

**MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION**

**(THE PZC)**

***Thursday, April 23, 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, Lance Saller, George Schuitema, Phil Serviss, Denis Tatgenhorst. Members absent: Althea Machtemes

Staff present: Pete Iosue from Teska Associates and Administrator Robert Barber.

Guests: President Greg Szymanski, Gayle Ahrendt, Ron Kuhlman, Frank Basile, Paul Goldrick, JoAnn Mueller, Mitch Cadwallader, Jack Daley, Karen Daley, Eddie Daley, Rosalind Willy, Sue and Ken Ores, Catherine Iaconi, Jim Morris, Bill DeJong, Nathan Dykstra, Chris Poshek, Gina Trimarco and Thomas Vander Woude.

CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 26<sup>TH</sup> MEETING.

Commissioner Bouchard made a motion to approve the minutes of the March 26, 2015 meeting. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

Nathan Dykstra of DeJong Equipment was present and provided a brief explanation of the rezoning request. Pete Iosue of Teska Associates provided recommendations and they were provided in the packet for review. Rezoning would be considered a special use to remain an ag business. Administrator Barber explained a flag lot.

PUBLIC HEARING: CONSIDER A REQUEST FOR REZONING FROM R-1 RESIDENTIAL TO B-3 GENERAL BUSINESS: PARCEL IN THE REAR OF 383 DIXIE HIGHWAY (DE JONG EQUIPMENT). Commissioner Bouchard made a motion to open the public hearing at 7:01 p.m. Commissioner Tatgenhorst seconded the motion.

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

NAYS: None.

Motion carried.

Catherine Iaconi of 30441 Hillcrest Drive asked about property size. 198' x 330' frontage. Building size would be similar to current building. Ms. Iaconi asked about equipment storage. Mr. Dykstra confirmed that new building would be for small equipment storage, mowers, etc. She is concerned about the height of the new building when looking out of her window.

Administrator Barber asked those testifying to suggest what they want in regards to fencing the property in. Bill DeJong said he wants to work with his neighbors. The building would be 75.82' off the south property line and 129.23' off the east property line. Building would be 70' x 70'.

Sue Ores of 30440 Hillcrest Drive expressed concerns about noise after 9 p.m. , backup beepers on equipment, and truckers using the bushes in the rear of DeJong's property as a bathroom. Noise ordinance is 7 a.m. to 9 p.m. Ms. Ores was concerned about run-off, as they currently get standing water on their property after heavy rains. Mr. DeJong stated that there should not be additional runoff. There is a retention area east of the existing storage building.

PZC Secretary Patty Meyer read submitted written testimony on behalf of Kenneth Berger of 423 Pasadena: "DeJong's has my blessing to build this."

Administrator Barber read drainage information. Village Engineer has approved the study.

Catherine Iaconi asked about how to address any problems that could occur in the future.

Rosalind Willy stated that DeJongs have been excellent neighbors and that she has had no problems with run-off.

Administrator Barber asked if there was any other testimony.

There being no further testimony, Commissioner Lohmann made a motion to close the public hearing at 7:32 p.m. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

Commissioner Bouchard asked about the height of the building.

Commissioner Lohmann expressed concern about petroleum products being stored. Mr. Dykstra confirmed that only the fuel in the small equipment itself would be in the building.

Commissioner Schuitema asked if fence requirement would be waived. In Zoning Ordinance a minimum 6' solid fence is required.

Commissioner Schuitema commented on Teska's Recommendation #2, noting that the entire DeJong property would be remapped to B-3 in order to make the entire site match the existing use, and correct the error on the official zoning map.

Ken Ores stated that DeJong's property is fine how it is.

Catherine Iaconi asked about building specifications and was informed that after rezoning the building plans will be submitted. The PZC is only concerned with the rezoning to B3 and adding special use for ag equipment. Administrator Barber stated that 28' is maximum height for accessory structure.

Commissioner Lohmann made a motion to recommend to the Village Board for approval DeJong Equipment's request for rezoning from R-1 residential to B-3 general business for a parcel in the rear of 383 Dixie Highway. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

Commissioner Lohmann made a motion to recommend to the Village Board for approval for DeJong Equipment's rezoning request as a special use with condition of removing the solid fence requirement along newly zoned property. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

The Village Board will consider DeJong Equipment's request at its May 11, 2015 meeting.

PUBLIC HEARING: CONSIDER 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 made a motion to open the public hearing at 7:45 p.m. Commissioner Bouchard seconded the motion.

AYES: Commissioners Bouchard, Lohmann, Saller, Schuitema and Serviss.

NAYS: None.

ABSENT: Commissioner Tatgenhorst.

Motion carried.

Teska Associate's recommendations were provided in the packet for review.

Administrator Barber read a four-page written testimony from Ken Benge, 530 Highlington Court.

There were no questions or comments on the scope of the project.

Mitch Cadwallader of 411 Fairway Drive expressed concerns about noise levels coming from the beer garden. Jack Daley stated that they plan to host beanbag leagues, and people will just utilize the beer garden to sit outside. He will work with the Liquor Commissioner. There will be no glass allowed in the beer garden. There will be no outdoor entertainment on school nights. Entertainment will stop at 11 p.m. Live entertainment is not planned for every weekend. The beer garden will have a 6' solid fence with 2' lattice around the top.

There being no further testimony, Commissioner Bouchard made a motion to close the public hearing at 8:04 p.m. Commissioner Lohmann seconded the motion.

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

NAYS: None.

Motion carried.

Administrator Barber stated seven (7) conditions concerning beer garden:

1. No glass in beer garden area.
2. Lighting can't leave property lines.
3. Enclosed by 6' solid fence and 2' lattice.
4. Outdoor entertainment will be done by 11 p.m., and beer garden will close by midnight.
5. No banners on fence exterior.
6. Handicapped accessibility to seating area.
7. Sound will go to house sound only at 11 p.m.

Commissioner Lohmann suggested sound could be based on complaints, and if it becomes an issue be referred to the Liquor Commissioner.

It was the consensus of the Planning and Zoning Commission that all live entertainment would be done by 11 p.m., and background music would be allowed until midnight.

Commissioner Bouchard questioned if entertainment would go until 11:30 p.m. Jack Daley stated that most entertainment is hired for three or four hours, and they will conclude their performance by 11 p.m.

Gayle Ahrendt wanted confirmation of normal hours of operation. Normal hours of operation by ordinance is until 1 a.m. Monday through Friday, and 2 a.m. on Saturday and Sunday, according to Administrator Barber.

Commissioner Bouchard made a motion to recommend to the Village Board for approval a special use permit to allow a beer garden at the Pin and Tonic Bowling Alley, 643 S. Dixie Highway, with the seven conditions listed above. Commissioner Tatgenhorst seconded the motion.

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

NAYS: None.

Motion carried.

The Village Board will consider Pin and Tonic's beer garden request at its May 11, 2015 meeting.

**PUBLIC HEARING: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR AN LED DIGITAL SIGN AT THE PIN AND TONIC, 643 S. DIXIE HIGHWAY.** Commissioner Lohmann made a motion to open the public hearing at 8:17 p.m. Commissioner Schuitema

seconded the motion.

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

NAYS: None.

Motion carried.

There was no testimony provided by audience members. The petitioner requested that the hearing be continued in order to gather more information of the exact type of sign requested. Commissioner Bouchard made a motion to continue the hearing on July 23, 2015. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

WORKSHOP: CONSIDER A REQUEST FOR A PUBLIC HEARING FOR A VARIANCE TO PERMIT A FENCE IN A FRONT YARD SETBACK: GOLDIE'S AUTO BODY, 1369 DUTCH AMERICAN WAY. Variance application was provided in the packet for review. The petitioner, Paul Goldrick, has purchased the adjoining lot and wishes to store vehicles on the property. In order to secure them and hide vehicles under repair from public view, the petitioner wishes to have a six foot chain link fence installed in the front yard setback, with slats similar to what is currently on the back half of the property. It was stated that this variance request would not cause any drainage issues.

Commissioner Lohmann asked if the developer for the industrial park had any covenants. Administrator Barber stated that there were some in the annexation agreement.

Paul Goldrick stated that he has talked to his neighbors and they are okay with his request.

Commissioner Lohmann made a motion to set a Public Hearing for May 28, 2015 for a request for a Variance to permit a fence in a front yard setback at Goldie's Auto Body, 1369 Dutch American Way. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

A five minute break was taken to allow for the IL #394/Route #1 corridor presentation.

PRESENTATION: FINAL REPORT AND FINDINGS OF THE IL #394/ROUTE #1 CORRIDOR COUNCIL. Thomas Vander Woude, Transportation Planner for the South Suburban Mayors and Managers Association, and Gina Trimarco from Trans Systems, the consultant on the corridor plan project, made a presentation on the final draft of the corridor plan which was completed using federal grant funds.

Commissioner Lohmann asked about CMAP's involvement in the project.

Commissioner Schuitema expressed concern about the State's financial status and the feasibility of the project.

Commissioner Lohmann asked how much the study changed since the last time it was conducted. Mr. Vander Woude stated that attention was given to transportation infrastructure.

Some discussion followed.

Commissioner Schuitema asked how much of the plan is dependent on the Illiana Expressway and the South Suburban Airport. There is a different scenario for both footprints. The buildout would occur more rapidly if the South Suburban Airport and Illiana Expressway were built.

COMPREHENSIVE LAND USE PLAN UPDATE. Administrator Barber stated that there was nothing new to report.

The next Planning and Zoning Commission meeting is scheduled for May 28, 2015 at 7:00 p.m.

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

Commissioner Tatgenhorst seconded the motion.

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

NAYS: None.

Motion carried.

Meeting adjourned at 9:19 p.m.

Respectfully submitted,



Patty Meyer  
Secretary