

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

**October 5, 2017  
6:00 p.m.**

- 1. Call to Order & Roll Call**
- 2. Pledge**
- 3. Approval of the June 1, 2017 Planning and Zoning Board Minutes.**
- 4. Village Board Report – Trustee Larry Wells**

**A. PARALLEL INFRASTRUCTURE, LLC – 11270 W. Wadsworth Road, Beach Park, IL**

Petitioner, PI Tower Development LLC, is requesting approval of a Conditional Use Permit to install a cell tower on property located at 11270 W. Wadsworth Road in the Village of Beach Park. The subject property is zoned in a R-1 Single Family Residential District. The petitioner is also requesting approval of Variances to increase the maximum height of a structure permitted from 35 feet to 110 feet, decrease the required setback(s) and any other zoning relief as may be necessary for this project and from any other standards of the Village of Beach Park Zoning Ordinance and Chapter 18.04 Personal Wireless Service Facilities of Title 18 – Telecommunications of the Village of Beach Park Municipal Code presented in submitted exhibits or discovered during the proceedings of the Public Hearing. **PASSED AT THE JUNE 22, 2017 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. William G. and Lisa D. Peters – 38575 N. Lewis Avenue**

Petitioners, William G. and Lisa D. Peters, is seeking approval for a Conditional Use Permit for a “Dwelling, for proprietor, caretaker or watchman of a business use” and “Contractor’s equipment storage, indoor” within the B-1 Zoning District for a set period of time for the legally described property and any other zoning relief required 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. Published in the Zion Benton News 9/13/17**

**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. **SOLSmart Certification and Photovoltaics**
  - B. **Violation of CUP for 38594 N. Sheridan Road**
  - C. **New Tower proposed near Wadsworth & Green Bay Rds.**
  - D. **Bridgeview Bank New Electronic Message Sign**
  - E. **Kingsway Estate New 6' Fence along Sheridan Road**
- 9. **Adjournment**

**Next Meeting: November 2, 2017**