

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

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

At 7:00 p.m., Chairman Phil Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Kevin Bouchard, Paul Lohmann, Althea Machtemes, Lance Saller, George Schuitema, Phil Serviss and Denis Tatgenhorst.

Staff present: Mike Hoffman from Teska Associates and Administrator Robert Barber.

Guests: President Greg Szymanski, Gayle Ahrendt, Marcy Meyer, Ron Kuhlman, Jon Kypuros, Nathan Dykstra, Karen Daley, Jack Daley and Eddie Daley.

CONSIDER APPROVAL OF THE MINUTES OF THE SEPTEMBER 25, 2014 AND JANUARY 22, 2015 MEETINGS. Commissioner Schuitema made a motion to approve the minutes of the September 25, 2014 and January 22, 2015 PZC meetings. Commissioner Lohmann seconded the motion.

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

NAYS: (0) None.

ABSTAIN: (1) Commissioner Saller.

Motion carried.

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 (DEJONG EQUIPMENT). Petitioner Nathan Dykstra, was present. Administrator Barber explained that the petitioner wishes to have the back half of Dejong Equipment's 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 DeJongs live but this already has 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 1970s. The DeJongs 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. Application and supporting documents were provided in the packet for review.

Village Planner Mike Hoffman asked if this would be considered Special Use and Administrator Barber confirmed that it would be Special Use.

Commissioner Bouchard asked if the structure would be fully enclosed, which it was confirmed that it would be enclosed.

Commissioner Lohmann asked if the building would have footings, and it was confirmed that it would have footings.

Mr. Dykstra stated that Dejong Equipment plans to have all the buildings match in color.

Commissioner Lohmann made a motion to set a Public Hearing for April 23, 2015 for a request for a re-zoning from R-1 Residential to B-3 General Business for a parcel in the rear of 383 Dixie Highway, Dejong Equipment. Commissioner Schuitema seconded the motion.

AYES: (7) Commissioners Bouchard, Lohmann, Machtemes, Saller, Schuitema, Serviss and Tatgenhorst.

NAYS: (0) None.

Motion carried.

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. Petitioners, Karen, Jack and Eddie Daley, were present. Administrator Barber explained that the petitioners have submitted the proper application and supporting documents for the beer garden, but have not yet submitted a diagram of the proposed digital sign. The beer garden will be located on the north side of the building in a 40' by 50' area. The petitioner does desire to have some outdoor music in the beer garden and some occasional outdoor entertainment. The beer garden area would be surrounded by a 6' fence with 2' of lattice around the top. There will be no outside entrance, only a locked gate for emergency entrance/exit use. Petitioner Jack Daley expressed that loudness and crazy crowds would not be tolerated.

Commissioner Bouchard asked about the distance to the nearest home. Mr. Daley stated that the nearest home is approximately 350 feet away.

Administrator Barber asked if the petitioner was considering any additional parking. It was stated that additional parking could be added to the north along Dixie Highway.

Petitioner Eddie Daley expressed that the bowling alley wishes to provide a nice atmosphere for the residents.

Commissioner Schuitema expressed concerns for consistency regarding outdoor seating, in reference to the Basil Restaurant request. It was stated that Basil Restaurant is handled differently because it is located in a residential area.

Jack Daley stated that the beer garden will not stay open past midnight. The bowling alley is hoping for more daytime activities.

Planner Mike Hoffman asked about lighting. Jack Daley stated that there would be LED lights, not offensive, and possibly party lights installed on the inside of the fence around the top. Also, asphalt may be used for the table portion of the beer garden, rather than brick pavers.

Administrator Barber asked if there will be a bar outside. There will be canned or plastic bottles

of beer outside, and mixed drinks will have to be purchased inside.

Administrator Barber asked about the planned hours of operation. Jack Daley stated that entertainment would end by 11 p.m., with the beer garden closing by midnight. There would be no cooking of food outside.

Jack Daley confirmed that smoking would be permitted in the beer garden area, as long as it was at least 15' from the door to the bowling alley.

Commissioner Lohmann made a motion to set a Public Hearing for April 23, 2015 for a request for a Special Use Permit to allow a beer garden at the Pin and Tonic Bowling Alley, 643 S. Dixie Highway. Commissioner Schuitema seconded the motion.

AYES: (7) Commissioners Bouchard, Lohmann, Machtemes, Saller, Schuitema, Serviss and Tatgenhorst.

NAYS: (0) None.

Motion carried.

The PZC discussed the digital sign for Pin and Tonic Bowling Alley. The current sign face will be replaced, and the message display portion will be replaced with a 10' x 3' scrolling digital sign. Jack Daley stated that it would not be offensive.

Administrator Barber stated that there are regulations as to the number of colors allowed, that a day/night sensor would need to be installed, and there are requirements concerning the scroll/flash ratio. Administrator Barber will provide Mr. Daley with a copy of the sign ordinance.

Commissioner Schuitema made a motion to set a Public Hearing for April 23, 2015 for a request for a Special Use Permit to allow a digital sign at the Pin and Tonic Bowling Alley, 643 S. Dixie Highway. Commissioner Tatgenhorst seconded the motion.

AYES: (7) Commissioners Bouchard, Lohmann, Machtemes, Saller, Schuitema, Serviss and Tatgenhorst.

NAYS: (0) None.

Motion carried.

Commissioner Machtemes expressed her concerns about the noise levels for the beer garden.

Administrator Barber asked Mr. Daley if he could refrain from hanging large banners on the outside of the beer garden fence.

COMPREHENSIVE LAND USE PLAN UPDATE. Administrator Barber reported that the Governor has suspended any and all projects related to the Illiana Expressway, and the land use grant falls into this category. Some of the maps being designed by the Village Planner were provided in the packet for review. When the Village gets the green light to proceed the process will start up again. The Governor has told Staff specifically that both the Illiana and the airport are on hold until he has time to review the projects and make his own decision on whether to proceed.

ROUTE #1 /#394 CORRIDOR PLAN UPDATE. Trans-Systems will make a presentation to the PZC at the April 23rd meeting. Village Board members will be invited to this meeting so that they can hear the presentation as well and provide input. The study will take into consideration the South Suburban Airport and the Illiana Expressway.

NEW BUSINESS. Administrator Barber provided an update on the golf course. It is not re-opening for 2015. The management company plans on maintaining the greens and holes as in the past, but they will cut the fairways higher, to keep golfers off the course. Staff is working with the management company on pond issues, how to fix the clubhouse roof, and the demolition of two buildings.

The next PZC meeting is scheduled for April 23, 2015.

ADJOURNMENT. Commissioner Saller made a motion to adjourn the meeting. Commissioner Bouchard seconded the motion.

AYES: (7) Commissioners Bouchard, Lohmann, Machtemes, Saller, Schuitema, Serviss and Tatgenhorst.

NAYS: (0) None.

Motion carried.

Meeting adjourned at 7:33 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Patty Meyer". The signature is written in black ink and is positioned above the printed name and title.

Patty Meyer
Secretary