

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

**March 2, 2017
6:00 p.m.**

- 1. Call to Order & Roll Call**
- 2. Pledge**
- 3. Approval of the January 5, 2017 Planning and Zoning Board Minutes.**
- 4. Village Board Report – Trustee Larry Wells**
 - a. None.**
- 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. 38921 N. Green Bay Road, 38905 N. Green Bay Road, 38883 N. Green Bay Road, 12566 W. Pickford Street, 12546 W. Pickford Street, 12532 W. Pickford Street, 12563 W. Delores Avenue, 12545 W. Delores Avenue, 12581 W. Delores Avenue all in the Village of Beach Park, IL.**

Petitioner, Dollar General Corporation (as may be represented by Farnsworth Group and/or Torgerson Design Partners), is requesting approval of a site plan, and any other bulk, dimension, setback and commercial development standards as may be required, any other zoning relief as may be required for this project for a new commercial development for property located in the B-1 Business District and Green Bay/Wadsworth Road Corridor Overlay District. The plan was approved in 2016; however, due to requirements presented by the Illinois Department of Transportation, modification to the site plan had to be made.

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. 38163 North Holdridge, Beach Park, IL 60087

Petitioner, David A. Latz, is requesting approval of Variances from Article 9, Section 9.4 Accessory Use Regulations of the Village of Beach Park, Zoning Ordinance to exceed the maximum allowable area and the maximum height limit of a structure and any other zoning relief or departure from said Zoning Ordinance as may be required for this project or discovered as part of the public hearing proceedings. This property is located in the R-2 Single Family 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.**
- viii. **Close the Public Hearing**
 - b. **Motion-second-vote**

C. 38835 N. Sheridan Road – Continued from January 5th – Noticed again on 2/8/17

Petitioner has withdrawn her application

6. Public Comment
7. Old Business
8. New Business
9. Adjournment

Next Meeting: April 6, 2017