

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

*Thursday, June 24, 2021 at 7:00 p.m.
Beecher Village Hall
625 Dixie Highway*

- I. PLEDGE TO THE FLAG
- II. ROLL CALL
- III. INTRODUCTION OF NEW COMMISSIONER: DAVID WEISSBOHN REPLACING BEN JUZESZYN.
- IV. CONSIDER APPROVAL OF THE MINUTES OF THE APRIL 22ND MEETING.
- V. WORKSHOP: CONSIDER A REQUEST FOR A PUBLIC HEARING FOR CONSIDERATION OF THE PRELIMINARY P.U.D. AND A FINAL P.U.D FOR PHASE I OF THE PROPOSED ILLIANA CROSSROADS BUSINESS PARK OF BEECHER. The petitioner, Art Van Baren of Dutch American Foods, has secured 100 acres of property south of Church Road, west of Dixie Highway and east of the UP Railroad tracks and is proposing to construct a business park consisting of approximately 49 one acre lots and 51 acres of open space/detention area. Warren Opperman of Joseph A. Schudt Engineers will present the preliminary plan and a request for a final PUD for the first phase which will be in the northwest corner of the property. They already have approximately nine of these lots under contract for three industrial users.

This property is in the Village's TIF District and in the enterprise zone. It is currently zoned R-1 Residential under a preliminary PUD which was approved in 2007 but never constructed. This PUD would zone the property I-1 Limited Industrial. The petitioner is willing to create an association which would maintain the 51 acres of open space with each lot paying into the association for this maintenance. Concerns regarding buffering from neighboring residential, the Beecher Fellowship Baptist Church, turning movements, and traffic control will all be discussed at the workshop.

If approved, this would be the largest commercial/industrial project in the history of the Village. Although many industrial uses could locate here, the first three buildings are all related to food processing which is a very stable industry. This park is designed to attract the smaller industrial user but could accommodate a major user. It may be prudent to hold the public hearing at the Township Center.

VI. UPDATES ON PROJECTS IN TOWN

VII. NEW BUSINESS

VIII. ADJOURNMENT - NEXT MEETING SCHEDULED FOR
THURSDAY, JULY 22ND AT 7:00 P.M.