

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

**June 2, 2016  
6:00 p.m.**

- 1. Call to Order & Roll Call**
- 2. Pledge**
- 3. Approval of the April 7, 2016 Planning and Zoning Board Minutes.**
- 4. Village Board Report – Trustee Larry Wells**

**A. 38136 N. Sheridan Road**

Petitioner, TDWR, LLC, is requesting approval of a Variance for a non-conforming sign (Ordinance 2015-0-21, 15.24.110: NONCONFORMING SIGNS (B)) in the B-1 Business District and Sheridan Road Corridor Overlay District along with any Variations to bulk, dimension, and setback standards of the Village of Beach Park Sign Ordinance and Zoning Ordinance reflected in the submitted applications documents. The subject property is zoned R-2 Single Family Residential and in the Sheridan Road Corridor Overlay District. The request is to extend the amortization period for removal of the nonconforming sign.

**This was approved at the April 28 ,2016 Board meeting.**

**5. Public Hearings**

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

- B. 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, Farnsworth Group (on behalf of the owner Norstates Bank), is requesting approval of a Plat of Consolidation of non-residential lots located in the B-1 Business District and Green Bay/Wadsworth Road Corridor Overlay 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**

a. **Motion-second-vote**

**C. 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, for a new commercial development for property located in the B-1 Business District and Green Bay/Wadsworth Road Corridor Overlay 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**

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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: July 7, 2016**