

Village of Beecher
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**MEETING OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)**

*Thursday, April 23, 2015 at 7:00 p.m.
Beecher Village Hall
625 Dixie Highway*

PLEASE NOTE THE NEW LOCATION FOR OUR MEETINGS!

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 26TH MEETING

IV. PUBLIC HEARING: CONSIDER A REQUEST FOR RE-ZONING FROM R-1 RESIDENTIAL TO B-3 GENERAL BUSINESS: PARCEL IN THE REAR OF 383 DIXIE HIGHWAY (DE JONG EQUIPMENT). A motion is needed to open and close the public hearing. The hearing will begin with the petitioner making his brief presentation followed by Peter Iouse providing the consultant's attached recommendation to the request. The public question and comment period can then begin.

The petitioner wishes to have the back 1/2 of his property re-zoned from residential to commercial. The present use is equipment/implement storage and it has been this way for many years. There is a single family home on the parcel where the De Jong's live but this already a legal non-conforming use in the B-3 zoned portion of the parcel. This property was annexed by the Village in as-is condition back in the 1970's.

The De-Jong's wish to build a steel frame building to hold some equipment on the back parcel. They have addressed any flooding or drainage concerns to the satisfaction of the Village Engineer. The building is being placed on a stoned parking area now which is already an impervious surface. No additional stone will be added to the site. Please see the enclosed material.

Staff recommends approval of the request since the land has been used for commercial purposes for many decades now. The De Jong's have kept the property neat and have not generated any neighbor complaints other than one which was immediately handled. Maintaining this lot as residential could create a subdivision in the future and would create a flag lot situation. This parcel should be considered as one zoning lot. The only question is the need for any buffering from the residential uses to the north and the east. Perhaps if the B-3 special use agricultural equipment sales is changed a buffer could be required at that time. This will be discussed further at the meeting.

V. CONSIDER A PUBLIC HEARING FOR A SPECIAL USE PERMIT TO ALLOW A BEER GARDEN AT THE PIN AND TONIC BOWLING ALLEY, 643. S. DIXIE HIGHWAY. A motion is needed to open and close the public hearing. After a brief presentation by the petitioner, Pete Iouse will provide the attached staff recommendation. The public questioning and comment period can then begin.

The beer garden will be located on the north side of the building in a 40' by 50' area. If parking ever became a problem (there are 87 parking spaces now) more could be added to the north along Dixie Highway without additional curb cuts. The only concern at this point is the noise levels which could impact some residences to the east. The petitioner does desire to have some outdoor music in the beer garden and some occasional outdoor entertainment. Conditions concerning this entertainment and music will have to be addressed in the recommendation.

VI. PUBLIC HEARING: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR AN LED DIGITAL SIGN AT THE PIN AND TONIC, 643 S. DIXIE HIGHWAY. At the request of the petitioner, this hearing needs to be continued. The hearing should be opened by motion, take any testimony from the public, and then a motion to continue the hearing. This may not come up again for several months.

FIVE MINUTE BREAK TO ALLOW FOR SET-UP BY NEXT PRESENTERS

VII. PRESENTATION: FINAL REPORT AND FINDINGS OF THE IL #394/ROUTE #1 CORRIDOR COUNCIL. Thomas Vander Woude, Transportation Planner for the South Suburban Mayors and Managers Association, and Trans Systems, the consultant on the corridor plan project, will make a presentation and field questions and comments on the final draft of the corridor plan which was completed using federal grant funds.

VIII. COMPREHENSIVE LAND USE PLAN UPDATE will be provided by the Administrator at the meeting.

IX. NEW BUSINESS

IX. ADJOURNMENT - NEXT MEETING SCHEDULED FOR THURSDAY, MAY 28TH AT 7:00 P.M.

At this time there are no agenda items, so you will be advised as to the status of this meeting.