

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

November 2, 2017
6:00 p.m.

1. **Call to Order & Roll Call**
2. **Pledge**
3. **Approval of the October 5, 2017 Planning and Zoning Board Minutes.**
4. **Village Board Report – Trustee Larry Wells**

A. William G. and Lisa D. Peters – 38575 N. Lewis Avenue

Petitioners, William G. and Lisa D. Peters, is seeking approval for a Conditional Use Permit for a “Dwelling, for proprietor, caretaker or watchman of a business use” and “Contractor’s equipment storage, indoor” within the B-1 Zoning District for a set period of time for the legally described property and any other zoning relief required to bring the existing lot and structures into compliance with the Village of Beach Park Zoning Ordinance.

PASSED AT THE OCTOBER 26, 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. 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.

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 10-12-17**

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. Village of Beach Park – 11270 W. Wadsworth Road

Petitioner, Village of Beach Park, is requesting consideration of text amendments to the Zoning Ordinance, Article 2, Section 2.2 Definitions, and Article 9, Section 9.4 Accessory Use Regulations, to create a definition for ‘Solar Energy System’ and to clarify that a Solar Energy System is an accessory use in all residential, commercial and industrial zoning districts.

- 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 10-12-17**

- 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: December 7, 2017