

MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)
Thursday, July 27, 2017 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, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

Members absent: None.

Staff present: Administrator Barber and Pete Iosue of Teska Associates.

Guests: Stacy Mazurek, Jason Imig and Larry Young.

CONSIDER APPROVAL OF THE MINUTES OF THE JUNE 22, 2017 MEETING.

Commissioner Tatgenhorst made a motion to approve the minutes of the June 22, 2017 PZC meeting. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

PUBLIC HEARING: CONSIDER A SPECIAL USE PERMIT FOR TWO ACCESSORY STRUCTURES ON ONE ZONING LOT: 607 PENFIELD STREET (IMIG). The petitioner has a detached garage and wishes to construct a garden shed on the property. The zoning ordinance requires a special use permit for more than one detached accessory structure. A petition from the neighbors supporting this special use was provided in the packet for review. Pete Iosue stated that this request does meet the standards to be considered as a special use. Commissioner Bouchard made a motion to open the Public Hearing at 7:01 p.m. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

Larry Young, 550 Park Street, was present and stated that the construction of a garden shed was a good idea for storage.

There being no further testimony to be heard, Commissioner Schuitema made a motion to close the Public Hearing at 7:03 p.m. Commissioner Bouchard seconded the motion.

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

NAYS: None.

Motion carried.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: SPECIAL USE PERMIT

FOR TWO ACCESSORY STRUCTURES ON ONE ZONING LOT: 607 PENFIELD STREET (IMIG). Commissioner Bouchard made a motion to recommend to the Village Board approval for a Special Use Permit for two accessory structures on one zoning lot at 607 Penfield Street with no conditions. Commissioner Tatgenhorst seconded the motion.

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

NAYS: None.

Motion carried.

The special use permit for two accessory structures at 607 Penfield Street (Imig) will be considered at the August 14, 2017 Village Board meeting.

CSX CRETE INTERMODAL UPDATE. Administrator Barber stated that property has been purchased, parallel to Balmoral Park west of the railroad tracks, from Goodenow Road to Crete-Monee Road. The intermodal is 60% designed. Staff continues to plan as if it will be built. At this time there is no standing agreement with Crete.

Administrator Barber provided an update on the Great Lakes Basin Rail project.

COMPREHENSIVE PLAN UPDATE. The Village will be holding a conference call with CMAP on August 8, 2017 to review the grant application and participate in an interview process. The Village will find out in October if we will be receiving the grant. Staff is hoping for more information regarding the Illiana Expressway, South Suburban Airport, CSX Intermodal and Great Lakes Basin Railway to help with updating the Comprehensive Land Use plan after the holidays.

NEW BUSINESS. Commissioner Serviss questioned the number of new home permits issued in 2017 so far. Four permits have been issued to date. There were 12 new home permits issued in 2016.

The next regularly scheduled meeting for the PZC has not yet been determined, contingent on the receipt of any petitions needing to be addressed by the PZC.

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

Commissioner Heim seconded the motion.

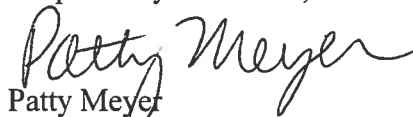
AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 7:15 p.m.

Respectfully submitted,


Patty Meyer
Secretary