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

*Thursday, March 26, 2015 at 7:00 p.m.  
Beecher Village Hall  
625 Dixie Highway*

**PLEASE NOTE THE NEW LOCATION FOR OUR MEETINGS!**

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE SEPTEMBER 25, 2014 AND JANUARY 22, 2015 MEETINGS.

IV. WORKSHOP: CONSIDER A PUBLIC HEARING ON A REQUEST FOR RE-ZONING FROM R-1 RESIDENTIAL TO B-3 GENERAL BUSINESS: PARCEL IN THE REAR OF 383 DIXIE HIGHWAY (DE JONG EQUIPMENT). The petitioner wishes to have the back 1/2 of his property re-zoned from residential to commercial. The present use is equipment/implement storage and it has been this way for many years. There is a single family home on the parcel where the De Jong's live but this already a legal non-conforming use in the B-3 zoned portion of the parcel. This property was annexed by the Village in as-is condition back in the 1970's.

The De-Jong's wish to build a steel frame building to hold some equipment on the back parcel. They have addressed any flooding or drainage concerns to the satisfaction of the Village Engineer. The building is being placed on a stoned parking area now which is already an impervious surface. No additional stone will be added to the site. Please see the enclosed material.

The petitioner will be at the meeting to answer any questions and is asking for a public hearing April 23<sup>rd</sup> meeting. Staff recommends approval of the request since the land has been used for commercial purposes for many decades now. The De Jong's have kept the property neat and have not generated any neighbor complaints other than one which was immediately handled. Maintaining this lot as residential could create a subdivision in the future and would create a flag lot situation. This parcel should be considered as one zoning lot.

V. WORKSHOP: CONSIDER A PUBLIC HEARING FOR A SPECIAL USE PERMIT TO ALLOW A DIGITAL SIGN AND BEER GARDEN AT THE PIN AND TONIC BOWLING ALLEY, 643. S. DIXIE HIGHWAY. The petitioner has submitted the proper application and supporting documents for the beer garden, but has not yet submitted a diagram of the proposed digital sign. We hope to have this information at the workshop. The beer garden will be located on the north side of the building in a 40' by 50' area. If parking ever became a problem (there are

87 parking spaces now) more could be added to the north along Dixie Highway without additional curb cuts. The only concern at this point is the noise levels which could impact some residences to the east. The petitioner does desire to have some outdoor music in the beer garden and some occasional outdoor entertainment.

If approved for public hearing, this hearing would be held on April 23<sup>rd</sup>. However, information on the digital sign would have to be provided by that time. In addition to the residences, the Village would also have to notify the surrounding businesses of the digital sign since the granting of this special use may affect the ability of a surrounding business to obtain a permit at a later time.

VI. COMPREHENSIVE LAND USE PLAN UPDATE. Unfortunately the Governor has suspended any and all projects related to the Illiana Expressway, and our land use grant falls into this category. We were just gearing up for the a major portion of the work when the hammer fell. Enclosed are some of the maps being designed by the Village Planner. If we get the green light to proceed we will start the process up again. The Governor has told us specifically that both the Illiana and the airport are on hold until he has time to review the projects and makes his own decision on whether to proceed.

VII. ROUTE #1 /#394 CORRIDOR PLAN UPDATE. This presentation to the PZC has been postponed until the April 23<sup>rd</sup> meeting so that all of the consultants could be present. We will invite the Village Board members to this meeting so that they can hear the presentation as well and provide input.

VIII. NEW BUSINESS

IX. ADJOURNMENT - NEXT MEETING SCHEDULED FOR  
THURSDAY, APRIL 23<sup>RD</sup> AT 7:00 P.M.