

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

**June 7, 2018  
6:00 p.m.**

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

**A. Dolan Realty Advisors, LLC 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.

**This was approved at the March 8, 2018 Board Meeting**

**B. Benjamin Hughes, Cadence Cabinetry**

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 addition to the building 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 to the petitioner's property. This property is located in a B-1 Business District, and Sheridan Road Overlay District.

**This was approved at the March 8, 2018 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**

**A. Casey's Retail Company**

Petitioner, Casey's Retail Company, contract purchaser of the property, is requesting approval of a Planned Unit Development, including a Map Amendment to change zoning from R-3A Single Family Residential to B-1, Business District, for the improvements on the proposed site(s) and construction of a convenience store with vehicle fueling canopy and any and all associated site improvements for the development of the property, as submitted in the application for Planned Unit Development and plans for the property(s) development along with consolidation of lots and PINS and any other zoning relief as may be needed/required for the development that is located in the R-3A Single Family Residential (B-1 Business District) and the Sheridan Road Corridor Overlay 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 5-18-18**

**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**

**6. Public Comment**

**7. Old Business**

**8. New Business**

**9. Adjournment**

**Next Meeting: July 5, 2018**