



VILLAGE OF BEECHER

INCORPORATED 1883

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MEETING OF THE BEECHER PLANNING AND ZONING COMMISSION

(THE PZC)

Thursday, March 28, 2013 at 7:15 p.m.

*Washington Township Center
30200 Town Center Road*

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE FEBRUARY 28, 2013 MEETING.

IV. PUBLIC HEARING: CONSIDER A REQUEST FOR TWO VARIANCES TO PERMIT A SUGAR STORAGE SILO AT DUTCH AMERICAN FOODS, 1362 DUTCH AMERICAN WAY, TRIM CREEK BUSINESS PARK: A HEIGHT VARIANCE OF TEN FEET AND A FRONT YARD SETBACK VARIANCE OF FIVE FEET. A motion is needed to open and close the public hearing. Due notice has been published, and all adjoining property owners have been notified. Art Van Baren, owner of Dutch American, wishes to install a 50' silo for the storage and use of sugar in his facility on the front side of his building. This silo would also protrude 5' into the required 40' frontyard setback. In discussing the issue with his neighbors, concerns were expressed regarding truck parking in the street in front of his property blocking traffic for other businesses located in the park. The Police Chief met with the concerned parties and has developed a new parking ban on the street agreeable to all parties which will be going into effect in the coming month. The petitioner also stated that the sugar silo will actually reduce truck traffic on the street and allow for off-loading of the sugar at night when the rest of the park is closed.

Enclosed is the formal application, pictures of the silo imposed on the building, and copies of the traffic agreement proposed and approved by the Police Chief. Mr. Van Baren will be at the hearing to make his presentation and to answer any questions.

V. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: A REQUEST FOR TWO VARIANCES TO PERMIT A SUGAR STORAGE SILO AT DUTCH AMERICAN FOODS, 1362 DUTCH AMERICAN WAY, TRIM CREEK BUSINESS PARK: A HEIGHT VARIANCE OF TEN FEET AND A FRONT YARD SETBACK VARIANCE OF FIVE FEET. Staff recommends approval of the variance subject to any testimony taken at the public hearing. The request fits the uses in an industrial park and reduces truck traffic on Dutch American Way. Although a silo at the rear would have been more appealing, this is not possible given current setbacks.

VI. PUBLIC HEARING: CONSIDER A REQUEST FOR TWO VARIANCES TO PERMIT A SOLID FENCE IN LIEU OF A 50% OPEN FENCE AT A HEIGHT OF SIX FEET IN LIEU OF A MAXIMUM HEIGHT OF FIVE FEET AS REQUIRED BY ORDINANCE AT 1655 FOXHOUND TRAIL. A motion is needed to open and close the public hearing. Due notice has been published and all adjoining property owners have been notified. The petitioner, Joseph Durante, wishes to fence in his rear yard with a solid fence being six feet in height with the top one foot being open decorative. He requests a solid fence since he is planning to install a pool and there is a dog chained in the neighboring rear yard which barks when his back yard is in use. There is also a grade change from his rear property line to the neighbor in the rear which places his neighbor's rear yard several feet higher than his property. He plans on not fencing in the rear 10' of his rear yard where there is a drainage easement and he is installing a rear gate so he can access the back 10' for maintenance. He has received permission from the HOA (Phillippe) and has a petition signed by 31 neighboring residences no objecting to his variance request. Also enclosed are photos of the property, a site plan, the type of fence proposed, and the contract for the work to be performed.

Mr. Druante will be at the hearing to explain his request and to answer any questions.

VII. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON A REQUEST FOR TWO VARIANCES TO PERMIT A SOLID FENCE IN LIEU OF A 50% OPEN FENCE AT A HEIGHT OF SIX FEET IN LIEU OF A MAXIMUM HEIGHT OF FIVE FEET AS REQUIRED BY ORDINANCE AT 1655 FOXHOUND TRAIL (DURANTE). Staff recommends approval of the variance subject to any testimony taken at the public hearing. Although the hardship stated in the application is weak, the fact that 31 adjoining property owners do not object and that a swimming pool installed in the backyard would permit the solid fence lends this variance to be reasonable. The imposition of the \$750 fee for any other applicants in the area is in and of itself a deterrent to proliferation of variance requests. The petitioner's honesty in stating that he could not guarantee a pool installation in the rear yard in conjunction with the fence permit is noted. If there needs to be a compromise in this case, perhaps a condition could be placed on the variance that a pool would have to be installed in the rear yard within 2 years of the date of the variance being granted.

VIII. ILLIANA EXPRESSWAY/LAND USE PLAN UPDATE. We continue to hear that corridor planning grant funds are being considered for municipalities close to the Illiana to update their land use plans. We continue to hold for now, and will hopefully learn more by next month. \$10,000 of Village funding has been placed in the budget for FY2013 for this work.

IX. SOUTH SUBURBAN AIRPORT UPDATE. The State has filed condemnation proceedings on one 300 acre parcel and was awarded the land at a cost of \$3.9 million from the courts. Will County affirmed its position on support of a governance structure and a consultant hired by the County to articulate its position will be a guest at our next intergovernmental committee meeting.

X. NEW BUSINESS

XI. ADJOURNMENT