

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

**March 7, 2019
6:00 p.m.**

- 1. Call to Order & Roll Call**
- 2. Pledge**
- 3. Approval of the January 3, 2019 Planning and Zoning Board Minutes.**
- 4. Village Board Report – Trustee Larry Wells**

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 non0climate controlled indoor storage, an approximate increase of 13,000 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.

This was approved at the January 24, 2019 Board Meeting.

- 5. Public Hearings – Continued from the January 3, 2019 meeting. Public Hearing still open.**

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

A. 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 4.0.0.5 *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 – second vote.

B. William Nakulski – 37632 Sheridan Road – Petitioner has requested a continuance to the April 4, 2019 meeting.

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 She4ridan Road Overlay District for any business use permitted by right per the Village of Beach Park Zoning Ordinance.

- vi. 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

- vi. Board Discussion – Motion to recommend approval or denial – second vote.

C. Victor Montes De Oca and Violeta Cuevas, Victor Auto Repair – 38834 Sheridan

Petitioner, Victor Montes De Oca and Violeta Cuevas, Victor Auto Repair, is seeking approval for a Conditional Use Permit for an “ Automobile Sales, Supplies and Service” business in a B-1Business District and the Sheridan Road Corridor Overlay District and any other zoning relief or departure from said Zoning Ordinance or discovered as part of the public hearing proceedings in the B-1District and Sheridan Road Corridor Overlay District Village of Beach Park Zoning Ordinance.

vii. 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**

vii. Applicant Testimony

viii. Village Staff Reports

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

PRIOR TO OPENING PUBLIC COMMENT ADVISE ALLOWED 3 MINUTES TO SPEAK

x. 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

xi. Board Discussion – Motion to recommend approval or denial – second vote.

D. Bodilac, LLC – 12771 Wadsworth Road

Petitioner, Bodilac LLC, owner of the property, is requesting an approval of 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 5.5 acres of property having 270’ of frontage along the south side of Wadsworth road between Adelphi Avenue and Morse Avenue. The proposed amendment to the development plan includes a total of approximately 63,400 square feet of climate controlled and non-climate controlled indoor storage, an approximate increase of 5,500 square feet to be distributed among three (3) buildings as well as an addition of a first or second floor manager’s residence. Relief may be granted as needed for other associated site improvements for development of the property submitted in the application for Planned Development and plans for the property.

viii. 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 02-15-19

- xii. Applicant Testimony**
- xiii. Village Staff Reports**
- xiv. Questions from the Plan Commission and Zoning Board of Appeal**

PRIOR TO OPENING PUBLIC COMMENT ADVISE ALLOWED 3 MINUTES TO SPEAK

- xv. 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**

- xvi. 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**

- a. Conditional Use Extension for Kazmi, Midtown Motors**
 - b. Conditional Use Extension for Dolan Realty-Cell Tower – Ruth Avenue**

- 9. Adjournment**

Next Meeting: April 4, 2019