

Village of Beecher

625 Dixie Highway
PO Box 1154
Beecher, Illinois 60401
Phone: 708-946-2261
Fax: 708-946-3764
www.villageofbeecher.org



President

Marcy Meyer

Clerk

Janett McCawley

Administrator

Charity Mitchell

Treasurer

Donna Rooney

Trustees

Todd Kraus

Joe Tieri

Roger Stacey

Joseph Gianotti

Erik Gardner

David Weissbohn

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

Thursday, June 27, 2024 at 7:00 p.m.

Beecher Village Hall

625 Dixie Highway

Beecher, Illinois

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. CONSIDER APPROVAL OF THE MINUTES OF THE MAY 23, 2024 MEETING.
- IV. RECOGNITION OF THE PUBLIC
- V. PUBLIC HEARING: CONSIDER A REQUEST FOR A VARIANCE FOR AN 8’ PRIVACY FENCE IN THE FRONT YARD SET BACK AT 536 MAXWELL STREET. A motion is needed to open and close the public hearing. Due notice has been published and 18 letters were sent out to the adjoining property owners.
- VI. CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A VARIANCE. Pending the results of the public hearing.
- VII. WORKSHOP: CONSIDER A MOTION TO HOLD A PUBLIC HEARING ON THURSDAY, JULY 25, 2024 AT 7:00PM TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT IN A B-1 HISTORIC DOWNTOWN BUSINESS DISTRICT FOR A U-HAUL RENTAL BUSINESS AT 759 W INDIANA AVE. The petitioner has submitted an application and is requesting a hearing for a special use. Application is enclosed.
- VIII. OLD BUSINESS
- IX. NEW BUSINESS
- X. ADJOURNMENT - NEXT MEETING SCHEDULED FOR THURSDAY, JULY 25, 2024 AT 7:00PM.

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

Thursday, May 23, 2024 at 7:00 p.m.

Beecher Village Hall

625 Dixie Highway, Beecher, IL

At 7:00 p.m., Chairman George Schuitema called the meeting to order.

All present joined in the pledge to the flag.

Recently appointed Commissioner Edwin Prom was introduced.

ROLL CALL. Members present: Commissioners Eich, Gardner, Hearn, Prom, Schuitema and Serviss.

Members absent: Commissioner Heim.

Staff present: Secretary Patty Meyer and Administrator Charity Mitchell.

Guests: Trustee Erik Gardner and Village President Marcy Meyer (arrived at 7:10 p.m.).

CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 28, 2024 MEETING.

Commissioner Serviss made a motion to approve the minutes of the March 28, 2024 PZC meeting as written. Commissioner Eich seconded the motion.

AYES: Commissioners Eich, Gardner, Hearn, Schuitema and Serviss.

NAYS: None.

ABSTAIN: Commissioner Prom.

Motion carried.

RECOGNITION OF THE PUBLIC. None.

WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON THURSDAY, JUNE 27, 2024 AT 7:00 P.M. TO CONSIDER A REQUEST FOR A VARIANCE FOR AN 8' PRIVACY FENCE IN THE FRONT YARD SET BACK AT 536 MAXWELL STREET. Petitioner was not present. Administrator Mitchell answered questions from the Commission.

Commissioners had no problem with a privacy fence, but expressed concerns about the 8' height being excessive and that the fence would be too close to the sidewalk, affecting visibility of sidewalk and street for parking lot patrons.

Bollards would still be installed on the south lot line of the municipal parking lot, at the Village's expense, prior to installation of a fence at 536 Maxwell.

Commissioner Serviss made a motion to hold a public hearing on Thursday, June 27, 2024 to consider a request for a variance for an 8' privacy fence in the front yard set back at 536 Maxwell Street. Due notice of public hearing will be given and letters will be mailed to adjoining property owners. Commissioner Gardner seconded the motion.

AYES: Commissioners Eich, Gardner, Hearn, Prom, Schuitema and Serviss.
NAYS: None.
Motion carried.

OLD BUSINESS. None.

NEW BUSINESS. Village President Meyer provided updates on the Penfield Street project, existing businesses, as well as new businesses scheduled to open soon.

It was reported that June 1st is the groundbreaking for the new public safety facility.

The next regularly scheduled meeting for the PZC is Thursday, June 27, 2024 at 7:00 p.m.

ADJOURNMENT. Commissioner Serviss made a motion to adjourn the meeting. Commissioner Hearn seconded the motion.

AYES: Commissioners Eich, Gardner, Hearn, Prom, Schuitema and Serviss.
NAYS: None.
Motion carried.

Meeting adjourned at 7:33 p.m.

Respectfully submitted,

Patty Meyer
Secretary

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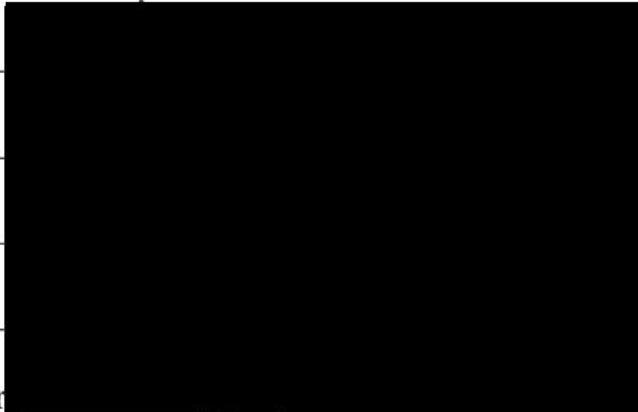
Erik Gardner

APPLICATION FOR A SPECIAL USE PERMIT

Name:

Address:

Phone Number:



Address of Location Where Special Use Permit is being Requested if Different from Above:

Type of Special Use Permit being Requested:

U-Haul Rental Bus.

Section of the Zoning Code Pertaining to this Special Use Permit:

Sign in window + maybe small signs to put in ground to advertise

10' Vans - Approx 2 on site, one to be parked in back + one at SW corner of front parking lot.

Why Are You Requesting this Special Use Permit?:

HISTORIC DISTRICT will NOT ALLOW THIS TYPE
OF BUSINESS

The following needs to accompany this application:

- A plat of survey of the property which includes the legal description.
- photos A diagram showing the exact location of any improvement to the property which is the subject of this special use permit request.
- A photograph or photographs of the property where the special use permit is being requested.
- n/a Exact drawings of the improvements being proposed (blueprint, pictures of the improvement from a brochure, sketches.)
- non-refundable fee of \$750.00 to the Village of Beecher to pay for legal notices, letters of notification, recording secretary, and staff support.

I hereby attest that the contents of this application is complete and true in fact.

SIGNED: _____, Petitioner

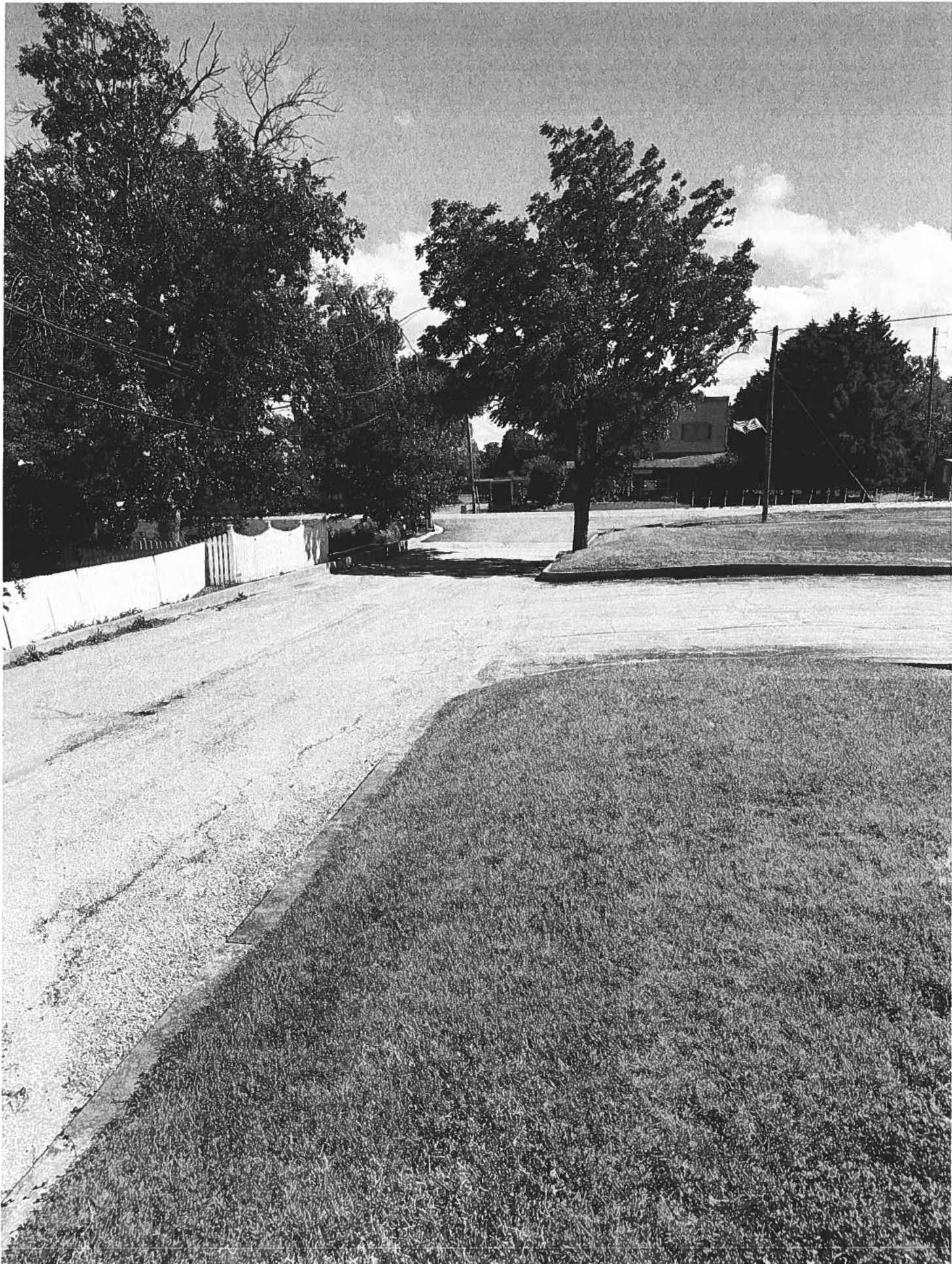
(For office use only)

Date set for presentation to the Village Board: _____

Date set for PZC Workshop: June 27, 2024

Date set for Public Hearing: _____

















PHONE
99-9542
AX
99-8797

DAVID A. RING & ASSOCIATES

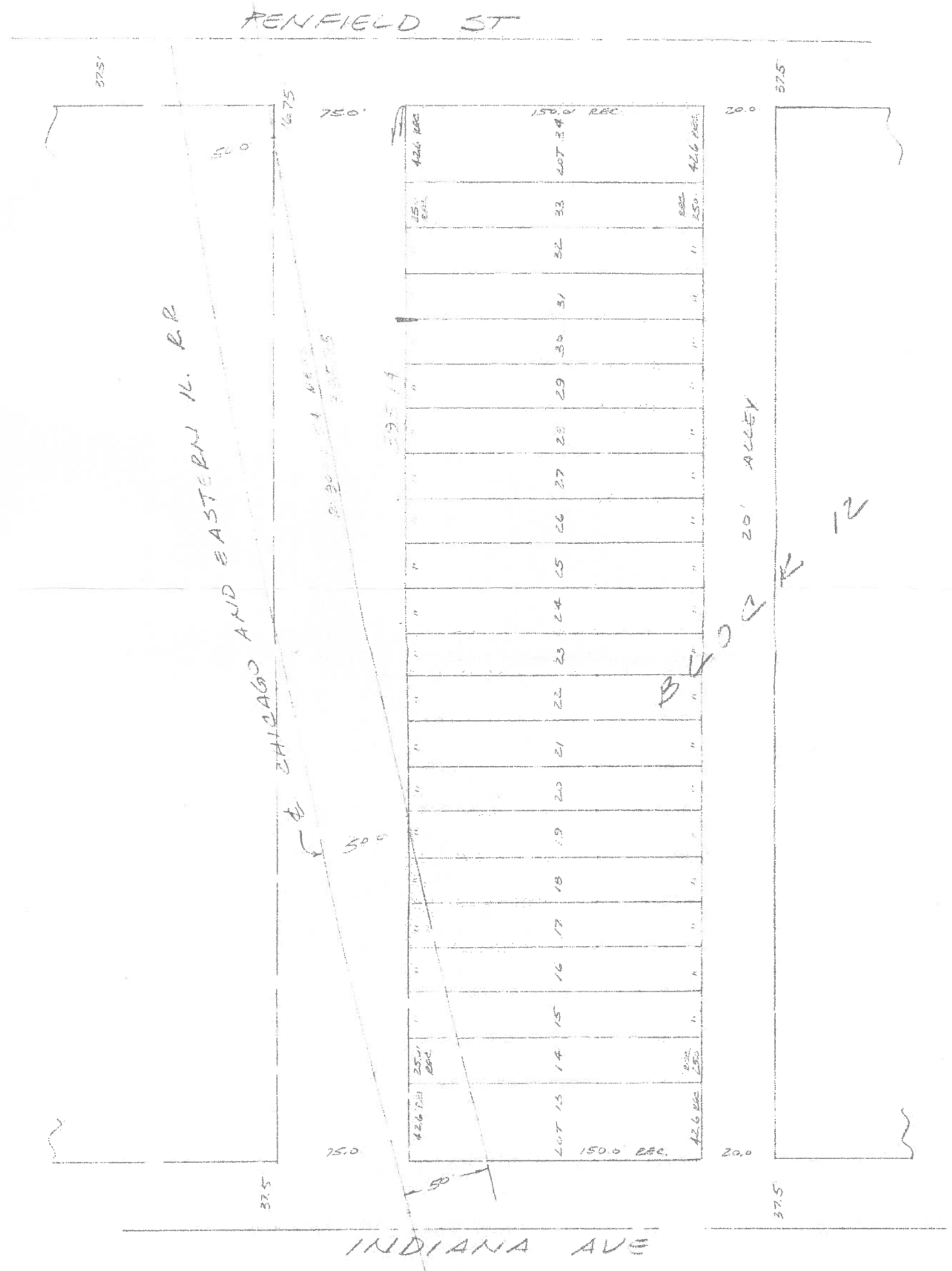
REGISTERED LAND SURVEYORS

17853 DIXIE HIGHWAY
HOMWOOD, ILLINOIS
60430

S.E. CORNER DIXIE HWY. & PINE ROAD

PLAT OF SURVEY

OF REED STREET AS LOCATED BETWEEN THE EAST LINE OF CHICAGO AND EASTERN ILLINOIS RAILROAD RIGHT OF WAY AND THE WEST LINE OF BLOCK 12 IN THE VILLAGE OF BEECHER, IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS



HOMAS J. KNUTH, ATTY.
1" = 60'
9606126



STATE OF ILLINOIS }
COUNTY OF COOK } 56

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE