

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

**December 3, 2015
6:00 p.m.**

- 1. Call to Order & Roll Call**
- 2. Pledge**
- 3. Approval of the October 1, 2015 Planning and Zoning Board Minutes.**
- 4. Village Board Report – Trustee Larry Wells**

A. 12930 W. 27th Street, Beach Park, IL

The Minor Subdivision and Lot Consolidation Committee reviewed the referenced Plat of Consolidation, dated September 12, 2015, at its October 1, 2015 meeting. The Plat of Consolidation proposes to combine 6 lots: Lots 11 through 16 of Block 11 in the Green Bay Terrace Subdivision (7 PINS: 04-19-302-021, 22, 24, 25, 26, & 43). Each lot is 60' x 125' (7,500 sq.ft.).

This went to the Board on October 8, 2015 and was approved.

B. 38704/38730 N. Sheridan Road, Beach Park, IL

Petitioner, Kosta Maravelas, is requesting approval of a Variance from Article 4, Section 4.02.11 (2 & 7) Parking and Loading Requirements and Landscaping, Screening, Buffering and Article 11 Section 11.0 Off Street Parking and Article 11 Section 11.6.2 Parking in Side and Rear Yards for the construction of a parking lot and any other zoning relief and variances of said Zoning Ordinance discovered as part of the public hearing proceedings. This property is located in a B-1 Business District and the Sheridan Road Corridor Overlay District.

This went to the Board on October 8, 2015 and was approved.

C. 9962 W. Beach Road, Beach Park, IL

Petitioner, Mike Magnuski, is seeking approval for Conditional Use Permit for an "Automobiles, sales, supplies, and service" as well as Interim and Overnight Outdoor Storage use in a B-1 Business District and the Sheridan Road Corridor Overlay District 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.

This went to the Board on October 23, 2015 and was approved.

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. 12920 W. Wadsworth Road, Beach Park, IL - CONTINUATION

Petitioner, Jose Facundo, DBA Jose & Sons Landscaping, is requesting approval of a Conditional Use Permit to allow the conversion of an existing non-conforming home occupation use to a conditional use per Section 8.12 Conversion to a Special Use of the Village of Beach Park Zoning Ordinance. The subject property is located in an SR Suburban Residential 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.**

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.

B. 39452 N. Lewis Avenue, Beach Park, IL

Petitioner, Marlin Bird, is seeking approval to use for Conditional Use Permits for a "Dwelling, for proprietor, caretaker or watchman of a commercial use" or "Conversion of a Non-Conforming Dwelling to a Special Use per Section 8.12 of the Zoning Ordinance" in a CS Commercial Service District and any Variances from the bulk, dimensional, and landscaping standards of the CS 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.**

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: January 7, 2016