

MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION

(THE PZC)

Thursday, January 22, 2015 at 7:00 p.m.

Beecher Village Hall

625 Dixie Highway

At 7:02 p.m., Vice-Chairman George Schuitema called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL

Members present: Commissioners Bouchard, Lohmann, Machtemes, Saller, Schuitema and Tatgenhorst. Chairman Serviss arrived at 7:10 p.m.

Members absent: None.

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

Guests: Gayle Ahrendt, Marcy Meyer, Ron Kuhlman, Brian Cleary, Howard Perry and Sean Scarborough.

There were no official minutes to approve from October 23, 2014, since a quorum was not present.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD FOR A SPECIAL USE PERMIT IN A B-1 DISTRICT FOR OUTDOOR SEATING AT BASIL RESTAURANT, 618 GOULD STREET (OLD KOENNING INSURANCE BUILDING). At the October 23rd meeting, a public hearing was held but there was no quorum of the Commission present. As a result, the PZC could not make a formal recommendation to the Village Board on the proposed patio for Basil Restaurant. Staff recommended the following conditions, as compiled at the October 23, 2014 meeting:

1. The patio be fenced in or enclosed so that alcohol cannot be passed from the patio to someone off premise.
2. All patrons must enter and leave the patio from the interior of the building.
3. Hours of operation be limited to 11:00 p.m.
4. No outdoor entertainment unless specifically approved by special daily permit of the Village Board.
5. Lighting shall not shine onto adjoining properties.
6. A site plan and blueprint for the construction of the patio be provided to the Village Board prior to their consideration of approval.

Wheelchair/handicapped accessibility was discussed. Administrator Barber stated that a site plan will be needed for Village Board review. Commissioner Lohmann made a motion to table recommendation to the Village Board until a site plan is provided. Commissioner Machtemes seconded the motion.

AYES: Commissioners Bouchard, Lohmann, Machtemes, Saller, Schuitema, Serviss and Tatgenhorst.
NAYS: None.
Motion carried.

COMPREHENSIVE LAND USE PLAN UPDATE. Village Planners Mike Hoffman and Pete Iosue provided an update on the Comprehensive Land Use Plan process. A projected timeline was provided. Document is projected for completion by June, 2015. Small group meetings were held on January 14th with various taxing body representatives, business owners and the Village Board. The unknowns in the planning process will be the South Suburban Airport and the Illiana Expressway. A survey will be available for residents to take on www.BeecherPlan.com. Suggested questions were shared with the Commission. Comments were heard from PZC members for adjustments to the survey. Administrator Barber asked Commissioners what they expect to accomplish with the Comprehensive Land Use Plan.

A discussion was held on the old downtown area.

ILLIANA EXPRESSWAY UPDATE. Administrator Barber stated that the project is not moving forward at this time.

SOUTH SUBURBAN AIRPORT UPDATE. Administrator Barber stated that Susan Shea has retired from the South Suburban Airport. Nothing is going on at this time.

ROUTE #1 /#394 CORRIDOR PLAN UPDATE. Administrator Barber stated that a hearing is coming up and will advise the Commission of the results.

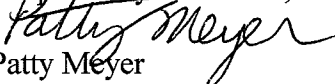
NEW BUSINESS. Administrator Barber stated that the buyers of Cardinal Creek Golf Course backed out. Someone may be purchasing just Striker's Bowling Alley and Buddys. Inland Bank is talking to new possible investor.

ADJOURNMENT. The next PZC meeting is scheduled for Thursday, February 26, 2015 at 7:00 p.m. Commissioner Saller made a motion to adjourn the meeting. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Bouchard, Lohmann, Machtemes, Saller, Schuitema, Serviss and Tatgenhorst.
NAYS: None.
Motion carried.

Meeting adjourned at 8:42 p.m.

Respectfully submitted,


Patty Meyer
Secretary