

VILLAGE OF BEECHER

INCORPORATED 1883

724 Penfield Street

P.O. Box 1154

Beecher, Illinois 60401

MEETING OF THE BEECHER PLANNING AND ZONING COMMISSION (THE PZC)

Thursday, June 27, 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 MARCH 18, 2013 MEETING.

IV. A MESSAGE FROM THE VILLAGE PRESIDENT, INTRODUCTION OF NEW PZC MEMBER AND SECRETARY, CHANGES COMING TO TERMS OF OFFICE

V. APPOINTMENT OF CHAIR AND VICE-CHAIR

VI. CHANGE COMING IN VILLAGE PLANNER CONSULTANT POSITION. Don Thomas has announced his retirement effective July 1st. This means that the Village is in the process of recruiting and selecting a replacement. This process will run coterminously with the land use plan update process. This will be discussed further at the meeting.

VII. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: PLAT OF RESUBDIVISION FOR R.L. REISING SALES PROPERTY. The owner wishes to divide this parcel into three separate lots: one for the quonset huts, one for the dealership building and the third being the vacant parking lot to the north towards Miller Street. Reising would keep the quonset hut parcels for storage rentals, and the dealership building property would be sold for a Dollar General. The third parcel would also be sold in the future as a commercial lot. The concerns expressed regarding this resubdivision is ingress and egress to the parcels using the existing drives. IDOT District #1 has been very stringent on driveways rto close to intersections, and the parcel to the north would not be granted access. This resubdivision would provide right of ingress and egress from the middle lot to the lot to the north to resolve this issue. Enclosed is a copy of the plat of resubdivision and a proposed site plant for the Dollar General. More detailed information is to be provided at the meeting. A resubdivision process does not require any hearings or workshops; only a recommendation to the Village Board.

VIII. CREATION OF NEW ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE OF THE VILLAGE BOARD.

IX. ILLIANA EXPRESSWAY UPDATE

X. SOUTH SUBURBAN AIRPORT UPDATE

XI. UPDATE OF WATER AND SEWER MASTER PLANS

XII. UPDATE OF COMPREHENSIVE LAND USE PLAN

XIII. PROJECTS IN THE WORKS

XIV. NEW BUSINESS

XV. ADJOURNMENT - NEXT MEETING SCHEDULED FOR
THURSDAY, AUGUST 22ND AT 7:15 P.M.