessee Midtown Motors SSR Corporation, Mohammad Kazmi, are requesting approval of a Conditional Use Permit to allow the use Automobile Sales, Supplies, and Service under Section 4.0.2.5 *Conditional Uses, Underlying Non-Residential Zone of the Sheridan Road Corridor* of the Village of Beach Park Zoning Ordinance for that part of the property located in the B-1 zoning district and not any other zoning district the property may be located in.

- iv. Open the public hearing
  - i. Brief description of zoning matter.
  - ii. Legal description as noted in Petition.
  - iii. Confirm with Recording Secretary Notice was published and property posted. Published in the News-Sun 12-8-17

- v. Applicant Testimony
- vi. Village Staff Reports
- iv. Questions from the Plan Commission and Zoning Board of Appeal
- v. Open Public Comment
  - a. Motion-second-vote

Written statements received.

Oral statements: will be limited to five (5) minutes per person.

- vi. Close Public Comment
  - a. Motion-second-vote
- vii. Board Discussion – Motion to recommend approval or denial – second vote.

- viii. **Close the Public Hearing**
  - a. **Motion-second-vote**

6. **Public Comment**
7. **Old Business**
8. **New Business**
9. **Adjournment**

**Next Meeting: February 1, 2018**