PUBLIC MEETING AGENDA
VILLAGE OF BEACH PARK
PLAN COMMISSION / ZONING BOARD OF APPEALS

Beach Park Village Hall - Board Room (Lower Level)
11270 W Wadsworth Rd
Beach Park, IL 60099
Thursday, July 3, 2025
6:00 p.m.

1. **Call to Order & Roll Call**

2. **Pledge of Allegiance**

3. **Approval of Minutes**

    - Plan Commission / Zoning Board Meeting – June 5, 2025

4. **Village Board Report – Trustee Larry Wells**

5. **Public Hearings**

    - 11129 W Wadsworth Rd and 11075 W Wadsworth Rd

      Bartolo Martinez ("Petitioner") has filed a petition for Zoning Map Amendment with the Village of Beach Park for the property located at 11129 W Wadsworth Rd, Beach Park, IL 60099, PIN 04-29-400-013. Petitioner has also filed petitions for Conditional Use Permit and Variation with the Village of Beach Park for the properties located at 11129 W Wadsworth Rd and 11075 W Wadsworth Rd, Beach Park, IL 60099 (PINs 04-29-400-013 and 04-29-400-014 respectively). Petitioner is seeking a Zoning Map Amendment from R-1 to AG, a Conditional Use Permit to operate a Landscape Contractor Storage Yard in the AG district, and a Variation from Zoning Ordinance section 9.2.4 to increase the total floor area of an accessory dwelling from 800 sq. ft. to 1,600 sq. ft.

    - 9920 Beach Rd and 9962 Beach Rd

      Michael Magnuski ("Petitioner") has filed petitions for a Conditional Use Permit and Variation with the Village of Beach Park for the properties located at 9920 Beach Rd and 9962 Beach Rd, Beach Park, IL 60087 (PINs 04-34-300-007 and 04-34-300-023 respectively). Petitioner is seeking a Conditional Use Permit for: 1) automobile sales, supplies and service, 2) recreational vehicle sales and service, 3) recreational vehicle storage, and 4) automobile vehicle storage. Petitioner is also seeking a Variation from Zoning Ordinance section 4.0.2.11.7.A-D as well as sections 11.7.1 and 11.7.3, all in relation to landscaping, screening, buffering, curbing and parking relief.

- 38833 N Sheridan Rd

  Ann's Learning Academy, LLC ("Petitioner") has filed petitions for a Conditional Use Permit and Variation with the Village of Beach Park for the properties located at 38833 N Sheridan Rd, Beach Park, IL 60099 (PIN 04-34-101-005). Petitioner is seeking a Conditional Use Permit for a child care facility/day care facility. Petitioner is also seeking a Variation from Zoning Ordinance section 4.1.9 as well as section 4.0.2.11.1.A and 4.0.2.11.7.A-D, all in relation to landscaping, screening, buffering, outdoor play area and minimum side yard relief.

6. **Public Comment**

7. **Old Business**

8. **New Business**

9. **Adjournment**