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

*Thursday, January 23<sup>rd</sup> 2014 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 DECEMBER 19, 2013 MEETING

IV. PUBLIC HEARING: CONSIDER A REQUEST FOR VARIANCE FOR A FENCE IN A FRONT YARD SETBACK AT DUTCH AMERICAN FOODS, 1362 DUTCH AMERICAN WAY. A motion is needed to open and close the public hearing. Due notice has been published and letters to adjoining property owners mailed. 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.

V. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: REQUEST FOR VARIANCE FOR A FENCE IN A FRONT YARD SETBACK AT DUTCH AMERICAN FOODS, 1362 DUTCH AMERICAN WAY. After the hearing, the PZC may deliberate and formulate a recommendation to the Village Board on the variance request in the form of a motion.

VI. PUBLIC HEARING: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR AN AUTOMOTIVE MINI-MARKET AT 730 DIXIE HIGHWAY (SW CR OF DIXIE AND MILLER). A motion is needed to open and close the public hearing. Due notice has been published and letters to adjoining property owners mailed. Also enclosed is a summary report and recommendation made by the Village Planner.

The petitioner, Casey's Inc. wishes to construct an operate a self-serve station and c-store according to the attached site plan and photos. A complete presentation was made at the December 19<sup>th</sup> workshop and will be repeated at the public hearing. In addition, the questions which were raised at the workshop will also be answered by the petitioner to the best of his ability. Questions which were raised include the easement agreement for the shared access off Dixie with Dollar General and the loss records of Casey's Inc. as they relate to spills and fires.

The hiring practices question will not be answered by the petitioner since this question is proprietary and according to our legal counsel does not pertain to the special use. Please review the enclosed material.

VII. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR AN AUTOMOTIVE MINI-MARKET AT 730 DIXIE HIGHWAY (SW CR OF DIXIE AND MILLER). After the hearing, the PZC may deliberate and formulate a recommendation to the Village Board on this special use request in the form of a motion. This motion may also include conditions placed on the special use permit which have to be followed by the petitioner as long as those conditions pertain to the actual special use permit. The following recommendations for conditions are as follows:

1. The site and building be constructed according to the submittals provided with the exception of the following:
2. A left turn lane be provided for eastbound Miller Street to allow for the queuing of at least four vehicles.
3. To address the issue of loitering, have the fence extend off both NW and SW corner of the building to the property line since there is no rear access to the building.
4. A fire alarm system be included for the building with a direct tie into EASTCOMM dispatch center.
5. Snow shall be piled into the NW and SW corners of the site and trucked offsite when these areas become too full.

VIII. ILLIANA EXPRESSWAY UPDATE

IX. SOUTH SUBURBAN AIRPORT UPDATE

X. UPDATE OF WATER AND SEWER MASTER PLANS

XI. UPDATE OF COMPREHENSIVE LAND USE PLAN

XII. ROUTE #1 /#394 CORRIDOR PLAN UPDATE

XIII. NEW BUSINESS

XIV. ADJOURNMENT - NEXT MEETING SCHEDULED FOR  
THURSDAY, MARCH 27<sup>TH</sup>, 2014