

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

***Thursday, April 28, 2016 at 7:00 p.m.
Beecher Village Hall
625 Dixie Highway***

At 7:00 p.m., Vice Chairman George Schuitema called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Bouchard (arrived at 7:34 p.m.), Lohmann, Machtemes, Schuitema and Tatgenhorst.

Members absent: Commissioners Hearn and Serviss.

Staff present: Pete Iosue of Teska Associates and Attorney Tim Kuiper.

Guests: Greg Szymanski, Gayle Ahrendt and Jack Daley.

CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 31, 2016 MEETING.

Commissioner Tatgenhorst made a motion to approve the minutes of the March 31, 2016 PZC meeting. Commissioner Machtemes seconded the motion.

AYES: Commissioners Machtemes, Schuitema and Tatgenhorst.

NAYS: None.

ABSTAIN: Commissioner Lohmann.

ABSENT: Commissioner Bouchard (arrived at 7:34 p.m.)

Motion carried.

PUBLIC HEARING: CONSIDER A REQUEST TO EXPAND A SPECIAL USE PERMIT FOR A BEER GARDEN AT PIN AND TONIC, 643 DIXIE HIGHWAY, TO ACCOMMODATE SANDLOT VOLLEYBALL. Due notice was published and the surrounding property owners were notified. The owner of the premises, Jack Daley, wishes to have his special use expanded to include one volleyball sandpit. This would increase the size of the beer garden from 40' x 50' (2,000 sq.ft.) to 40' x 110' (4,400 sq.ft.) The existing fencing would be expanded to the east to include the pit by another 60'. Commissioner Lohmann made a motion to open the public hearing at 7:02 p.m. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Lohmann, Machtemes, Schuitema and Tatgenhorst.

NAYS: None.

ABSENT: Commissioner Bouchard (arrived at 7:34 p.m.)

Motion carried.

Petitioner Jack Daley was present to answer any questions.

Commissioner Lohmann asked President Szymanski if there have been any noise complaints regarding the beer garden. There hasn't been any complaints.

Pete Iosue stated that the following three conditions will apply:

1. All of the conditions placed on the original special use permit shall remain in effect.
2. The volleyball pit shall only be used from 8 a.m. to 11 p.m. The pit must be closed by 11 p.m.
3. The Police Department will monitor the noise levels outside the property and advise owner if noise is an issue so that it can be addressed immediately.

Gayle Ahrendt asked about the distance between the volleyball pit and the Fagen Pharmacy/Beecher Clinic building. Mr. Daley stated that there would be plenty of open space between the volleyball area and the Fagen Pharmacy/Beecher Clinic building.

After no further testimony was heard, Commissioner Lohmann made a motion to close the public hearing at 7:10 p.m. Commissioner Machtemes seconded the motion.

AYES: Commissioners Lohmann, Machtemes, Schuitema and Tatgenhorst.

NAYS: None.

ABSENT: Commissioner Bouchard (arrived at 7:34 p.m.)

Motion carried.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD FOR AN EXPANDED SPECIAL USE PERMIT FOR A BEER GARDEN/OUTDOOR SEATING.

Commissioner Lohmann made a motion to make a recommendation to the Village Board for an expanded special use permit for a beer garden/outdoor seating with the following three conditions.

1. All of the conditions placed on the original special use permit shall remain in effect.
2. The volleyball pit shall only be used from 8:00 a.m. to 11:00 p.m. The pit must be closed by 11 p.m.
3. The Police Department will monitor the noise levels outside the property and advise owner if noise is an issue so that it can be addressed immediately.

Commissioner Machtemes seconded the motion.

AYES: Commissioners Lohmann, Machtemes, Schuitema and Tatgenhorst.

NAYS: None.

ABSENT: Commissioner Bouchard (arrived at 7:34 p.m.)

Motion carried.

PUBLIC HEARING: CONSIDER AMENDMENTS TO THE TEMPORARY SIGN ORDINANCE TO BRING IT INTO CONFORMANCE WITH RECENT SUPREME COURT DECISION. Due notice has been published and the latest draft of the proposed changes to the temporary sign ordinance were provided in the packet for review. Commissioner Tatgenhorst made a motion to open the public hearing at 7:12 p.m. Commissioner Lohmann seconded the motion.

AYES: Commissioners Lohmann, Machtemes, Schuitema and Tatgenhorst.

NAYS: None.

ABSENT: Commissioner Bouchard (arrived at 7:34 p.m.)

Motion carried.

Attorney Kuiper provided documentation and explained the proposed changes, deletions and additions pertaining to temporary signs. A copy of the drafted ordinance was provided. The PZC has agreed to allow up to 18 square feet of “daily” temporary signage per business (signs can go up in the morning but must be removed within 12 hours) and an additional 2 square feet per linear foot of building frontage for temporary signage (up to 300 square feet per zoning lot) which may remain in place overnight. So, for example, a 30'x30' commercial building on a corner lot would be permitted to have 120 square feet of temporary overnight signage ($30' + 30' = 60' \times 2 = 120$ square feet) and 18 square feet of daytime signage. Prior special use permittees, which include K’s Shell, K’s Phillip 66, Casey’s, and Beecher Hardware building are grandfathered due to the prior special use being permitted and recorded. Special event signage could also be approved by the Village Administrator for up to 120 continuous days and no more than 2 times per year. It should be noted that the language pertaining to off-premise temporary signs will not be amended.

Gayle Ahrendt questioned real estate signs in residential areas. Attorney Kuiper clarified.

Gayle Ahrendt questioned vehicles with business names/logos painted on them. Attorney Kuiper stated that painted vehicles do not fall into any restrictions.

Commissioner Lohmann asked President Szymanski if the Chamber of Commerce businesses appeared happy with the proposed sign ordinance. President Szymanski stated that a few business owners were present at the previous PZC meeting but there have been no negative comments heard.

After no further testimony was heard, Commissioner Lohmann made a motion to close the public hearing at 7:25 p.m. Commissioner Machtemes seconded the motion.

AYES: Commissioners Lohmann, Machtemes, Schuitema and Tatgenhorst.

NAYS: None.

ABSENT: Commissioner Bouchard (arrived at 7:34 p.m.)

Motion carried.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD TO AMEND THE ZONING ORDINANCE PERTAINING TO TEMPORARY SIGNS.

Commissioner Tatgenhorst made a motion of recommendation to the Village Board to amend the Zoning Ordinance pertaining to temporary signs. Commissioner Lohmann seconded the motion.

AYES: Commissioners Lohmann, Machtemes, Schuitema and Tatgenhorst.

NAYS: None.

ABSENT: Commissioner Bouchard (arrived at 7:34 p.m.)

Motion carried.

Attorney Kuiper thanked the PZC for their time and efforts on the temporary sign ordinance amendments.

WORKSHOP: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT TO INSTALL

SOLAR PANELS AS THE PRIMARY USE ON A VACANT LOT IN AN INDUSTRIAL DISTRICT: LOT #8 OF TRIM CREEK INDUSTRIAL PARK FOR DUTCH AMERICAN FOODS, 1362 DUTCH AMERICAN WAY. The petitioner, Art Van Baren, plans on putting these panels on the roof of his building and this is a permitted accessory use. However, he needs more panels to feed his business so he wants to install them on the vacant lot he owns across the street and auger a wire under the roadway and into his building where a master meter distributes the power from his panels and also the electrical grid. This will give him sufficient panels to power his entire building. He plans on fencing in the rear 2/3 of the lot and installing the panels. This requires a special use permit since a building is not being constructed on the lot and panels are considered an accessory use. This will also require an ordinance change to include solar panels as an accessory use in industrial districts since our current ordinance is silent as to solar panels.

No workshop was held.

Attorney Kuiper commented that the petitioner was not present and was not certain if he is going to proceed with the above request. The PZC may hold a public hearing at a future meeting to prepare an ordinance defining solar panels, regulations, restrictions, etc.

Some discussion followed regarding taxation of property with solar panels, and what happens to the property if the solar panels are no longer used or operable.

Commissioner Bouchard arrived at 7:34 p.m.

Pete Iosue stated that the petitioner will need to consider the financials of the project, and if the investment was worth the power cost savings the solar panels would provide.

It was the consensus of the Commission to consider a draft of an ordinance addressing solar panels at a future PZC meeting, if necessary.

NEW BUSINESS. President Szymanski provided an update on the old Reilly's location, Sophia's Café and Video Gaming, Gould Street proposed businesses, etc. The Village has committed \$40,000 for sidewalk repairs and railings, lighting and other improvements for the old downtown area.

President Szymanski also report on Tubbys desire for a video café.

President Szymanski and Administrator Barber testified in a virtual hearing this week regarding the Great Lakes Basin Railway. They attempted to stay for a hearing recently held in Manteno but it was too crowded and they had another meeting to attend.

President Szymanski has met with Governor Rauner recently. The tone seemed more positive since their meeting approximately one year ago.

Commissioner Schuitema asked if the number of liquor licenses were limited for gaming machine businesses. President Szymanski said the number of licenses is currently limited.

President Szymanski provided an update on Cardinal Creek Golf Course and The Preserves at Cardinal Creek.

The next regularly scheduled meeting for the PZC is Thursday, May 26, 2016 at 7:00 p.m.

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

Commissioner Machtemes seconded the motion.

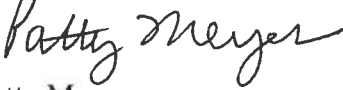
AYES: Commissioners Bouchard, Lohmann, Machtemes, Schuitema and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 7:52 p.m.

Respectfully submitted,



Patty Meyer
Secretary