

MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION

(THE PZC)

Thursday, January 24, 2019 at 7:00 p.m.

Beecher Village Hall

625 Dixie Highway

At 7:00 p.m., Chairman Phil Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Bouchard (arrived at 7:27 p.m.), Hearn, Heim, Serviss and Tatgenhorst.

Members absent: Commissioners Carson and Schuitema.

Staff present: Administrator Bob Barber, Mike Hoffman and Pete Iosue of Teska Associates.

Guests: Stacy Mazurek.

CONSIDER APPROVAL OF THE MINUTES OF THE OCTOBER 25, 2018 MEETING.

Commissioner Heim made a motion to approve the minutes of the October 25, 2018 PZC meeting as written. Commissioner Hearn seconded the motion.

AYES: Commissioners Hearn, Heim, Serviss and Tegenhorst.

NAYS: None.

ABSENT: Commissioner Bouchard.

Motion carried.

CONTINUED DISCUSSION ON THE VILLAGE BOARD'S REFERRAL TO THE PZC OF PROPOSED AMENDMENTS TO THE ZONING ORDINANCE PERTAINING TO THE PARKING OF CAMPERS, TRAILERS AND BOATS IN THE VILLAGE. At the January 25, 2018 PZC meeting this item was deferred for one year. It was asked that it be brought up again for review and discussion. Pete Iosue from Teska Associates provided examples in the packet for review of how this matter is addressed in other communities. Commissioner Tatgenhorst, Code Enforcement Officer, stated that there are no current issues not covered by Village Code. In 2018, residents in violation that were contacted have complied with Village Code.

Commissioner Heim made a motion recommending that the matter be tabled again for another year. Commissioner Serviss seconded the motion.

AYES: Commissioners Hearn, Heim and Serviss.

NAYS: None.

ABSENT: Commissioner Bouchard.

ABSTAIN: Commissioner Tatgenhorst.

Motion carried.

Commissioner Bouchard arrived at 7:27 p.m.

COMPREHENSIVE PLAN UPDATE. Mike Hoffman and Pete Iosue provided an update and

community survey recap. A presentation included discussion on key themes, senior housing, future industrial, growth scenarios and other major transportation issues.

Administrator Barber reported on the status of a quiet zone. It is still in progress. It was determined that the gate is too close to the edge of the pavement at one crossing, and the driveway to the grain elevator is too close to the crossing. It will have to be determined who will pay for those changes prior to getting a quiet zone.

The Commissioners and staff participated in an exercise suggesting land uses with or without the Illiana Expressway and South Suburban Airport.

The Comprehensive Land Use Plan timeline was discussed.

NEW BUSINESS. Commissioner Tatgenhorst reported that Dunkin' Donuts is planning a grand opening at the end of February.

Administrator Barber reported that Beecher's Liquor Land (formerly Tubby's) will be having a ribbon cutting and grand opening on Friday, February 1st. No building plans have been received for the proposed pizza restaurant in Beecher Plaza.

Pete Iosue provided a TIF District update. The draft is near completion.

The next regularly scheduled meeting for the PZC is Thursday, February 28, 2019 at 7:00 p.m.

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

Commissioner Heim seconded the motion.

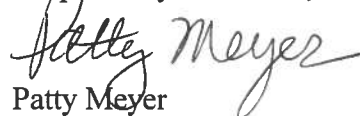
AYES: Commissioners Bouchard, Hearn, Heim, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 8:47 p.m.

Respectfully submitted,



Patty Meyer
Secretary