



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
OCTOBER 16, 2023 - 7:00 PM
VILLAGE HALL - BOARD ROOM**

The Plan Commission/Zoning Board of Appeals hears requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

I. ROLL CALL

II. APPROVAL OF SEPTEMBER 18, 2023 MEETING MINUTES

III. PUBLIC HEARINGS

A. V-02-2023: 16W122 91st Street (Leon); Variations and Findings of Fact [CONTINUED FROM AUGUST 21, 2023]

REQUEST BY PETITIONER TO CONTINUE TO NOVEMBER 6, 2023.

Requests for four (4) variations from Zoning Ordinance Section IV.I to permit (1) a driveway gate exceeding 6' in height, (2) a driveway gate within the minimum 30' front yard setback, (3) light fixtures on architectural entrance structures exceeding the 18" maximum height, and (4) wing walls of architectural entrance structures exceeding 4' in height and 3' in length. The petitioner seeks to construct a driveway entrance gate.

B. Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors); Special Use Amendment, Special Use, and Findings of Fact [REMANDED FROM BOARD OF TRUSTEES MAY 22, 2023 & CONTINUED FROM JUNE 5, JULY 17 & SEPTEMBER 18, 2023]

Requests to amend Ordinance #A-834-02-19, a special use for automobile sales, to expand the existing special use from 7,400 sq. ft. to 10,100 sq. ft., and an additional special use for outdoor, overnight storage of retail vehicles ancillary to a special use in accordance with Zoning Ordinance section X.F.

IV. CORRESPONDENCE

A. Board Report
September 25, 2023
October 9, 2023 canceled

B. Building Reports
September 2023

V. OTHER CONSIDERATIONS

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

October 23, 2023 Village Board

Commissioner Petrich is the scheduled representative.

November 6, 2023 Plan Commission

A. V-02-2023: 16W122 91st Street (Leon); Variations and Findings of Fact [CONTINUED FROM AUGUST 21 and October 16, 2023]

Requests for four (4) variations from Zoning Ordinance Section IV.I to permit (1) a driveway gate exceeding 6' in height, (2) a driveway gate within the minimum 30' front yard setback, (3) light fixtures on architectural entrance structures exceeding the 18" maximum height, and (4) wing walls of architectural entrance structures exceeding 4' in height and 3' in length. The petitioner seeks to construct a driveway entrance gate.

B. V-05-2023: 724 Tomlin Dr. (Szymski); Variations and Findings of Fact

Requests for two (2) variations from Zoning Ordinance Section IV.J to permit (1) a fence in the front yard of a single-family residence and (2) a fence in a corner side yard within the minimum 30' corner side yard setback, located at a 22' setback. The petitioner seeks to replace a fence on the property.

C. V-06-2023: 8891 S. Madison St. (Knudson); Variations and Findings of Fact

Requests for a variation from Zoning Ordinance Section IV.J to permit a fence in the front yard of a single-family residence. The petitioner seeks to construct a new fence on the property.

November 13, 2023 Village Board

Chairman Trzuppek is the scheduled representative.

November 20, 2023 Plan Commission

No cases are currently scheduled. The deadline for publication is October 27.

November 27, 2023 Village Board

Commissioner Parrella is the scheduled representative.

VIII. ADJOURNMENT