

**Village of Beecher**  
625 Dixie Highway  
PO Box 1154  
Beecher, Illinois 60401  
Phone: 708-946-2261  
Fax: 708-946-3764  
www.villageofbeecher.org



President  
Greg Szymanski  
Clerk  
Janett Conner  
Administrator  
Robert O. Barber

Trustees  
Scott Wehling  
Jonathon Kypuros  
Marcy Meyer  
Frank Basile  
Stacy Mazurek  
Todd Kraus

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

*Thursday, November 16, 2017 at 7:00 p.m.  
Beecher Village Hall  
625 Dixie Highway*

**I. PLEDGE TO THE FLAG**

**II. ROLL CALL**

**III. CONSIDER APPROVAL OF THE MINUTES OF THE JULY 27<sup>TH</sup> MEETING**

**IV. WORKSHOP: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR A DRIVE-THRU, 1121 DIXIE HIGHWAY (BAUMGARTNER).** The owner of the 1121 Dixie Highway, Adam Baumgartner, has secured leases for the rental of two commercial spaces in the building that once housed Maxwell's Restaurant. The southern 1/3 is currently housed by Lacey's. The middle 1/3 will be Subway which is relocating from the Beecher Plaza. The north 1/3 is planned to be a Dunkin' Donuts but a drive thru is required as a condition of the lease. Enclosed is a proposed layout of the building, a site plan, and a queuing plan for the drive thru. There appears to be sufficient room for stacking of cars and no public roads will be affected. Traffic flow would work better if the plan was reversed but then the driver's side of the car would not be facing the building. Those that exit the drive thru should be encouraged to proceed south along the west edge of the parking lot to about the bank and then turn east to the main exit out to the traffic light. At any rate, this is a great use of the building and should be very popular. A motion is needed to schedule a public hearing for this use at 7pm on Thursday, December 21<sup>st</sup> (the third Thursday of the month once again) if we can achieve a quorum. Please see the enclosed material.

**V. CSX CRETE INTERMODAL UPDATE** will be provided if there is any news.

**VI. COMPREHENSIVE PLAN UPDATE.** The Village has been approved for a \$100,000 to \$130,000 RFP process to be conducted in January to select a consultant. Once the consultant is on board the Village President has to appoint a steering committee. I am asking that he appoint the PZC this task and he may perhaps add some others to the steering committee. This will be decided in January. I will provide more information at the meeting.

**VII. NEW BUSINESS**

**VIII. ADJOURNMENT - NEXT MEETING SCHEDULED FOR  
THURSDAY, DECEMBER 21<sup>ST</sup> AT 7:00 P.M.**