

**MEETING OF THE  
VILLAGE OF BEECHER PLANNING AND ZONING COMMISSION  
WASHINGTON TOWNSHIP CENTER  
JUNE 26, 2008**

At 7:00 p.m., Wayne Wiechen called the meeting to order in the absence of Chairman Phil Serviss.

Members present: Kevin Bouchard, Wayne Wiechen, Denis Tatgenhorst, Kim Koutsky, Althea Machtemes, and Greg Szymanski. Absent were Phil Serviss and Dan Walsh.

Staff present: Bob Barber and Don Thomas.

A motion was entered by Koutsky and seconded by Machtemes to allow Wayne Wiechen to serve as acting Chairman in the absence of Phil Serviss. Roll call: 4 Ayes (Koutsky, Machtemes, Bouchard, Tatgenhorst).

**AGENDA ITEM III: CONSIDER A MOTION OF APPROVAL FOR THE MINUTES OF THE MAY 29<sup>th</sup> MEETING.** A motion was entered by Tatgenhorst and seconded by Bouchard to approve the minutes as presented. Roll call: 4 Ayes (Koutsky, Machtemes, Tatgenhorst and Bouchard), 0 Nays, 0 Abstain.

**AGENDA ITEM IV: CONSIDER A REQUEST FOR REZONING UPON ANNEXATION TO I-T INTERMODAL: 119 ACRES OF LAND EAST OF RACINE AND SOUTH OF CHURCH ROAD (BUITER AND MCWHORTER).** After determining that the developer was able to legally speak for the owners of the properties under consideration, discussion centered on the testimony given at the previous month's public hearing.

There were reservations about having Intermodal zoning so close to residential areas. Since there is no end user and it is impossible to tell what the land will be used for, Commissioner Koutsky urged defining specific uses to protect the residents. Bob Barber and Don Thomas reiterated the history of the area: 1) Since 1997 or 1998 the parcels had been denoted on the Village's Land Use Plan as industrial. Village Boards of the past had refused to grant Residential zoning for this area. In light of that, the Category 3 uses of the IT zoning which allowed for lighter uses than the other Categories of IT zoning have been considered. If the area is included in the IT zoning, it would become TIF eligible (if TIF was agreed upon), which would bring the project contiguous to the school district property on Miller St. This would enable the school district to be a participant in any TIF negotiations that could occur and could give the school district benefits that TIF provides. A hypothetical example was cited: TIF bonds could be sold to put a recreational area on 30 acres.

Commissioner Koutsky provided a list of discussion points (attached). After lengthy discussion of each point, the following conditions were placed on the property:

- 1) The land uses on the south side of Church Road should not be intense industrial uses. Category 3 uses as permitted in the IT Ordinance, with some limitations, would be appropriate.
- 2) Special care should be taken to minimize the impacts on nearby residential areas of the Village, including landscaping and architectural treatments. All landscaping plans should be designed to screen the IT uses from residential areas of the Village, and, as well as possible, buffer noise and light pollution.
- 3) The petitioner should continue to pursue the review of plans associated with the whole development with IDOT. Request for construction of a Route 1 bypass to

- the project or at least improvements to Route 1, and a signalized intersection at the north road entrance of the project prior to submission of preliminary plat.
- 4) The petitioner should review the plan for the whole development with the Will County Highway Department for mitigation of any County highway issues and determine the ways and means to minimize traffic impacts from the anticipated growth in truck traffic.
  - 5) The preliminary plan must be in conformance with the Will County Stormwater Management Ordinance, Wetland Protection and Erosion Control Ordinance, and all other environmental requirements of local, state and federal law.
  - 6) No outdoor overhead cranes will be allowed after the construction phase has been completed.
  - 7) No outdoor cargo container storage shall be allowed.
  - 8) Building size is limited to less than 300,000 sq. ft. under roof, and less than 35 feet in height.
  - 9) No truck stops, nor truck sales, truck repair or truck maintenance facilities will be allowed.
  - 10) All trucks must access the sites via Church Road.
  - 11) Outdoor lighting will conform to "dark-sky" lighting standards.
  - 12) Hours of operation shall be determined at the time of plat approval.
  - 13) Limitations on emission of noxious odors or noises shall be determined at time of plat approval.

A motion was entered by Tatgenhorst and seconded by Bouchard to send a positive recommendation for rezoning upon annexation to IT intermodal, for Category 3 uses with conditions as stated above to the Village Board for the July 14, 2008 meeting. Roll call: 5 Ayes (Koutsky, Machtemes, Wiechen, Bouchard and Tatgenhorst), 0 Nays, 0 Abstain.

**AGENDA ITEM V: CONSIDER A PRELIMINARY PLAT OF SUBDIVISION: CREEKSIDE EAST (REICHERT AND PERRY).** Ron Reichert addressed concerns from a previous meeting over not having a second entrance to the senior development. The site plan was revised to include a second entrance by rearranging some of the units to allow space for a 22' wide entrance at the south end of the development. Units were offset to create architectural appeal. Reichert stated that the second entrance is adequate for fire trucks. This second entrance would be paved with asphalt and would have curb and gutter at the very entrance, but not on the entire street.

In response to concerns about location of dumpsters, Tony Perry answered that dumpsters were not drawn on the plans but would be part of the final plat. Ron Reichert noted that 1<sup>st</sup> National Bank of Grant Park had provided a three-sided brick enclosure for trash, which works well. Beecher Plaza has a cedar enclosure that breaks apart and allows the smell and appearance of trash to escape. He noted that perhaps Perry would agree to a 3-sided brick enclosure.

Reichert also noted that the 20' conservation easement would be an outlot that would be owned by the HOA of Lots 1 through 50. The commercial lots and the senior residents are not included in the HOA. On the south side of the commercial lot on Dixie Highway, the 10' sidewalk will be an outlot.

Commissioner Koutsky questioned the total number of units, which appeared to have increased from 38 units at the public hearing to 50 units on the present plan. Reichert answered that an additional 14 acres of land had been added so even though more units were added, the density was actually less than it was prior to this. Barber stated that since the number of units is not the same as what was

disclosed at the original public hearing, a new public hearing must be held to notify the public of the changes. A public hearing would be scheduled for July 24, 2008.

A motion was entered by Bouchard and seconded by Koutsky to authorize a public hearing on July 24 for the revised site plan.

**AGENDA ITEM VI: CONSIDER AMENDMENTS TO THE BEECHER ZONING ORDINANCE PERTAINING TO SCROLLING OR FLASHING MESSAGE BOARDS AND SIGNS.** Discussion centered on the proliferation of electronic scrolling signs and message boards becoming more popular in town. There were general concerns that if there are unlimited quantities of these signs, the Village could develop a “Las Vegas”-type look. There were additional concerns about flashing colors that could be confused with the lights on squad cars and could conflict with traffic signals, particularly because some of the present signs are breaking the sign ordinance both by using flashing lights and by using colors that aren’t allowed in the sign ordinance. After much debate a moratorium was placed on granting any further electronic, scrolling signs until the Village Engineer can research ordinances in other municipalities, along with the legal implications of limiting these types of signs.

**AGENDA ITEM VII: NEW BUSINESS.** With no new business brought forth, Bouchard entered a motion and Machtemes seconded that the meeting stand adjourned. The Acting Chairman called the motion to a vote and it carried unanimously. The meeting stood adjourned at approximately 9:05pm. The next meeting will be held on July 24, 2008.

Respectfully submitted,

Marcy Meyer  
Secretary