

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

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

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 and Serviss.

Members absent: Commissioner Tatgenhorst.

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

Guests: Stacy Mazurek, Lyn Wehling, Sasa Colovic (arrived at 7:04 p.m.), Larsa Khanice, Albert Barelli, Mr. and Mrs. Roger Muschetto, Jake Bolda, James Long and Anita Kmiec.

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

Commissioner Heim made a motion to approve the minutes of the June 25, 2020 PZC meeting as written. Commissioner Hearn seconded the motion.

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

NAYS: None.

Motion carried.

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 Will 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.

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 Will County right of way.

This use appears to be appropriate for the property in question. It currently has barrier from the residential to the west, south and east. A copy of the proposed annexation agreement and supporting information was provided in the packet for review.

Commissioner Bouchard made a motion to open the Public Hearing at 7:01 p.m. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

Commissioner Serviss read aloud the special use and proposed conditions.

Pete Iosue explained the annexation process, and that the petition is consistent with the Comprehensive Land Use Plan.

On behalf of the petitioner, Larsa Khanice explained the scope of business. Sasa Colovic arrived at 7:04 p.m. and provided further explanation.

Albert Barelli asked questions regarding noise. Mr. Colovic stated that the trailers are for 6 or 12 month leases, and once their business opens there would be only a couple trucks per day entering and leaving the yard.

Administrator Barber stated that repairs are proposed for existing shop building. Mr. Colovic stated that no new buildings are being planned for the property. Repair shop would close at 5 p.m.

Commissioner Bouchard asked questions regarding idling. As a condition, truck engine idling will be limited to 30 minutes.

Commissioner Juzeszyn stated that the petitioner could go to Will County for re-zoning and then the Village would not have the opportunity to place any conditions on the special use.

Chairman Serviss read aloud a letter received from Kevin and Linda Pieczynski. In regards to their question regarding Will County approval, the County does not have to approve the purchase.

Mr. Colovic stated that no fuel tanks will be stored on the property.

Turning at intersection of Route 1 and Indiana Avenue doesn't appear to be a problem. Many semi-trucks and trailers travel that corner every day.

Commissioner Schuitema asked questions regarding liability limits. Mr. Colovic stated that he would carry \$2,000,000 general liability, \$500,000 cargo liability, and \$1,000,000 vehicle liability.

Anita Kmiec asked questions of the petitioner. The property has not yet been approved for annexation to the Village. As Village property, it would have Beecher Police services and could get Village utilities, if desired. The petitioner plans to keep the current fencing in place. Ms. Kmiec asked questions regarding lighting, and asked petitioner to keep the lights from shining into her yard. Ms. Kmiec asked questions regarding diesel fumes and air pollution. She was assured that with new engines, fuel is burned more efficiently.

The petitioner was asked about ground water pollution. Mr. Colovic stated that there would be no dumping of any fuel, oil or chemicals on the property.

Mr. Colovic stated that they are not part of any union, and there would be no selling of trucks on the property.

Albert Barelli asked about where he would go if any problems should arise. Mr. Colovic asked that he go to the business first and express any concerns he may have.

Mr. Colovic expects maybe four trailers moving per week at the beginning. Property could hold 180, but a condition of annexation is a maximum of 160 trailers. He only has 20 trailers available for the Beecher location at this time.

Mr. Barelli asked the petitioner about the line of trees between him and the proposed Omega Freight Systems property. He doesn't want to pay for tree removal if petitioner requests that they be removed.

Roger Muschetto asked questions about handling diesel semi-trucks and their fuel gelling in cold weather. He was assured by petitioner that if he has any issues to contact his staff on-site. Mr. Muschetto asked if time could be changed to end earlier than 9 p.m. It was stated that 9 p.m. fits in with the Village's noise ordinance. He expressed concern that the corner is tight at Route 1 and Indiana Avenue.

After no further testimony was heard, Commissioner Schuitema made a motion to close the Public Hearing at 7:38 p.m. Commissioner Heim seconded the motion.

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

NAYS: None.

Motion carried.

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). Commissioner Heim made a motion for recommendation to the Beecher Village Board for rezoning upon annexation from AG-1 to I-1 Special Use for a freight terminal at 229 W. Indiana Avenue (formerly Layne Western, 6.276 acres). Administrator

Barber read aloud the following conditions:

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 Will County right of way.

Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

NEW BUSINESS.

Administrator Barber stated that the Village is trying to get 752 Penfield Street building off of the demolition list. Contractor is working to repair masonry.

The gentleman that was hoping to purchase and open a business at 436 Dixie Highway has passed away.

An update was provided on the Quiet Zone. The Village is still waiting on the railroad.

Administrator Barber stated that there is nothing moving on cannabis grower request. The petitioner needs to obtain their state license first.

The next regularly scheduled meeting for the PZC is Thursday, August 27, 2020 at 7:00 p.m. There is nothing for that agenda at this time.

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

Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

Meeting adjourned at 7:44 p.m.

Respectfully submitted,



Patty Meyer
Secretary