

**MINUTES 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

At 7:15 p.m., Chairman Phil Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Paul Lohmann, Lance Saller (arrived at 7:26 p.m.), Denis Tatgenhorst, Kevin Bouchard, George Schuitema and Phil Serviss. Absent: Althea Machtemes. Staff present: Robert Barber and Greg Szymanski.

Guests: Joe Reising, Brian Cleary, Scott Wehling, Marcy Meyer, Roland Rosenbloom, Jeff Kimbell and Steve McBurney.

CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 18, 2013 MEETING.

Commissioner Schuitema made a motion to approve the minutes of the March 18, 2013 meeting as presented. Commissioner Bouchard seconded the motion.

AYES: (4) Commissioners Bouchard, Schuitema, Serviss and Tatgenhorst.

NAYS: (0) None.

ABSTAIN: (1) Commissioner Lohmann.

Motion carried

A MESSAGE FROM THE VILLAGE PRESIDENT, INTRODUCTION OF NEW PZC MEMBER AND SECRETARY, CHANGES COMING TO TERMS OF OFFICE. President Szymanski introduced Paul Lohmann as the newest PZC member, replacing Kim Koutsky, and Patty Meyer, the PZC Secretary, replacing Marcy Meyer.

APPOINTMENT OF CHAIR AND VICE-CHAIR Commissioner Bouchard made a motion to appoint Phil Serviss as PZC Chairman. Commissioner Tatgenhorst seconded the motion.

AYES: (5) Commissioners Bouchard, Lohmann, Schuitema, Serviss and Tatgenhorst.

NAYS: (0) None.

Motion carried.

Commissioner Lohmann made a motion to appoint George Schuitema as PZC Vice-Chairman. Commissioner Bouchard seconded the motion.

AYES: (5) Commissioners Bouchard, Lohmann, Schuitema, Serviss and Tatgenhorst.

NAYS: (0) None.

Motion carried.

CHANGE COMING IN VILLAGE PLANNER CONSULTANT POSITION. Don Thomas has announced his retirement effective July 1st. Two or three interviews with consultant candidates

will be conducted in July. A new Village Planner may be in place by the August PZC meeting.

Commissioner Saller arrived at 7:26 p.m.

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 parcel 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 too 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. A copy of the plat of resubdivision and a proposed site plan for the Dollar General were provided in the packet for review. The petitioners provided a presentation. A photo was provided of the proposed Dollar General location on lot #2. Commissioner Bouchard asked if there were any fuel tanks below any of the lots. Petitioner Reising stated that the tanks had been removed. Commissioner Tatgenhorst asked if the propane tank had been removed, and it has been returned to the propane company. Administrator Barber noted that the Dollar General would meet the B3 zoning requirements. There are three existing curb cuts that would be in front of the Dollar General. The Dollar General and Lot #1 would use the same driveway off of Route #1. Lot #1 also has access off of Miller Street. Commissioner Tatgenhorst asked if existing signage would be removed. The Dollar General representative stated that they would use the existing poles and replace sign face with Dollar General. There would also be a Dollar General sign on the front of the building, as depicted in the photo provided. Reader board will probably be removed. Commissioner Lohmann asked if the posts would be removed from between Lots #1 and 2. Petitioner stated that there is a reciprocal easement agreement between Lots #1 and #2. Commissioner Lohmann asked if there was an old well below the asphalt on Lot #1. That was not able to be confirmed. The PZC made a positive recommendation to send the proposal for a plat of resubdivision for the R.L. Reising Sales property to the Village Board for the July 15th meeting.

Administrator Barber noted that the plat can get recorded the next day in Will County if approved at the July 15th meeting.

CREATION OF NEW ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE OF THE VILLAGE BOARD. President Szymanski announced that Trustee Meyer will be on the new Economic Development and Community Relations Committee of the Village Board.

The Commission discussed TIF districts and how they have worked in neighboring communities.

Trustee Cleary stated that intergovernmental meetings are unheard of in other communities, and spoke of TIF districts and entities working together.

Commissioner Lohmann commented that the bypass location for the Illiana Expressway will determine where the focus should be for economic development. Administrator Barber stated that no commitment has been made for bypass location. President Szymanski stated that the bypass is intended for truck traffic.

President Szymanski stated that he would like PZC members to have staggered terms of office, three year terms, and asked the Commission for suggestions for any changes. President Szymanski will ask Trustee Ahrendt to streamline issues coming before the PZC. Packets will be sent to all of the Village Board members. President Szymanski commended the PZC members for their efforts.

Administrator Barber requested that one PZC member attend Village Board meetings.

ILLIANA EXPRESSWAY UPDATE. Administrator Barber reported that the B3 corridor has been selected, and there are no other new developments. Stakes are in north of the powerlines. State has a corridor council being formed consisting of representatives from Beecher, Peotone, Wilmington, Manhattan, County of Will and Will County Governmental League (WCGL). WCGL will chair the committee. Will County will have two votes. The Village will have to pay local match of 10%, \$6,000, but will get \$30,000 back. Commissioner Schuitema asked if there were strings attached. President Szymanski said it didn't sound like it. Fifteen qualified vendors have been approved for building the road. Procurement process has been approved by Indiana and Illinois. Road builders will own the road. Four different builders could segment the Illiana Expressway. No ground has been purchased.

SOUTH SUBURBAN AIRPORT UPDATE. Administrator Barber reported that the airport has quick take authority. Illinois Department of Transportation (IDOT) has been told they will run the airport. Much discussion followed. Iron ring communities were left out.

UPDATE OF WATER AND SEWER MASTER PLANS. Administrator Barber stated that a proposal to update the water and sewer master plans to include school district boundaries will be discussed at the July 15, 2013 Board meeting.

UPDATE OF COMPREHENSIVE LAND USE PLAN. Administrator Barber stated that the water and sewer master plans need to be completed before addressing the comprehensive land use plan. IDOT is asking for information and we need to get the water and sewer plan in place.

PROJECTS IN THE WORKS. Administrator Barber reported on a possible expansion proposal for Dutch American Foods, and that a group of investors have considered the golf course and affiliated properties. A lengthy discussion followed regarding the potential for the golf course.

An Intergovernmental Committee meeting will be held on Thursday, August 29th.

ADJOURNMENT. The next PZC meeting is scheduled for Thursday, August 22nd.

Commissioner Saller made a motion to adjourn the meeting. Commissioner Schuitema seconded the motion.

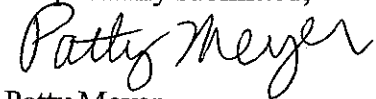
AYES: (6) Commissioners Bouchard, Lohmann, Saller, Schuitema, Serviss and Tatgenhorst.

NAYS: (0) None.

Motion carried.

Meeting adjourned at 8:38 p.m.

Respectfully submitted,



Patty Meyer
Secretary