

MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION

(THE PZC)

Thursday, October 25, 2018 at 7:00 p.m.

Beecher Village Hall

625 Dixie Highway

At 7:01 p.m., Chairman Phil Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

Members absent: Commissioner Bouchard.

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

Guests: Stacy Mazurek, Zach Thompson, Russ Jensen, Jennifer Copas and Joyce Giroux.

CONSIDER APPROVAL OF THE MINUTES OF THE SEPTEMBER 27, 2018 MEETING.

Commissioner Heim made a motion to approve the minutes of the September 27, 2018 PZC meeting as written. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

PUBLIC HEARING: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT IN THE B-1 HISTORIC DOWNTOWN BUSINESS DISTRICT FOR A CREMATORIUM AT THE HACK FUNERAL HOME, 753 Hodges Street. The new owner of the business (Russ Jensen) wishes to install one self-contained incinerator in the garage of the funeral home for approximately one cremation per day. The incinerator is completely self-contained and only emits hot air and burns at 1,700 degrees for 40 minutes per cremation. There is no smoke or odor, according to the petitioner.

Commissioner Schuitema made a motion to open the Public Hearing at 7:02 p.m. Commissioner Tatgenhorst seconded the motion.

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

NAYS: None.

Motion carried.

Russ Jensen, owner of Hack Funeral Home, introduced Jennifer Copas from Matthews Environmental Solutions to explain the cremation process. The current rate of cremation is 52%, and burials are 48%.

Commissioner Schuitema questioned testing by the American Gas Association. Ms. Copas had never been involved with the American Gas Association, but will check into it. A stack test is conducted, working with the Illinois Environmental Protection Agency (IEPA). No particles would be emitted from the stack.

A gas pipe would have to be run from the street to the garage. The gas supply at the street is sufficient.

Commissioner Tatgenhorst asked about the inspection process. The manufacturer recommends an annual preventive inspection, which is conducted by a Matthews Environmental Solutions employee.

Commissioner Schuitema asked if the IEPA conducts an inspection. The unit would be inspected by the IEPA initially. The insurance company would conduct an inspection annually.

Mr. Jensen stated that cremations would be conducted for their funeral homes at this time.

Commissioner Tatgenhorst asked if the entire deceased is incinerated. Bone fragments and any metals that are left are processed into a white powdery substance.

The emission is not considered a bio-hazard.

Joyce Giroux, 643 Reed, asked questions of the petitioner: Will the crematorium affect property values? What garage will it be going into? Will it be seen from the street? Will it be heard during operation? She doesn't feel it should be located in a residential district. She doesn't feel that there is enough existing parking for the funeral home and doesn't like strangers parking in front of her home.

Ms. Copas stated that there are no bi-products. There is heat. During operation the unit would sound like a heating/air conditioning unit. There is no smoke, no odor.

Mr. Jensen stated that he would like it installed in the attached garage, but that may not work due to height restrictions. It should not affect property values as it is not a permanent fixture. He stated that people don't normally attend a cremation.

Administrator Barber stated that Ms. Giroux's zoning is B-1H (Historic Downtown Business District).

Ms. Giroux expressed disappointment that the funeral home never talked to her regarding parking.

After there was no further testimony to be heard, Commissioner Tatgenhorst made a motion to close the Public Hearing at 7:25 p.m. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

Commissioner Tatgenhorst made a motion to recommend to the Village Board for approval of a request for a special use permit in the B-1 Historic Downtown Business District for a crematorium at the Hack Funeral Home, 753 Hodges Street, with the condition that there is no

odor or smoke emitted from the unit. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

The Village Board will consider the request at its Tuesday, November 13, 2018 Board Meeting at 7 p.m. at the Village Hall.

COMPREHENSIVE PLAN UPDATE. Pete Iosue reviewed and summarized the results of the survey and all of the responses that were received.

Pete Iosue reported that the existing conditions report will be finalized soon. The PZC discussed emerging themes and next steps to be taken. The PZC stressed the desire for a student focus group, pastoral focus group, and a local Hispanic community focus group.

NEW BUSINESS. Administrator Barber stated that the property originally chosen for a senior housing project is no longer available.

Pete Iosue reported on the TIF District. Teska Associates has completed the field work and eligibility. Once draft is available the boundary is locked in. It will be beneficial to be approved at the beginning of the year for tax increment benefits.

Administrator Barber provided an update the Crete Intermodal.

Administrator Barber stated that the Eastern Mayors and Managers will hold a meeting at the Village Hall on October 24th to discuss east/west truck routes.

Administrator Barber reported on the Dunkin' Donuts. Progress is moving very slowly.

The next meeting for the PZC is Thursday, December 6, 2018 at 7:00 p.m., if information is available from the Village Planners.

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

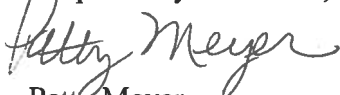
AYES: Commissioners Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 8:37 p.m.

Respectfully submitted,



Patty Meyer
Secretary