

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

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

At 7:01 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, Serviss, Tatgenhorst and Weissbohn.

Members absent: Commissioners Heim and Schuitema.

Staff present: Administrator Bob Barber.

Guests: Warren Opperman of Joseph A. Schudt Engineers, Art VanBaren, Sr., Artie VanBaren, Village President Marcy Meyer, Trustee Roger Stacey, Trustee Ben Juzeszyn and Trustee Joe Gianotti.

Administrator Barber introduced new Planning and Zoning Commissioner, David Weissbohn, replacing Ben Juzeszyn, who is now a Village Trustee.

CONSIDER APPROVAL OF THE MINUTES OF THE APRIL 22, 2021 MEETING.

Commissioner Bouchard made a motion to approve the minutes of the April 22, 2021 PZC meeting as written. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Bouchard, Hearn, Serviss and Tatgenhorst and Weissbohn.

NAYS: None.

Motion carried.

WORKSHOP: CONSIDER A REQUEST FOR A PUBLIC HEARING FOR CONSIDERATION OF THE PRELIMINARY P.U.D. AND A FINAL P.U.D. FOR PHASE 1 OF THE PROPOSED ILLIANA CROSSROADS BUSINESS PARK OF BEECHER. The petitioner, Art Van Baren of Dutch American Foods, has secured approximately 100 acres of property south of Church Road, west of Dixie Highway, and east of the Union Pacific 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 presented the preliminary plan and a request for a final P.U.D. for the first phase which will be in the northwest corner of the property. Approximately nine of these lots are 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 P.U.D. which was approved in 2007 but never constructed. This P.U.D. 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 was discussed.

Administrator Barber explained that the P.U.D. would be classified as I-1. Amendments can be

made to the I-1 classification. According to Administrator Barber, there are three steps: Exploratory step, preliminary step and final step. We have to follow the process of this land use. Copies of the Zoning Ordinance pertaining to Planned Developments were provided for review. The planned unit development (PUD) process was explained. One hearing will cover the entire project.

Warren Opperman presented the project to the PZC. Total proposed business park is 109 acres. Trim Creek tributary divides the park. There is approximately 61 acres of actual lot area developable for industrial lot usage. The minimum lot size is a little over one acre. The current industrial park on Dutch American Way is approximately 20 acres.

Commissioner Serviss questioned street size for industrial zones. Street width is 42'. Cul-de-sacs are 130' diameter to allow for trucks to turn. Petitioner will probably expand street diameter and expand cul-de-sacs larger than Village code requirement for industrial areas.

The long street has already been addressed with the Fire Department and the petitioner. The PZC discussed how to evacuate the southernmost lots in the event of a chemical spill, etc.

There will be a 10" main through the industrial park, and it is presumed that the Fire District will require all builders in the development to have sprinkler systems. The Village currently has a major sewer trunk line running north to Church Road.

The Explore pipeline cuts through the west part of development.

The petitioner has provided sufficient water detention areas in their preliminary plan.

The petitioner would consider an additional berm in rear yard setback of southeast industrial lots with plantings, backing up to residential.

Commissioner Serviss asked about rail access to lots along west side of the development. Lots cannot be rail served on east side of railroad tracks.

Commissioner Tatgenhorst asked if trucks would be staging on the street in front of their businesses.

Petitioner is hoping to sell lots from northern section of development to south, rather than leaving spaces in between.

There will be restrictive covenants for the park. Administrator Barber requested that the covenants be submitted in writing.

Art VanBaren, Sr., has met with Pastor D'Andrea from Beecher Fellowship Baptist Church three times. The church is concerned about buildings constructed on eastern section of development blocking the view of his church from Church Road. They discussed the Church purchasing the lots in front of the church. Mr. VanBaren is trying to work things out with the church and Pastor D'Andrea.

Commissioner Serviss asked about night friendly lights in the development that don't send light into the neighborhoods. He requested that all exterior lighting be night friendly, and put in the covenants as a condition.

Commissioner Bouchard asked about types of businesses they are considering for the industrial park. Artie VanBaren stated that current interested parties are looking for storage and warehouse space.

Commissioner Serviss asked if Commissioners had any additional questions for the petitioner. There were none.

Administrator Barber asked if concerns are expressed from Willow Lane residents, would petitioners be willing to hold a second public hearing for the eastern section of the development. It was the consensus to wait and see if residents express any issues at the public hearing for the entire preliminary plan and proceed accordingly.

Administrator Barber explained the next steps of the process and stated that the legal description of the property, a letter requesting PUD, and the list of covenants already agreed to are needed to hold a public hearing.

Commissioner Tatgenhorst made a motion to hold a public hearing for consideration of the preliminary P.U.D. and a final P.U.D. for Phase 1 of the proposed Illiana Crossroads Business Park of Beecher on Wednesday, July 28, 2021, 7 p.m. at the Washington Township Center. Commissioner Bouchard seconded the motion.

AYES: Commissioners Bouchard, Hearn, Serviss, Tatgenhorst and Weissbohn.

NAYS: None.

Motion carried.

Administrator Barber provided updates on Beecher businesses: Buddys is open; Pin & Tonic Bowling Alley has sold; Tony's Pizza is moving to 1111 Dixie Highway; Omega Freight is doing well, no issues; Nantucket Cove sold to Meadowbrook Homes, but no new home permits have been applied for yet; Phillippe Builders is building a home in Hunter's Chase East; and Castletown Homes has buyers for two homes currently being built.

There was nothing new to report regarding the South Suburban Airport. Grain elevator feed sale portion has closed, and not sure if they will take in grain in the fall.

The next scheduled meeting for the Planning and Zoning Commission is Wednesday July 28, 2021 to hold a Public Hearing at 7:00 p.m., at the Washington Township Center.

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

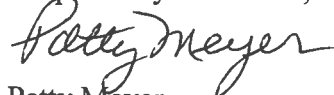
AYES: Commissioners Bouchard, Hearn, Serviss, Tatgenhorst and Weissbohn.

NAYS: None.

Motion carried.

Meeting adjourned at 8:13 p.m.

Respectfully submitted,



Patty Meyer  
Secretary