

**MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION**  
**(THE PZC)**  
**Thursday, May 31, 2018 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 7:01 p.m.), Carson, Hearn, Heim, Schuitema and Tatgenhorst.  
Members absent: Commissioner Serviss.

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

Guests: Stacy Mazurek, Ron Stluka, William Glass, Jennifer and Todd Maehl, Shelly and Carl Ryan, and Codi Killis.

CONSIDER APPROVAL OF THE MINUTES OF THE APRIL 26, 2018 MEETING.  
Commissioner Heim made a motion to approve the minutes of the April 26, 2018 PZC meeting.  
Commissioner Hearn seconded the motion.  
AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema and Tatgenhorst.  
NAYS: None.  
Motion carried.

CONSIDER A MOTION APPOINTING A CHAIRMAN AND VICE-CHAIRMAN OF THE PLANNING AND ZONING COMMISSION FOR THE COMING YEAR. Bill Hearn, George Schuitema and Phil Serviss have been re-appointed to fill three year terms. Commissioner Bouchard made a motion to appoint Phil Serviss as PZC Chairman, and George Schuitema as PZC Vice-Chairman for the next year, same as in the past. Commissioner Heim seconded the motion.  
AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema and Tatgenhorst.  
NAYS: None.  
Motion carried.

PUBLIC HEARING: CONSIDER A REQUEST TO EXPAND A SPECIAL USE FOR OUTDOOR SEATING AT THE GOULD VAULT: 618 GOULD STREET (STLUKA/GLASS). Notice of hearing has been posted and surrounding property owners were notified. The petitioner wishes to expand the outdoor seating area to be roughly the same size as what is permitted for Sit-N-Bull next door. Noise and outdoor entertainment would be regulated by the Liquor Commissioner. A copy of the site plan and staff report from the Village Planner were provided in the packet for review.

Commissioner Tatgenhorst made a motion to open a Public Hearing at 7:02 p.m. to consider a

request to expand a special use for outdoor seating at the Gould Vault, 618 Gould Street (Stluka/Glass). Commissioner Bouchard seconded the motion.

AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema and Tatgenhorst.

NAYS: None.

Motion carried.

Billy Glass and Ron Stluka were present and explained their request.

A letter was read aloud from Michael and Amanda Cook, 850 Hodges Street, expressing concerns about the request.

Shelly Ryan, 621 Elliott, did not receive a letter, but she and Carl Ryan were present to express their concerns. Mr. Ryan stated that he does not want to create tension. He loves seeing the boardwalk being used, people playing bingo, singing karaoke, and just having a good time. He is concerned about the activity close to Water Tower Park and next to another venue doing the same type of activities. He was concerned that even the music from both venues would clash on occasion. Mr. Glass stated that having a band would need approval from the Liquor Commissioner, who wouldn't allow bands at both venues at the same time.

Todd Maehl, 625 Elliott, asked how the people would be contained. Mr. Glass stated it would be a 6' privacy fence, starting at the back corner of the existing glass enclosure.

Shelly Ryan, 621 Elliott, understands the fence. She has left the park due to people being inappropriate and having loud music. Mr. Glass stated that currently there are no outside speakers.

Codi Killis, 600 Gould, expressed concerns about clientele in regards to Police being called to The Gould Vault in the past. Administrator Barber and Mr. Glass stated one incident. Petitioners were asked about the couches behind the garage.

The petitioners were asked about beer bottles in the alley. Mr. Glass was not aware of any. Administrator Barber stated that Public Works does pick up beer bottles in Water Tower Park, but both venues are able to sell packaged liquor. It's impossible to tell where the bottles come from. Commissioner Schuitema stated that it is illegal to drink in the park.

Mr. Maehl stated that it has been calm after the bars close, not loud. He wants to be assured that the crowd is contained, no bottles are left around, and no public urination.

Pete Iosue explained ten special conditions to grant special use.

A detailed site plan is required for the next public hearing.

Maximum height fence was discussed.

Administrator Barber explained proposed fence drawing in packet. It covers huge square footage, and asked if adequate restrooms would be available.

Mr. Glass provided a picture of proposed lighting.

Shelly Ryan questioned fence in proximity to park's south property line.

Pete Iosue stated that there are no set back requirements for the fence, outdoor seating is the issue.

Carl Ryan asked if Mr. Glass plans to have bands. Mr. Glass wants to utilize the expanded area for seating for food events, such as pig roasts, shrimp boil, etc., bean bags, and horseshoes. Mr. Ryan wants Mr. Glass to have a right to the same freedoms Sit-N-Bull has, but expressed concerns about the closeness of the two venues.

Administrator Barber stated that the Liquor Commissioner controls outdoor events, and that the two bar owners would have to work together so not to compete on the same nights for activity. Both bars will not be allowed to have bands on the same night.

Mr. Ryan expressed concern that if Mr. Glass gets approval for 150 capacity, it gives him the option or a future owner to hold outside events.

President Szymanski has stated that not more than one event per establishment per month would be allowed. Criminal activity would not be allowed.

Commissioner Schuitema stated that is important to protect the kids in the park, and there should be no foul language.

Administrator Barber asked if the area had to be as big as proposed. Fence could be moved further south, away from the park.

Mr. Ryan stated that he would not like an 8' fence, and asked about requirements for bathroom capacity.

Commissioner Tatgenhorst stated that port-a-johns could be added for large events. Mr. Glass stated that the area would be fully surveillanced by security cameras.

Trustee Mazurek asked about the size of the proposed fence in comparison with existing area at Sit-N-Bull. Sit-N-Bull is actually using part of Ron Stluka's property.

Mr. Maehl would like to see more specifics.

Administrator Barber stated that the hearing would be continued on June 21, 2018, 7:00 p.m., adjoining property owners will be notified, and the petitioner must provide specifics of his

proposal.

After no further testimony was heard, Commissioner Heim made a motion at 7:51 p.m. to continue the Public Hearing to June 21, 2018 at 7:00 p.m. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema and Tatgenhorst.

NAYS: None.

Motion carried.

CSX CRETE INTERMODAL UPDATE. Administrator Barber stated that there was nothing new to report.

COMPREHENSIVE PLAN UPDATE. Teska Associates has been selected to complete the plan and a kick-off meeting was held last week. Administrator Barber provided an update as to the next steps in the planning process and the involvement from the PZC. PZC will be the Steering Committee. Sal Llamas will be the Spanish liaison. Mike Hoffman from Teska will be attending future meetings. Pete Iosue explained the project schedule and various steps to the process. CMAP's goal is to have various community participation. Pete Iosue will have a public information booth at the Lions Club Summerfest on August 4<sup>th</sup>. He will speak at the August Intergovernmental Committee meeting, possibly attend the August 7<sup>th</sup> Police National Night Out, speak at the Washington Township senior breakfast in September, and attend a fall Chamber of Commerce meeting.

In regards to the schedule, Commissioner Schuitema asked if there would be only one Village Board update. Schedule will be adjusted for more Village Board updates.

Pete Iosue stated that it is about a one-year process. Future meetings will have various exercises for PZC.

The PZC discussed the branding sheet provided. [www.planbeecheer.wordpress.com](http://www.planbeecheer.wordpress.com) is the tentative website. The PZC discussed the logo "Beecher 2040". The majority of Commissioners like choice #1, with wording in black at the bottom.

Pete Iosue encouraged the PZC to check out website. He will put up an on-line survey. PZC members were encouraged to let him know if they have any survey ideas. A draft survey will be sent to PZC members. Mr. Iosue will print little post cards with website information to hand out.

Administrator Barber stated that a link will be put on the Village's Facebook page. The information needs to also reach the senior population.

Mr. Iosue wants to reach out to the High School or Junior High students to get younger people involved.

Administrator Barber discussed the inclusion of the proposed Illiana Expressway, airport, I-80 as

a toll road, etc.

NEW BUSINESS. The Village Board has approved TIF District planning with Teska Associates.

The Village has been asked to consider a marijuana processing facility on Church Road. Administrator Barber stated that it would be considered a permitted use in an industrial zone. He asked the PZC if this issue should be considered, since it could become an issue in the future. Tax revenue and job creation were discussed as a result of this type of facility.

Administrator Barber reporter that the two solar farms proposed on Indiana Avenue have received approval from Will County. A ComEd representative will speak at the June 11<sup>th</sup> Village Board meeting regarding solar farms.

It was reported that Dunkin' Donuts is hoping to be opened by mid-July.

The next regularly scheduled meeting for the PZC is Thursday, June 21, 2018 at 7:00 p.m.

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

AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 8:29 p.m.

Respectfully submitted,

  
Patty Meyer  
Secretary