

**MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)**

*Thursday, September 25, 2014 at 7:15 p.m.
Washington Township Center
30200 Town Center Road*

At 7:15 p.m., Chairman Phil Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Kevin Bouchard, Paul Lohmann, George Schuitema and Phil Serviss.

Staff present: Pete Iosue from Teska Associates and Administrator Robert Barber.

Guests: President Greg Szymanski, Ron Kuhlman, Gayle Ahrendt, Marcy Meyer, Jonathan Kypuros (arrived at 7:20 p.m.), Sean Scarborough and Laura Palise.

CONSIDER APPROVAL OF THE MINUTES OF THE JANUARY 23, 2014 MEETING.
Commissioner Bouchard made a motion to approve the minutes of the January 23, 2014 PZC meeting. Commissioner Schuitema seconded the motion.

AYES: (4) Commissioners Bouchard, Lohmann, Schuitema and Serviss.

NAYS: (0) None.

Motion carried.

WORKSHOP: CONSIDER SETTING A PUBLIC HEARING FOR OCTOBER 23RD ON A REQUEST FOR A SPECIAL USE IN A B-1 DISTRICT FOR OUTDOOR SEATING AT BASIL RESTAURANT AT 618 GOULD STREET. Petitioner, Sean Scarborough, presented plans for an outdoor patio on the north side of the building at 618 Gould Street. It would be fenced in with a handicap ramp and gate.

Chairman Serviss asked about fence height. Mr. Scarborough stated he would go with whatever Village code is.

Petitioner was unsure of exact materials that would be used for the patio: may be concrete, paver bricks or wood decking. If the decking were wood it would not be constructed very high off the ground.

Chairman Serviss expressed concerns about noise. Administrator Barber stated that no outdoor music was allowed, just outdoor dining and drinks.

Mr. Scarborough provided a list of his menu items for review.

Commissioner Schuitema asked how the patio area would be enclosed. Mr. Scarborough wasn't

sure if it would be a split rail fence, lattice or what material would be used.

Commissioner Schuitema asked if there would be a bar on the patio area. Administrator Barber stated that it would be up to the Liquor Commissioner to make that determination.

Commissioner Bouchard asked about designated closing time. Mr. Scarborough stated that it would close at 10 p.m., or earlier if business declined for the evening.

Commissioner Lohmann asked if petitioner could proceed with opening the business this fall and finish the deck later. Petitioner would like to have the patio area completed when he opens.

The capacity of the restaurant would be 48 inside and 48 on the outside patio.

The petitioner was encouraged to bring a drawing of the proposed patio to the Public Hearing on October 23rd, showing what type of barrier/fencing would be used.

Commissioner Lohmann made a motion to hold a Public Hearing on October 23, 2014 for a request for a special use in a B-1 District for outdoor seating for Basil Restaurant, 618 Gould Street. The Village Board would review PZC's decision at its October 27th Board meeting. Commissioner Schuitema seconded the motion.

AYES: (4) Commissioners Bouchard, Lohmann, Schuitema and Serviss.

NAYS: (0) None.

Motion carried.

Administrator Barber stated that conditions for patio may be 11 p.m. close and no outdoor entertainment, and that conditions are set for the property, not the individual.

Mr. Scarborough asked if there was an occasion if he could have outdoor entertainment.

Administrator Barber stated he would need special permission on a case by case basis.

ILLIANA EXPRESSWAY UPDATE. Administrator Barber stated that CMAP will be reconsidering vote on October 8th. Staff plans to attend the meeting. Currently there are three certified vendors to build the expressway. Commissioner Schuitema asked about private financing.

SOUTH SUBURBAN AIRPORT UPDATE. Administrator Barber stated that there will be a vendor's fair on Tuesday morning. There are eight interested parties to build the airport. Staff has heard that they are two years away from awarding a contract to build.

UPDATE OF COMPREHENSIVE LAND USE PLAN. Staff will move ahead with the Plan to include the South Suburban Airport and Illiana Expressway.

ROUTE #1 /#394 CORRIDOR PLAN UPDATE. Administrator Barber stated that the project is

moving fast. Meeting is coming up. Project will be up for Public Hearing late winter/early spring.

Chairman Serviss stated that Centerpoint is in the news again.

Administrator Barber reported that the Village Board passed a Resolution opposing a landfill in Kankakee County.

ANNOUNCEMENT OF NEXT INTERGOVERNMENTAL MEETING. Administrator Barber stated that the next Intergovernmental Meeting is scheduled for October 30, 2014. Staff wants a representative from South Suburban Airport to attend, so meeting may have to be rescheduled until a representative is able to attend.

NEW BUSINESS. The next PZC meeting is scheduled for October 23, 2014.

ADJOURNMENT. Commissioner Bouchard made a motion to adjourn the meeting.

Commissioner Lohmann seconded the motion.

AYES: (4) Commissioners Bouchard, Lohmann, Schuitema and Serviss.

NAYS: (0) None.

Motion carried.

Meeting adjourned at 7:46 p.m.

Respectfully submitted,



Patty Meyer
Secretary