

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

**September 3, 2020  
6:00 p.m.**

To comply with public health guidelines, public meetings for the Village of Beach Park are currently being conducted by video and audio conference. You can participate in the meeting using the following web address (link will be added to Village web site prior to meeting):

<https://zoom.us/j/94153515355?pwd=TmJySHo4WXNGWVM1bno1N3FVTVJtQT09>

You can also participate by telephone by calling (312) 626-6799.

The meeting ID is 941 5351 5355 and the passcode is 701280

You may also provide comments prior to the meeting via email at [info@villageofbeachpark.com](mailto:info@villageofbeachpark.com)

1. **Call to Order & Roll Call**
2. **Pledge**
3. **Approval of the April 14, 2020 Planning and Zoning Board Minutes.**
4. **Village Board Report – Trustee Larry Wells**

**Casey’s Retail Company – 9932, 9965, 9966, 9988 West Paxton Drive, Beach Park, IL with the new address to be registered as 39061 Sheridan Road, Beach Park, IL.**

Petitioner, Casey’s Retail Company, contract purchaser of the property, is requesting a modification of a Planned Unit Development, previously approved by the Planning and Zoning Board of Appeals for the property(s) development along with consolidation of lots and PINS and any other zoning relief as may be needed/required for the development that is located in the R-3A Single Family Residential (B-1 Business District) and the Sheridan Road Corridor Overlay District.

**THIS WAS APPROVED AT THE MAY 14, 2020 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**

**A. John and Carrie Hucker – 39155 N. Mc Aree Road, Beach Park, IL**

Petitioners, John and Carrie Hucker, are requesting approval of a Conditional Use Permit to allow the use “Caretaker’s, Proprietor’s or Watchman’s Dwelling” per Section 4.3.3 of the Village of Beach Park Zoning Ordinance and any Variances from bulk, setback, dimensional, and landscaping standards as may be needed to be in compliance with the Village of Beach Park Zoning Ordinance.

- i. **Open the public hearing**
    - a. **Brief description of zoning matter.**
    - b. **Legal description as noted in Petition.**
    - c. **Confirm with Recording Secretary Notice was published and property posted.**
- Published in the News-Sun August 13, 2020**

- ii. Applicant Testimony
- iii. Village Staff Reports
- iv. Questions from the Plan Commission and Zoning Board of Appeal

**PRIOR TO OPENING PUBLIC COMMENT ADVISE ALLOWED 3 MINUTES TO SPEAK**

v. Open Public Comment

a. Motion – second – vote

Written statements received.

Oral statements: will be limited to three (3) 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

9. Adjournment

**Next Meeting: To be determined.**