

**MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)**

***Thursday, September 26, 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, Kevin Bouchard, George Schuitema, Althea Machtemes and Phil Serviss. Absent: Denis Tatgenhorst.

Staff present: Mike Hoffman and Pete Iosue from Teska and Associates, Robert Barber and Greg Szymanski.

Guests: Peggy Prielozny from the Southland Voice, Brian Cleary and Ron Kuhlman.

CONSIDER APPROVAL OF THE MINUTES OF THE JUNE 27, 2013 MEETING.

Commissioner Bouchard made a motion to approve the minutes of the June 27, 2013 meeting as presented. Commissioner Schuitema seconded the motion.

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

NAYS: (0) None.

Motion carried.

INTRODUCTION OF MIKE HOFFMAN AND PETE IOSUE OF TESKA AND ASSOCIATES, NEW VILLAGE PLANNERS. Administrator Barber introduced Mike Hoffman and Pete Iosue of Teska and Associates of Plainfield, IL, new Village planners. Mr. Hoffman is a certified planner and landscape architect. Mr. Iosue specializes in TIF districts. A letter of introduction was provided in the packet for review, and materials were provided to the Commissioners. Commissioner Lohmann was assured that Teska and Associates would work with Baxter and Woodman on the Water and Sewer Master Plan.

The pros and cons of TIF districts were discussed.

President Szymanski, Trustees Kuhlman and Cleary, and the Commissioners introduced themselves to the new planners.

A MESSAGE FROM THE VILLAGE PRESIDENT: EXPECTATIONS OF THE PZC BY THE VILLAGE BOARD , AND WHAT THE EXPECTATIONS ARE OF THE VILLAGE BOARD FROM THE PZC. There was a lengthy discussion on the procedures for variances coming before the Village Board and the Commission. President Szymanski asked Commissioner Machtemes for any comments or suggestions for the PZC/Village Board relationship, since she was absent at the June meeting. It was the consensus of the Commission that variance requests

should come to the PZC first, and then go to the Village Board.

President Szymanski stated that on October 9th the Metropolitan Planning Council would vote to determine federal spending for land purchase for the Illiana.

President Szymanski provided new terms of office for PZC members.

NEXT INTERGOVERNMENTAL COMMITTEE MEETING TO BE HELD ON THURSDAY, JANUARY 30th, 2014 AT 7:15 P.M. Administrator Barber reported that various rumors regarding empty buildings, new businesses, etc., were discussed at the recent Intergovernmental Committee meeting.

ILLIANA EXPRESSWAY UPDATE. Administrator Barber restated that the Illiana will move forward if the Metropolitan Planning Council votes favorably on October 9th. The Chicago Tribune is now opposed to the Illiana, as well as Chicago Metropolitan Area Planning (CMAP). The City of Elwood has also stated their opposition to the Illiana.

SOUTH SUBURBAN AIRPORT UPDATE. The group formerly known as the "Iron Ring Mayors", has met to discuss authority regarding the South Suburban Airport. Local mayors are still unsure as to what their involvement will be with the airport. Commissioner Lohmann asked what the Village's stand is on the airport, and Administrator Barber stated that it is still anti-airport, but if the airport is built, that the Village would like to be involved with the planning.

UPDATE OF WATER AND SEWER MASTER PLANS. The Village Board is targeted to hear results of the Water and Sewer Master Plan at the November 12th Board meeting.

UPDATE OF COMPREHENSIVE LAND USE PLAN. According to Administrator Barber, depending on the Illiana Expressway and the South Suburban Airport, each municipality may get approximately \$30,000 to be used to update the comprehensive land use plan. Project would be started in Spring 2014.

PROJECTS IN THE WORKS. Administrator Barber reported that the Dollar General is hoping to open on November 1st. A restaurant, Bak-N-4-U, will be opening October 1st on Penfield. The restaurant was granted permission to put up a temporary sign for 60 days on the corner of Penfield and Dixie.

The Village Board began their strategic planning process at a meeting held on September 23rd.

MJ's Coins is opening soon on Gould Street.

The Village has received an application for a sports bar/restaurant combination by Tubby's. The application is incomplete, and there are zoning and liquor issues that need to be resolved.

Administrator Barber reported that no one has purchased the golf course property. Buddy's is also still up for sale.

NEW BUSINESS. Commissioner Bouchard read aloud part of the Village's landscape ordinance concerning trees and 8' clearance above sidewalks.

Administrator Barber reported that Public Works is continuing their 2013 tree trimming.

Teska and Associates will conduct a PZC orientation on Tuesday, October 29th at 7:15 p.m. at the Washington Township Center. Village Board members will be invited to attend. Teska will provide a brief presentation regarding TIF districts at the December 9, 2013 Board meeting. PZC members will be invited to attend.

ADJOURNMENT. The next PZC meeting has not been scheduled. Commissioner Saller made a motion to adjourn the meeting. Commissioner Schuitema seconded the motion.

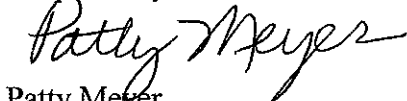
AYES: (6) Commissioners Bouchard, Lohmann, Machtemes, Saller, Schuitema and Serviss.

NAYS: (0) None.

Motion carried.

Meeting adjourned at 8:33 p.m.

Respectfully submitted,



Patty Meyer
Secretary