

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

Thursday, September 27, 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, Carson, Hearn (arrived at 7:02 p.m.), Heim and Schuitema.

Members absent: Commissioners Serviss and Tatgenhorst.

Staff present: Administrator Bob Barber, Mike Hoffman and Pete Iosue of Teska Associates.

Guests: Stacy Mazurek, Russ Jensen, Zach Thompson and Ricardo Lopez.

CONSIDER APPROVAL OF THE MINUTES OF THE JUNE 21, 2018 MEETING.

Commissioner Heim made a motion to approve the minutes of the June 21, 2018 PZC meeting as written. Commissioner Bouchard seconded the motion.

AYES: Commissioners Bouchard, Carson, Heim and Schuitema.

NAYS: None.

ABSENT: Commissioner Hearn (arrived at 7:02 p.m.)

Motion carried.

WORKSHOP: CONSIDER A REQUEST FOR A PUBLIC HEARING ON A SPECIAL USE PERMIT IN THE B-1 HISTORIC DOWNTOWN BUSINESS DISTRICT FOR A CREMATORIUM AT THE HACK FUNERAL HOME, 753 HODGES STREET. The new owner of the business (Russ Jensen) wishes to install one self-contained incinerator in the garage of the funeral home for approximately one cremation per day. The incinerator is completely self-contained and only emits hot air from the burners at 1,700 degrees for 40 minutes per cremation. There is no smoke or odor, according to the petitioner. Examples of other crematoriums in residential areas include Orland Park and Dyer. The zoning ordinance does not address such a use and the petitioner believes the use is consistent with the permitted use he already has but has agreed to go through this process to address any concerns neighbors may have. Material was provided in the packet for review.

Russ Jensen was available to answer any questions. He stated that the cremation rate is close to 50% at this time. Based on one cremation per day, the machine would run approximately 1-1/2 hours per day.

Commissioner Schuitema asked if the unit was Illinois Environmental Protection Agency (IEPA) approved.

Commissioner Hearn arrived at 7:02 p.m.

Commissioner Schuitema asked the petitioner to provide the following information: 1) What independent testing laboratory conducts the testing? 2) The material in packet states that the unit is approved by the Canada Gas Association. Is the unit approved by the American Gas Association? and 3) What gas pressure is needed to run the unit?

Commissioner Bouchard asked if the unit would only be used to cremate humans. Petitioner stated it would only be used for human cremation.

After there were no further questions from the Commission, Commissioner Bouchard made a motion to hold a public hearing on Thursday, October 25, 2018 at 7:00 p.m. to consider a special use permit for a request in the B-1 historic downtown business district for a crematorium at the Hack Funeral Home, 753 Hodges Street. Commissioner Hearn seconded the motion.

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

NAYS: None.

Motion carried.

COMPREHENSIVE PLAN UPDATE. A copy of the draft of the existing conditions report, which is the first chapter of the comprehensive plan, was provided in the packet for review. Pete Iosue and Mike Hoffman from Teska Associates explained the report. The timeline was presented, is going well, and there has been good participation. Teska has visited and received feedback from various groups and organizations. They are still working on a student focus group and a Hispanic community contact. It was suggested that they pursue a pastoral/church focus group as well.

To date, 275 surveys have been received. Mike Hoffman stated that the biggest challenge stated on the surveys was high taxes.

Mike Hoffman asked the PZC a few questions and PZC members provided some input. 1) How would you describe Beecher as it is today? 2) What do you like most about living or working in Beecher? 3) If you could change one thing about Beecher, what would it be? 4) What's the biggest external issue facing Beecher today?

Teska will present follow-up information and survey results at the October 25th PZC meeting.

Mike Hoffman asked which two special areas the PZC would like to focus on. The PZC stated exploring possible senior housing locations and an Illiana Business Park are two areas to focus on.

Ricardo Lopez stated that CMAP is encouraging intergovernmental agreements.

CSX CRETE INTERMODAL UPDATE. Administrator Barber provided an update. He has been hearing that it may be a facility that brings in cargo and conducts warehousing.

NEW BUSINESS. Commissioner Schuitema asked about an update on the Dunkin' Donuts opening. Administrator Barber stated that the franchise is changing to just "Dunkin", so existing signage has to be changed. No opening date has been provided.

Administrator Barber stated that a pizza place is opening in Beecher Plaza, but building plans have not yet been received.

Administrator Barber provided an update on Nantucket Cove.

The next regularly scheduled meeting for the PZC is Thursday, October 25, 2018 at 7:00 p.m.

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

Commissioner Hearn seconded the motion.

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

NAYS: None.

Motion carried.

Meeting adjourned at 8:23 p.m.

Respectfully submitted,



Patty Meyer

Planning and Zoning Commission Secretary