

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

Thursday, June 25, 2020 at 7:00 p.m.

*Beecher Village Hall
625 Dixie Highway*

At 7:00 p.m., Chairman Phil Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Bouchard, Hearn, Heim, Juzeszyn, Schuitema, Serviss and Tatgenhorst.

Members absent: None.

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

Guests: Stacy Mazurek (arrived at 7:03 p.m.), Lynn Wehling, Sasha Colovic, Bernard Michna, and Larsa.

CONSIDER APPROVAL OF THE MINUTES OF THE FEBRUARY 27, 2020 MEETING.

Commissioner Heim made a motion to approve the minutes of the February 27, 2020 PZC meeting as written. Commissioner Hearn seconded the motion.

AYES: Commissioners Bouchard, Hearn, Heim, Juzeszyn, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

WORKSHOP: CONSIDER AUTHORIZING A PUBLIC HEARING FOR THURSDAY, JULY 23RD 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 Will 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 was present to explain his business and to answer any questions.

The petitioner 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.
6. Limit truck idling to 30 minutes.
7. Lighting to remain on property only.

Administrator Barber stated that this use appears to be appropriate for the property in question. It currently has barriers from the residential to the west, south and east. The petitioner could have also gone to Will County for the proper permits if he chose to do so. Proposed annexation agreement and supporting information was provided in packet for review.

The petitioner wants 24/7 Police enforcement of not allowing trucks to park at the gate waiting for the facility to open.

Commissioner Schuitema asked questions regarding number of employees, storage of hazardous materials, and disposal of oil. There will be less than 10 employees. Routine maintenance such as oil changes will be performed and waste oil will be disposed of according to State regulations.

Commissioner Serviss asked questions regarding lighting. Lighting will stay on the property.

Commissioner Bouchard asked questions about proximity of yard to nearby residences. Nearest home is 100-150' from existing fence around proposed facility.

Commissioner Bouchard made a motion to hold a public hearing for Thursday, July 23, 2020, 7:00 p.m. (location to be determined based on availability) to consider annexation from AG-1 to I-1 for special use as a freight terminal with seven conditions listed above. Property is located at 229 W. Indiana Avenue. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Bouchard, Hearn, Heim, Juzeszyn, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

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. Material from when this issue was initially introduced was provided in the packet for review.

Commissioner Tatgenhorst made a motion to untable a proposal to adopt new zoning restrictions on the parking of trailers and recreational vehicles in residential districts. Commissioner Schuitema seconded the motion.

AYES: Commissioners Bouchard, Hearn, Heim, Juzeszyn, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

At this time, staff is not aware of any issues or concerns regarding this matter. Commissioner Bouchard questioned a boat and trailer parked in a sideyard on Woodbridge. Since staff was not

aware of this matter, it will be brought to Code Enforcement's attention.

Commissioner Schuitema made a motion to permanently table the proposal to adopt new zoning restrictions on the parking of trailers and recreational vehicles in residential districts.

Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Bouchard, Hearn, Heim, Juzeszyn, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

NEW BUSINESS.

Administrator Barber provided an update on Prairie Park Subdivision, the new Dutch American storage building, the pandemic's effect on various Village projects, and status of building located at 752 Penfield Street.

Commissioner Schuitema asked about the status of the cannabis grower proposal. The State has shut down issuance of any new licenses, due to COVID pandemic.

It was reported that the contract on the old Aurelio's building fell through.

The casino option for Balmoral Race Track didn't pass. There is currently a contract to purchase the facility for a multi-purpose athletic facility.

Grant Park approved a proposal for a new truck stop.

An update was provided on the Quiet Zone. The Village has the necessary materials, just waiting for the railroad signoff. Crossings will be getting repaired this summer.

The next regularly scheduled meeting for the PZC is Thursday, July 23, 2020 at 7:00 p.m.

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

Commissioner Hearn seconded the motion.


AYES: Commissioners Bouchard, Hearn, Heim, Juzeszyn, Schuitema, Serviss and Tatgenhorst.

NAYS: None

Motion carried.

Meeting adjourned at 7:39 p.m.

Respectfully submitted,



Patty Meyer
Secretary