

# PLAN COMMISSION AND ZONING BOARD OF APPEALS

## MINUTES

January 3, 2019

**ROLL CALL:** Chairwoman Ochoa – Present  
Commissioner Hollingshead – Present  
Commissioner Wood – Present  
Commissioner Kloth – Absent  
  
Commissioner Cvengros – Present  
Commissioner Mercure – Present  
Commissioner Albarracin – Absent

**ALSO PRESENT:**  
Sandi Pastell – Present  
Trustee Larry Wells – Present  
Jerry Nellessen – Community  
Development Director - Present  
Jon Kindseth - Administrator  
Marcy Knysz – Rolf Campbell

**MOTION:** Commissioner Hollingshead  
**2<sup>nd</sup>:** Commissioner Wood

**Approval of the minutes from the  
Plan Commission and Zoning  
Board of Appeals meeting of October 4,  
2018 and August 23, 2018**

**ROLL CALL:** Chairwoman Ochoa, by voice vote for the approval of the minutes:

**Ayes – 5**  
**Nays – 0**  
**Absent – 2**  
**Vacancy - 0**

Chairwoman Ochoa then asked for the Village Board Report. Trustee Wells stated that the Petitioner, Kathy Sisson, K K Partners requested approval of Variance(s) for the property located at 38835 N. Sheridan Road from Of 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 Village Board meeting on October 25, 2018; however, it will no longer be a restaurant as the petitioner and developer could not come to terms. Kathy Sisson said that they will be looking at three separate office type businesses to occupy the building.

Chairwoman Ochoa then swore in all applicants that would be testifying in tonight's hearings as well as anyone in the public that would want to speak. Chairwoman Ochoa also stated that if anyone from the public is going to speak that they have 3 minutes to do so.

Chairwoman Ochoa moved to the first item on the Agenda. 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 13,0000 square feet, to be distributed

amount 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.

Chairwoman Ochoa then asked for a motion to open the public hearing. Commissioner Wood made the motion. Commissioner Hollingshead seconded. By voice vote the public hearing was opened.

Chairwoman Ochoa asked if the legal description was noted in the petition, notice was published and the property posted. It was confirmed by Sandi Pastell that yes, all has been done as legally required in the News-Sun on December 10, 2018.

Chairwoman Ochoa then asked Mr. Sachs to give a brief overview of the amendment to the PD. Mr. Sachs explained that he has now hired a professional team to assist him in this project and they have come up with a business plan to ensure construction of his project. He stated that yes, he is going from the original 51,000 square feet to 64,277 square feet; however, he is decreasing the number of buildings from 7 to 4. Mr. Sachs also explained that the façade will change and will not be staggered as the prior drawings. Mr. Sachs told the commission that he feels that with the team he has in place the project should be completed in 2019; however, he has submitted a timeline incase there are any issues.

Chairwoman Ochoa then asked for the Village Staff report. Marcy Knysz gave her report in which she read from her staff memo and stated that the amendments are for an additional 14,032 square feet and a decrease in the number of buildings from 7 to 4.

Chairwoman Ochoa asked the commission if they had any comments or questions for the applicant. The commission only expressed that they liked the improvements and were pleased to hear Mr. Sachs had hired a team of professionals to assist with the project and that they are looking forward to seeing the project move ahead.

Chairwoman Ochoa then asked for a motion to open the public comment. Commissioner Hollingshead made the motion. Commissioner Mercure seconded. By voice vote the public comment was opened.

Chairwoman Ochoa asked if there were any public comments. There were none. Chairwoman Ochoa then asked if there were any oral or written statements received and the recording secretary, Sandi Pastell stated there were none received.

Chairwoman Ochoa then asked if there were any other comments. Hearing none, Chairwoman Ochoa then asked for a motion to close the public comment. Commissioner Wood made the motion to close the public comment. Commissioner Hollingshead seconded. By voice vote the public comment was closed.

Chairwoman Ochoa then asked for a motion to recommend approval of the amendments for the PD for JJS Properties. Commissioner Hollingshead made the motion. Commissioner Mercure seconded.

Ayes: 5  
Nays: 0  
Absent: 2  
Vacancy - 0

This item will go to the Board on January 24, 2019. Mr. Sachs asked if he needed to attend as he believes he is out of town on business that day. Jon Kindseth said that they can have a discussion but really did see a need for him to be present.

Chairwoman Ochoa then asked for a motion to open the public hearing. Commissioner Hollingshead made the motion. Commissioner Cvengros seconded. By voice vote the public hearing was opened.

Chairwoman Ochoa asked if the legal description was noted in the petition, notice was published and the property posted. It was confirmed by Sandi Pastell that yes, all has been done as legally required in the News-Sun on December 10, 2018.

Chairwoman Ochoa then moved to the second item on the agenda. 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 bulk, dimensional, and landscaping standards of the B-1 Business District and the Sheridan Road Corridor Overlay District to bring the existing lot and structures into compliance with the Village of Beach Park Zoning Ordinance.

Chairwoman Ochoa then asked for a motion to open the public hearing. Commissioner Hollingshead made the motion to open the public hearing. Commissioner Cvengros seconded. By voice vote the public hearing was opened.

Jon Kindseth then addressed the commission stating that the applicant has requested a continuance to the February 7, 2019 meeting as there are some concerns in regards to the landscaping that is in the easement and the sewer connection as there are no restroom facilities on site. Chairwoman Ochoa asked if there will be any automobile service at the location and Jon Kindseth stated no, there will not be. Jon Kindseth also stated that the petitioner is looking at changing it to be an online service.

Chairwoman Ochoa then asked for a motion to table the petitioners' application until the February 7<sup>th</sup> meeting. Commissioner Wood made the motion to table the application. Commissioner Cvengros seconded. By voice vote the motion passed to table the application.

Chairwoman then moved to the third item on the agenda, leaving the public hearing open. 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.

Chairwoman Ochoa asked if the legal description was noted in the petition, notice was published and the property posted. It was confirmed by Sandi Pastell that yes, all has been done as legally required in the News-Sun on December 11, 2018.

Jon Kindseth then stated that he had received an email from the petitioners' attorney asking for a continuance to the February 7<sup>th</sup> meeting as the petitioner has now hired a zoning professional. Jon Kindseth explained that he wants approval of tenancy prior to having a business plan. Jon Kindseth stated that he needs to provide a site plan, landscaping plan, etc. prior to any

recommendation of approval or denial by the Planning and Zoning Board of Appeals. Jon Kindseth advised the commission that the petitioner did purchase the vacant lot to the North of him and that he would need to consolidate the lots for any business use as he will require additional parking.

Chairwoman Ochoa then asked for a motion to table the petitioners' application until the February 7<sup>th</sup> meeting. Commissioner Wood made the motion to table the petitioners' application until the February 7<sup>th</sup> meeting. Commissioner Hollingshead seconded. By voice vote, the petitioners' request to table the application until the February 7, 2019 meeting was approved.

Chairwoman Ochoa then asked if there was any public comment. Hearing none, Chairwoman Ochoa then asked if there was any old business. Hearing none, Chairwoman Ochoa then asked if there was any new business. Hearing none, Chairwoman Ochoa asked for a motion to adjourn the January 3, 2019 Plan Commission and Zoning Board of Appeals meeting. Commissioner Hollingshead made a motion to adjourn. Commissioner Mercure seconded.

The Commission voted unanimously by voice vote to adjourn the meeting. Meeting adjourned at 6:35 p.m.