

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

**March 1, 2018  
6:00 p.m.**

- 1. Call to Order & Roll Call**
- 2. Pledge**
- 3. Approval of the February 1, 2018 Planning and Zoning Board Minutes.**
- 4. Village Board Report – Trustee Larry Wells**
- 5. Public Hearings**

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

**A. Dolan Realty Advisors, LLC, an agent for Verizon Wireless**

Petitioner, Dolan Realty Advisors, LLC for Verizon Wireless, is requesting approval of a Conditional Use Permit to install a cell tower on property located on Ruth Avenue in the Village of Beach Park. The subject property is zoned SR Suburban Residential and is located on Village owned property. The petitioner is also requesting approval of Variances to increase the maximum height of a structure permitted from 35 feet to 105 feet, decrease the required setback(s) and any other zoning relief as may be necessary for this project and from any other standards of the Village of Beach Park Zoning Ordinance and Chapter 18.04 Personal Wireless Service Facilities of Title 18 – Telecommunications of the Village of Beach Park Municipal Code presented in submitted exhibits or discovered during the proceedings of the Public Hearing.

**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 1-9-18**

**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**

**B. Benjamin W. Hughes, 38834 Sheridan Road, Beach Park, IL**

Petitioner, Benjamin W. Hughes, is requesting approval of Variances from Article 2, Section 2.3 Lot Area, Yard and Bulk Requirements in All Zones, Section 2.3.4 Rear Yard of the Village of Beach Park Zoning Ordinance to reduce the rear yard setbacks and any other zoning relief or departure from said Zoning Ordinance as may be required for this project or discovered as part of the public hearing proceedings. This will also include the purchase of the right-of-way to the West of the property adding an additional 2,092 square feet. This property is located in an B-1 Business District.

- 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 02-07-18**

- iv. **Applicant Testimony**
- v. **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. McDonald's USA, LLC (Joe Coconato, Area Construction Manager)**

Petitioner, Joe Coconato, Area Construction Manager at McDonald's USA, LLC, is requesting approval of a Conditional Use Permit to expand the existing drive thru operation by adding a second side-by-side service/ordering lane, digital menu boards, signage and various site improvements. The expansion is expected to be coordinated with other exterior architectural building renovations and upgrades.

- 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 02-13-18**

- vi. Applicant Testimony**
- vii. 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**

**D. Mohammad Kazmi, 37937 N. Sheridan Road, Beach Park, IL – CONT., 1-4-18, 2-4-18**

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.

- viii. Open the public hearing**
  - iv. Brief description of zoning matter.**
  - v. Legal description as noted in Petition.**
  - vi. Confirm with Recording Secretary Notice was published and property posted. Published in the News-Sun 1-9-18**

- ix. Applicant Testimony**
- x. Village Staff Reports**
- iii. Questions from the Plan Commission and Zoning Board of Appeals**
- iv. Open Public Comment**
  - a. Motion-second-vote**

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

- v. Close Public Comment**
  - a. Motion-second-vote**
- xi. Board Discussion – Motion to recommend approval or denial – second vote**
- vii. Close the Public Hearing**
  - a. Motion-second-vote**
  - 6. Public Comment**
  - 7. Old Business**
  - 8. New Business**
  - 9. Adjournment**

**Next Meeting: April 5, 2018**