

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

**January 3, 2019  
6:00 p.m.**

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

**A. Kathy Sisson, K K Partners**

Petitioner, Kathy Sisson, K K Partners, LLC, is requesting approval of Variance(s) for the property located at 38835 N. Sheridan Road from Off Street Parking and Loading requirements, Landscaping, Screening and Buffering, Refuse Screening requirements as required in the B-1 Business District and the Sheridan Road Corridor Overlay District and any other zoning relief as may be required for this project.

**This was approved at the October 25, 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. JJS Properties – 37015,37021,37041,37045 Sheridan Road**

Petitioner, JJS Properties, Inc., owner of the property, is requesting approval to an amendment to the 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 amendment to the development plan includes a total of approximately 64,277 square feet of climate controlled and non-climate controlled indoor storage, an approximate increase of 13,000 square feet, to be distributed among four (4) buildings, a decrease in buildings from 7 to 4, as well as other associated site improvements and zoning relief as may be required for the 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 12-10-18**

**ii. Applicant Testimony**

iii. Village Staff Reports

iv. Questions from the Plan Commission and Zoning Board of Appeal

**PRIOR TO OPENING PUBLIC COMMENT ADVISE ALLOWED 3 MINUTES TO SPEAK**

v. Open Public Comment

a. Motion-second-vote

Written statements received.

Oral statements: will be limited to three (3) minutes per person.

vi. Close Public Comment

a. Motion-second-vote

vii. Board Discussion – Motion to recommend approval or denial.

**B. Beach Park Auto Sales – 37889 Sheridan Road**

Petitioner, Leah Straight, and lessee Beach Park Auto Sales, Inc., John Gallego, are requesting approval of a Conditional Use Permit to allow the use Used 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 and any Variances from the bulk, dimensional, and landscaping standards of the B-1 District and Sheridan Road Corridor Overlay District to bring the existing lot and structures into compliance with the Village of Beach Park Zoning Ordinance.

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 12-10-18**

ii. Applicant Testimony

iii. Village Staff Reports

iv. Questions from the Plan Commission and Zoning Board of Appeal

**PRIOR TO OPENING PUBLIC COMMENT ADVISE ALLOWED 3 MINUTES TO SPEAK**

v. Open Public Comment

a. Motion-second-vote

Written statements received.

Oral statements: will be limited to three (3) minutes per person.

vi. Close Public Comment

a. Motion-second-vote

- vii. **Board Discussion – Motion to recommend approval or denial.**

**B. William Nakulski – 37632 Sheridan Road**

Petitioner, William Nakulski, is seeking approval of a Conditional Use Permit for a "Dwelling, for proprietor, caretaker or watchman of a commercial use" in a B-1 Business District and the Sheridan Road Overlay District for any business use permitted by right per the Village of Beach Park Zoning Ordinance.

- 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 12-11-18**

- ii. **Applicant Testimony**

- iii. **Village Staff Reports**

- iv. **Questions from the Plan Commission and Zoning Board of Appeal**

**PRIOR TO OPENING PUBLIC COMMENT ADVISE ALLOWED 3 MINUTES TO SPEAK**

- v. **Open Public Comment**
  - a. **Motion-second-vote**

Written statements received.

Oral statements: will be limited to three (3) minutes per person.

- vi. **Close Public Comment**
  - a. **Motion-second-vote**

- vii. **Board Discussion – Motion to recommend approval or denial.**

- viii. **Close the public hearing**
  - a. **Motion-second-vote**

- 6. **Public Comment**

- 7. **Old Business**

- 8. **New Business**

- 9. **Adjournment**

**Next Meeting: February 7, 2019**