

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

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

*Beecher Village Hall  
625 Dixie Highway*

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

All present joined in the pledge to the flag.

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

Staff present: Secretary Patty Meyer, Administrator Charity Mitchell and Pete Iosue of Teska Associates.

Guests: President Marcy Meyer, Trustee Erik Gardner, Vic Reato, and two representatives from U-Haul: Craig Wilson and Ronald Tatum.

CONSIDER APPROVAL OF THE MINUTES OF THE MAY 23, 2024 MEETING.

Commissioner Gardner made a motion to approve the minutes of the May 23, 2024 PZC meeting as written. Commissioner Eich seconded the motion.

AYES: Commissioners Eich, Gardner and Schuitema.

NAYS: None.

ABSTAIN: Commissioner Heim.

Motion carried.

RECOGNITION OF THE PUBLIC – None.

PUBLIC HEARING: CONSIDER A REQUEST FOR A VARIANCE FOR AN 8' PRIVACY FENCE IN THE FRONT YARD SET BACK AT 536 MAXWELL STREET. Due notice has been published and 18 letters were sent out to the adjoining property owners.

Commissioner Heim made a motion to open the public hearing at 7:01 p.m. to consider a request for a variance for an 8' privacy fence in the front yard set back at 536 Maxwell Street.

Commissioner Eich seconded the motion.

AYES: Commissioners Eich, Gardner, Heim and Schuitema.

NAYS: None.

Motion carried.

There being no testimony that was received or to be heard, Commissioner Heim made a motion to close the public hearing at 7:02 p.m. Commissioner Gardner seconded the motion.

AYES: Commissioners Eich, Gardner, Heim and Schuitema.

NAYS: None.

Motion carried.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A VARIANCE.

Commissioner Schuitema stated that the issue has been resolved and there is no need to refer the variance request to the Village Board.

WORKSHOP: CONSIDER A MOTION TO HOLD A PUBLIC HEARING ON THURSDAY, JULY 25, 2024 AT 7:00 P.M. 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 AVENUE. Application was provided for review.

Vic Reato, petitioner, was present and explained his request to become a U-Haul rental location. Craig Wilson and Ronald Tatum from U-Haul were also present. There would be no structure to store rental vehicles, vehicles would just be parked outside as advertisement. There would be two small vehicles, one in the front corner by Silver Screen and one in the rear of the building. Mr. Reato felt that this rental business would provide a service to the community. Vehicles would be managed and maintained by the U-Haul Corporation. Pictures of the desired rental vehicles were provided in the packet. Currently, the closest U-Haul rental business is located in Park Forest, IL.

Commissioners expressed concerns about the maximum number of vehicles that would be located at 759 Indiana Avenue at one time if the business becomes exceptionally successful. A limit of vehicles could be listed as a condition of the special use. Questions were also raised about adequate available parking in addition to rental vehicles being parked at the location.

Pete Iosue said that there is a potential to have a small “U-Hauls sold here” sign. Marcy Meyer said he could possibly put something on the existing monument sign, if needed. He asked if there would be any fencing for security purposes. Mr. Reato stated that there are high-definition security cameras on each corner of the building. Only one U-Haul truck would be in the front parking area at a time.

There were no additional questions asked by the Commission.

Commissioner Gardner made a motion to hold a public hearing on Thursday, July 25, 2024 at 7 p.m. 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 Avenue. Commissioner Heim seconded the motion.

AYES: Commissioners Eich, Gardner, Heim and Schuitema.

NAYS: None.

Motion carried.

Notices will go out to neighboring property owners. Petitioner will be present at the July 25<sup>th</sup> meeting.

OLD BUSINESS - None.

NEW BUSINESS.

Commissioner Gardner stated that Commissioner Edwin Prom sustained a life-threatening work injury and asked that positive thoughts be sent his way.

Village President Marcy Meyer provided updates on The Gould Vault and the former gun shop building on Indiana Avenue.

Pete Iosue announced that a Steering Committee meeting was held prior to tonight's meeting. The Committee will meet again on July 16<sup>th</sup> with hopes of having a draft ready for review at the July 25<sup>th</sup> meeting. A workshop would need to be held and then a public hearing at the following meeting.

The next regularly scheduled meeting for the PZC is Thursday, July 25, 2024 at 7:00 p.m.

ADJOURNMENT. Commissioner Heim made a motion to adjourn the meeting. Commissioner Eich seconded the motion.

AYES: Commissioners Eich, Gardner, Heim and Schuitema.

NAYS: None

Motion carried.

Meeting adjourned at 7:34 p.m.

Respectfully submitted,



Patty Meyer  
Secretary