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

*Thursday, June 25th, 2020 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 FEBRUARY 27<sup>TH</sup>, 2020 MEETING

IV. WORKSHOP: CONSIDER AUTHORIZING A PUBLIC HEARING FOR THURSDAY, JULY 23<sup>RD</sup> FOR REZONING UPON ANNEXATION FROM AG-1 TO I-1 SPECIAL USE FREIGHT TERMINAL WITH CONDITIONS FOR LAYNE WESTERN PROPERTY, 229 W. INDIANA AVENUE (6.276 ACRES). This property is zoned for business in the County and was occupied by Wehling Well Works and later Layne Western. This property has been a materials yard for years. The petitioner has a contract on the property and wishes to annex to the Village instead of dealing with the County's rezoning process. The petitioner wishes to store trailers on the property for six month leases to over the road drivers. No more than 160 trailers would be on site at any one time and typically only about 10% of his fleet would be on site being serviced for re-leasing. One of the out buildings would be used for repairs and the main building for office space. He has a similar operation running in Des Plaines, IL having 140 trailers for leasing. The petitioner will be present to explain his business and to answer any questions.

Staff has met with the petitioner and has agreed that an I-1 Limited Industrial Zoning with a Special Use for a Freight Terminal is best in this case. The conditions of the special use would be as follows:

1. Limited to 160 trailers stored on site.
2. No stacking of any containers.
3. No transfer of freight permitted on property.
4. Operations limited to 7:00 a.m. to 9:00 p.m.
5. The Special Use applies to the petitioner only and cannot be transferred to any other business or owner of the property.

This use appears to be appropriate for the property in question. It is currently barriered from the residential to the west, south and east. Also, the petitioner could have also gone to the County for the proper permits if he chooses to do so. Please see the enclosed proposed annexation agreement and supporting information.

V. CONSIDER A MOTION TO UNTABLE A PROPOSAL TO ADOPT NEW ZONING RESTRICTIONS ON THE PARKING OF TRAILERS AND RECREATIONAL VEHICLES IN RESIDENTIAL DISTRICTS. This issue was discussed by the PZC in December of 2018 and was tabled by motion for a period of one year to determine if the issues which caused the proposed new zoning restrictions were still occurring. The pandemic struck and this matter never was brought up again. Staff is not aware of any issues or concerns regarding this matter. The PZC can re-open the matter for discussion or table the matter once again. Please see the enclosed material that was provided when this issue was initially introduced.

VI. NEW BUSINESS

VII. ADJOURNMENT - NEXT MEETING SCHEDULED FOR  
THURSDAY, JULY 23<sup>RD</sup> AT 7PM