

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

*Thursday, December 19, 2013 at 7:15 p.m.
Washington Township Center
30200 Town Center Road*

At 7:16 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, Lance Saller, George Schuitema and Phil Serviss. Absent: Althea Machtemes and Denis Tatgenhorst.

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

Guests: Artie VanBaren, Bryce Loring of Casey's, Nathan Nohren and Patrick Moone of Farnsworth Group, Brian Cleary, Gayle Ahrendt, Ron Kuhlman, Marcy Meyer and Jonathan Kypuros.

CONSIDER APPROVAL OF THE MINUTES OF THE OCTOBER 29, 2013 MEETING. Commissioner Schuitema made a motion to approve the minutes of the October 29, 2013 PZC meeting with one correction: Greg Szymanski should be listed under "Guests" rather than "Staff". Commissioner Bouchard seconded the motion.

AYES: (5) Commissioners Bouchard, Lohmann, Saller, Schuitema and Serviss.

NAYS: (0) None.

Motion carried.

WORKSHOP ITEM: CONSIDER A REQUEST FOR VARIANCE FOR A FENCE IN A FRONT YARD SETBACK AT DUTCH AMERICAN FOODS, 1362 DUTCH AMERICAN WAY. Art Van Baren stated his request to fence in his sugar silo which is located at the front of the building with an 8' chain link fence. A diagram was provided in the packet for review. Administrator Barber explained the request. There have been no objections from neighboring businesses on Dutch American Way. Commissioner Schuitema made a motion to approve the Dutch American Foods variance request for a hearing to be held on January 23, 2014. Commissioner Saller seconded the motion.

AYES: (5) Commissioners Bouchard, Lohmann, Saller, Schuitema and Serviss.

NAYS: (0) None.

Motion carried.

WORKSHOP ITEM: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR GASOLINE SALES AT 730 DIXIE HIGHWAY (Southwest corner of Dixie and Miller). The petitioner, Casey's Inc. wishes to construct and operate a self-serve station and convenience store according to the provided site plan and photos. Staff has met with the petitioner's consultants to review photometrics, traffic patterns, types of signage and drainage so that these

issues can be adequately addressed by the petitioner. The petitioner has also worked with the school district to resolve any issues they may have with the proposed use. A comparison of the size of this lot to the size of our other self-serve stations was provided in the packet for review. Administrator Barber explained that any gas station requires a special use permit. A site plan review was held on November 19th. Pat Moone of Farnsworth Group provided a presentation.

Commissioner Bouchard asked about the current curb cut on Miller Street. Casey's proposes to put in a different curb cut on Miller Street.

Administrator Barber asked where trucks would make their deliveries. It was stated that they would enter off of Dixie Highway and exit onto Miller Street. A longer tapered asphalt apron would be provided for trucks to turn onto Miller Street. Beverage trucks would not be as much of an issue. A loading dock was provided on the plan on the north side of the building.

Commissioner Lohmann asked about the Miller Street entrance/exit and if exiting fuel trucks would be pulling in to the west bound traffic. Mr. Moone stated that the extended asphalt apron is designed for trucks to make the turn without crossing the yellow line. It was stated that it would be a barrier curb on Miller Street.

Commissioner Lohmann asked about the possibility of making Miller Street three lanes from the rear of the property to Dixie Highway, and asked what time of day fuel deliveries would be made. Mr. Loring stated that a grocery semi-truck would come once per week, and fuel deliveries would be made as needed. Commissioner Lohmann asked if diesel would be sold. Casey's would try and discourage semi trucks to enter the filling area.

Nathan Nohren of Farnsworth Group provided a traffic analysis presentation, discussing morning and afternoon peak periods as per the traffic study that was conducted. Mr. Nohren explained the LOS (Levels of Service) rating system.

Administrator Barber asked how many cars would be anticipated in a 24 hour period. Mr. Mooney stated that they estimate 650-675 transactions per day.

Commissioner Lohmann asked if Casey's conducted a market study for this location. Mr. Loring stated that a study was not conducted.

Commissioner Schuitema asked about the effect Dollar General would have on a market study. It was noted that Casey's did consider traffic in another town where a Dollar General was present.

Commissioner Lohmann asked about maintenance and liability for the shared access easement, which is owned by Dollar General. Lohmann asked who would be responsible if an accident occurred in that area, and who would maintain that area. Mr. Moone stated that there will be a written maintenance agreement. Mr. Loring assured the Commission that Casey's locations have

many joint maintenance agreements.

Commissioner Bouchard asked what the hours of operation would be. Casey's would open at 5 a.m. or 6 a.m. and close at 11 p.m.

Commissioner Schuitema asked if this Casey's was a franchise. Mr. Loring stated that all Casey's are corporate-owned. Schuitema asked if background checks were conducted on employees, expressing concern about the close proximity to a school. Mr. Loring stated that normal background checks would be conducted. Schuitema stressed his assumption that the background checks would be completed prior to employment.

Commissioner Lohmann asked about snow removal. Mr. Loring stated that snow would stay on the property, being piled on the northwest corner in grassy area.

Administrator Barber asked about Casey's policy on x-rated materials. No x-rated materials would be sold in the Casey's store.

Commissioner Lohmann asked about lighting in hopes that the nearby residential area has been considered. The School District has welcomed the lighting proposal for the west side of the building.

Mr. Nohren provided a presentation on ADT (average daily traffic), with or without the South Suburban Airport or the Illiana Expressway.

Commissioner Lohmann stated that if the South Suburban Airport and Illiana Expressway are built, there would likely be a bypass around Beecher, which would totally change the traffic studies as provided.

Commissioner Lohmann suggested the need for a right hand turn lane, east bound, on Miller Street.

Administrator Barber stated that the High School would be willing to make students drive west from the High School to avoid the congestion at Miller Street and Dixie Highway.

Administrator Barber asked for one video clip from the traffic study to show at the January 23, 2014 hearing.

Chairman Serviss asked a question regarding fuel safety and safety during delivery. Mr. Loring stated that Casey's would install double-walled tanks and sensors for leakage. Concerns were expressed because of the nearby school.

Administrator Barber asked about Casey's safety record. Commissioner Schuitema stated that he would like to see Casey's loss data and risk management records regarding fueling operations.

Schuitema would like to see how Casey's compares to its competitors in the industry.

Commissioner Bouchard asked about planned hours for alcohol sales. Mr. Loring stated that Casey's would follow all Village regulations regarding alcohol sales. Administrator Barber commented that because alcohol isn't Casey's major business, they can sell alcohol within 100 feet of a school, according to State statute.

Village Trustee Ahrendt asked why Casey's chose Beecher. Mr. Loring said he thought Beecher was a great little town – a perfect fit for Casey's.

Commissioner Lohmann asked if Casey's looked at any other properties that were for sale in Beecher, and they did not.

Commissioner Schuitema asked if there would be any video gambling, and it was reported that there would not be any in Casey's.

Mr. Loring stated that the newer Manteno store is identical to how the Beecher store would be. Trustee Ahrendt didn't feel that the Manteno store had enough parking.

Mr. Loring stated that the Beecher location will be a little bigger than Manteno's site.

Mr. Moone will bring information regarding the following to the January 23rd public hearing:

1. Maintenance agreement for easement
2. Background checks
3. Photometrics - full cut off fixtures
4. Safety process for tanks
5. Loss data
6. Snow removal area
7. Traffic study video clip

Commissioner Lohmann asked if soil borings were conducted. Mr. Moone stated that typically only one boring is conducted.

The water and sewer plan for Casey's was discussed.

Trustee Ahrendt asked about drainage. It was stated that water would go west to Trim Creek via large storm sewer.

Commissioner Lohmann asked what would happen if a five gallon gas can would spill. Mr. Moone stated that there are no special drains for spills.

Commissioner Bouchard expressed concerns about the location of the Fourth of July fireworks launch pad to Casey's. Administrator Barber stated that there is a safe distance between the two

locations.

Administrator Barber reported that there would not be outdoor storage for material.

Administrator Barber stated that there will be a monument style sign, and after site review, was moved further away from the intersection of Dixie Highway and Miller Street.

Commissioner Bouchard made a motion to approve the Casey's, Inc. request for a special use permit to allow for gasoline sales at 730 Dixie Highway for a hearing to be held on January 23, 2014. Commissioner Schuitema seconded the motion.

AYES: (5) Commissioners Bouchard, Lohmann, Saller, Schuitema and Serviss.

NAYS: (0) None.

Motion carried.

ILLIANA EXPRESSWAY UPDATE. Administrator Barber provided an update on the Illiana Expressway. MPO and NIRPC approved federal funds to use for expressway design. There have been rumors that it will cost \$30 toll to use the road. Route 1 will be impacted by the Illiana with heavy traffic.

SOUTH SUBURBAN AIRPORT UPDATE. Administrator Barber stated that it has been quiet regarding the South Suburban Airport.

UPDATE OF WATER AND SEWER MASTER PLANS. The Water and Sewer Master Plan first draft has been completed. The Plan will be considered at the January 2, 2014 Public Works meeting. A presentation will be made at the January 13, 2014 Board meeting.

A TIF District presentation will be provided at the January 30, 2014 Joint Taxing Body meeting.

UPDATE OF COMPREHENSIVE LAND USE PLAN The Village is waiting for Will County to advise what the scope of work will be, prior to updating the Comprehensive Land Use Plan.

ROUTE #1 /#394 CORRIDOR PLAN UPDATE The first meeting was held regarding the Route #1/#394 Corridor, and scope of work was approved. Thirty consultants submitted proposals, which will get narrowed down to three.

The next PZC meeting and hearings will be held on Thursday, January 23, 2014 for the Dutch American Foods and Casey's General Store requests.


Administrator Barber stated that the Village Board will be reviewing how special use permits and variances are considered, and continue their discussion about fences around pools.

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

AYES: (5) Commissioners Bouchard, Lohmann, Saller, Schuitema and Serviss.
NAYS: (0) None.
Motion carried.

Meeting adjourned at 8:56 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Patty Meyer". The signature is written in black ink and is positioned above the printed name and title.

Patty Meyer
Secretary