

Village of Beecher
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**MEETING OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)**

*Thursday, December 19th 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 OCTOBER 29, 2013 MEETING

IV. WORKSHOP ITEM: CONSIDER A REQUEST FOR VARIANCE FOR A FENCE IN A FRONT YARD SETBACK AT DUTCH AMERICAN FOODS, 1362 DUTCH AMERICAN WAY. Art Van Baren wishes to fence in his silo which is located at the front of the building with an 8' chain link fence according to the attached diagram. There are concerns that kids could climb the silo or play with the piping that is attached to the silo. This was not thought of when the original variance request was made or the fence could have been part of that first variance request. Any fence in front of the front building line in any zoning district requires a variance. Art will be at the meeting to explain the proposal, answer any questions and request a hearing. Staff recommendation is to approve a motion scheduling the hearing for January 23, 2014.

V. WORKSHOP ITEM: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR GASOLINE SALES AT 730 DIXIE HIGHWAY (SW CR OF DIXIE AND MILLER). The petitioner, Casey's Inc. wishes to construct and operate a self-serve station and c-store according to the attached site plan and photos. Staff has met with the petitioner's consultants to review photometrics, traffic patterns, types of signage and drainage so that these issues can be adequately addressed by the petitioner at the workshop. A complete presentation will be made at the meeting. The petitioner has also worked with the school district to resolve any issues they may have with the proposed use. A shadow box fence would be installed along the rear property line and a 20 foot green space is provided along Dixie Highway. There are still concerns about the traffic patterns especially during peak traffic periods when the high school lets out. A traffic study has been conducted and the petitioner will present the findings at the workshop for discussion. The school district has offered to work with the Village to re-direct student traffic to the west on Miller Street as an alternative to heavy queuing on eastbound Miller at Dixie if this becomes necessary. A comparison of the size of this lot to the size of our other self-serve stations is also enclosed for your review. The petitioner is requesting a public hearing on the special use request for the January 23rd meeting. Please see the enclosed material.

VI. ILLIANA EXPRESSWAY UPDATE

VII. SOUTH SUBURBAN AIRPORT UPDATE

VIII. UPDATE OF WATER AND SEWER MASTER PLANS

IX. UPDATE OF COMPREHENSIVE LAND USE PLAN

X. ROUTE #1 /#394 CORRIDOR PLAN UPDATE

XI. NEW BUSINESS

XII. ADJOURNMENT - NEXT MEETING SCHEDULED FOR
THURSDAY, JANUARY 23RD AT 7:15 P.M.