

Village of Beecher
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MEETING OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)
Thursday, April 27, 2017 at 7:00 p.m.
Beecher Village Hall
625 Dixie Highway

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 23RD MEETING

IV. PUBLIC HEARING: CONSIDER A SPECIAL USE PERMIT FOR OUTDOOR PATIO SEATING: 618 GOULD STREET (Ron Stluka). A motion is needed to open and close the public hearing. This request was originally proposed for the Basil Bistro but the owner now has a lease with a party that wishes to open the Gould Vault Tap. The petitioner is requesting outdoor seating for up to 48 patrons. The walls will be made of tempered glass which will prevent alcohol from leaving the patio and direct the noise upward. The PZC can place restrictions on the patio's use but the liquor commissioner can also place restrictions. After the hearing the PZC can place conditions on the special use permit during its deliberations. Please see the enclosed material.

V. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: SPECIAL USE PERMIT FOR OUTDOOR SEATING AT 618 GOULD STREET (Stluka). Staff would recommend (subject to what is learned at the public hearing) that the following findings of fact be made:

1. Residential property exists to the west of this special use request.
2. The Village has had experiences in the past with noise complaints coming from Elliott Street homes traced to outdoor uses along Gould Street.
3. Outdoor seating does provide more economic viability of these distressed business properties.
4. There is a desire of the Village to promote the old downtown business district as a destination location for social interaction.

And that the special use permit be approved subject to the following conditions:

1. Maximum occupancy of 48 patrons on the patio.
2. The patio and perimeter walls be designed and constructed as presented.
3. Lighting shall be such that no ambient light protrude onto surrounding property.
4. The patio may not be occupied between the hours of 10pm and 11 am Sunday through

Thursday and 11pm to 11am on Friday and Saturday.

5. With the exception of live entertainment, amplification of sound shall not lave the property. In other words, if sound amplification can be heard off premise it is too loud.

6. Any live entertainment shall be at the specific approval of the Village.

VI. PUBLIC HEARING: CONSIDER A REQUEST FOR A SOLID FENCE NOT EXCEEDING 6' IN HEIGHT IN THE FRONT YARD SETBACK OF A CORNER LOT AT 159 BALD EAGLE LANE. A motion is needed to open and close the public hearing. The petitioners, Erica and Dan Dillinger, have an autistic child with a service dog and wishes to install a fence to provide the child with a secure play area away from the street. The petitioner will be present and has provided photos of the proposed fence and letters of support from adjoining property owners and the HOA. A church is donating the fence for this family. Please see the enclosed material.

VII: CONSIDER A RECOMMENDATION ON A REQUEST FOR A SOLID FENCE NOT EXCEEDING 6' IN HEIGHT IN THE FRONT YARD SETBACK OF A CORNER LOT AT 159 BALD EAGLE LANE. Staff has no issue with the request as long as the property owner to the south does not object and that the top one foot of the fence is decorative and not solid providing for less of a wall effect along Marsh Hawk Way.

VIII. CONTINUED WORKSHOP: CONSIDER A MOTION TO CONDUCT A PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE ZONING ORDINANCE PERTAINING TO SOLAR POWER GENERATING SYSTEMS. A second draft of the ordinance has been drafted after wordsmithing for review by the PZC. A motion to authorize a hearing is the next step.

IX. CSX CRETE INTERMODAL UPDATE will be provided if there is any news.

X. COMPREHENSIVE PLAN UPDATE. The Village is prepared to submit an LTA Grant for \$40,000 to conduct a comprehensive re-write of the plan later this Summer.

XI. NEW BUSINESS

XII. ADJOURNMENT - NEXT MEETING SCHEDULED FOR THURSDAY, MAY 25TH AT 7:00 P.M.