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

January 7, 2016
6:00 p.m.

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

2. **Pledge**

3. **Approval of the December 3, 2015 Planning and Zoning Board Minutes.**

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

   A. **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

   This will go to the Board on January 14, 2016.

   B. **12920 W. Wadsworth Road, Beach Park, IL**

   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.

   This will go to the Board on January 14, 2016.

5. **Public Hearings**

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

   C. **37937 N. Sheridan Road**

   Petitioner, Mohammad Kazmi, is requesting approval of a Conditional Use Permit to allow the use 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 for that part of the property located in the B-1 zoning district and not any other zoning district the property may be located in.

   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**
   a. **Review of Sign Ordinance**

9. **Adjournment**

Next Meeting: February 4, 2016