

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

*Thursday, July 23, 2020 at 7:00 p.m.
Beecher Community Hall
673 Penfield Street*

NOTE THE LOCATION OF THIS MEETING. ALSO, THE WEARING OF A MASK AND SOCIAL DISTANCING RULES APPLY.

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE JUNE 25, 2020 MEETING

IV. PUBLIC HEARING: CONSIDER A PETITION 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.

At the workshop held on June 25th the PZC and the petitioner agreed that 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.
6. Truck engine idling be limited to 30 minutes.
7. Photometric assessment required to be approved by Village for any yard lighting and shall not impede upon adjoining property.
8. The staging of trucks shall not block Indiana Avenue at any time or be permitted in the County right of way.

This use appears to be appropriate for the property in question. It is currently barred 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 chose to do so. Please see the enclosed proposed annexation agreement and supporting information.

V. CONSIDER A RECOMMENDATION TO THE BEECHER VILLAGE BOARD 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 motion can be made with the conditions as presented pending the results of the public hearing.

VI. NEW BUSINESS

VII. ADJOURNMENT - NEXT MEETING SCHEDULED FOR THURSDAY, AUGUST 27TH AT 7PM