

**MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION**  
**(THE PZC)**  
**Thursday, July 28, 2021 at 7:00 p.m.**  
**Washington Township Center**  
**30200 Town Center Road**  
**Beecher, IL**

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, Schuitema, Serviss, Tatgenhorst and Weissbohn.

Members absent: None.

Staff present: Pete Iosue of Teska Associates, Attorney Tim Kuiper, Clerk Janett Conner, Treasurer Donna Rooney and Superintendent Matt Conner.

Guests: President Marcy Meyer, Trustees Joe Tieri, Ben Juzeszyn, Joe Gianotti, Roger Stacey and Jon Kypuros, and approximately 40 residents.

CONSIDER APPROVAL OF THE MINUTES OF THE JUNE 24, 2021 MEETING.

Commissioner Bouchard made a motion to approve the minutes of the June 24, 2021 PZC meeting as written. Commissioner Tatgenhorst seconded the motion.

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

NAYS: None.

ABSTAIN: Commissioners Heim and Schuitema.

Motion carried.

PUBLIC HEARING: CONSIDER EXPLORATORY APPROVAL AND A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) OF THE PROPOSED ILLIANA CROSSROADS BUSINESS PARK OF BEECHER. The petitioner, Art Van Baren of Dutch American Foods, has secured 109 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 61 acres of lots and 48 acres of open space/detention area.

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 48 acres of open space with each lot paying into the association for this maintenance.

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

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

NAYS: None.

Motion carried.

Commissioner Serviss explained the Public Hearing process.

Art VanBaren, Sr., introduced Art VanBaren, Jr., and thanked the public for attending, and the Village for the opportunity. Mr. VanBaren stated that the development will bring jobs to Beecher, and those employees will patronize Village businesses.

Warren Opperman of Joseph Schudt and Associates provided a presentation of the proposed project, explaining boundaries, possible phases, 10" watermain, sewer system, detention areas, business owner's association responsible for maintenance of common, undeveloped and retention areas, width of streets, setbacks to residential areas, landscaping berms, lighting levels, and noise limitations,. Copies of the proposed covenants were provided for review.

Commissioner Bouchard asked about the plan for lots that back up to Willow Lane. Mr. Opperman explained that there would be a 30' setback with berm and plantings. There's a 3-5' drop in grade between some properties on Willow. Detention ponds or the creek mostly back up to properties on Catalpa. There will be 300' between Catalpa properties and where industrial lots would begin. The same 30' setback would provide berm and plantings on south end of Miller Street. A 10" watermain would be installed and every building would be required to have a sprinkler system. They have analyzed the Village's study of the water system, and no potential of water pressure issues are anticipated.

Commissioner Schuitema asked about hours of operation. Artie VanBaren stated that some businesses could be open all hours, but dependent on what types of businesses would go in. Commissioner Schuitema asked if there was an estimate of the number of trucks. Per Artie VanBaren, some users could have smaller work vans rather than semis. A traffic study will be done as part of the approval process.

Mr. Opperman stated that there would be two entrances off of Church Road. There would be no direct access to residential streets.

Karen Crosby, Miller Street, asked how Route #1 will accommodate truck traffic and expressed concerns on the traffic impact on residents. Mr. Opperman will address this in the traffic study, possibly adding turn lanes on Church Road. Ms. Crosby asked if the development would be worked on all at one time. According to Mr. Opperman, sewer and water would be done in phases, and they will work with the Fire District for their requirements. Ms. Crosby expressed concern about things happening at night, noise, and extra trucks. Mr. Opperman stated that the covenants will address some regulations, and the Village could add regulations to the PUD.

Pastor Ed D'Andrea came to the Commission over 38 years ago about building a church. Beecher's plans need to reflect Beecher's motto – a proud past and promising future. The Village needs family dwellings, and essential commercial and industrial development. The key is balance – family and industry. Pastor D'Andrea testified that the VanBaren family is honest, reliable and interested in bettering the community.

Rick Crosby, Miller Street, signed up to testify, but stepped out.

Sherry Murray, Willow Lane, expressed concerns about the hill behind her home, and the flooding that occurs in her yard when it rains. Mr. Opperman stated that there will be a capture

swale that will discharge into the retention basin, stating that the new drainage and detention would improve the flooding situation and make everything better than current conditions. Berm would be in the center of the 30' setback. Storm sewers would be designed to take water away.

Rick Buchan, Rolling Pass, asked about TIF area and asked how soon Beecher would see benefits. Pete Iosue stated that the TIF was just established two years ago. It takes a while for the TIF area to start generating increment. As lots are developed, TIF generates increment into the TIF fund, after assessment has been completed and taxes are paid. TIF runs for 23 years. Mr. Buchan owns a building in far southwest corner of Miller Street and expressed concerns that there would still be room for railroad equipment to get through. No berm or visual buffer would be needed backing up to railroad.

Brian Kheros, Catalpa Street, expressed several concerns: home value – stating nobody wants to live next to an industrial park. He moved here for quiet town living and would like to keep it that way. He does not want lights glaring in back yards, traffic issues, one road in and out of development, causing problems for residents that commute out of town, and perhaps make a designated route for trucks in and out. He doesn't believe industrial parks should be next to residential areas. There are plenty of other open spaces. "We don't want your industrial park here."

Brian Rasmussen, Catalpa Street, questioned flooding issues, and asked about even more water going to the creek, and how will flooding be prevented in their homes. The Village follows the Will County Stormwater Ordinance. Development will have waterflow going to retention basins first. Mr. Rasmussen asked regarding smell from industries. He doesn't want industrial waste affecting his neighborhood. Covenants would address those issues. He asked if residents could get advance notice when it the project gone through, so he can sell his house.

Mike Dedo, Catalpa Street, stated that previous speakers covered his points. He asked if anyone on PZC is adjacent to affected property. He loves Beecher – and asked what kind of businesses will want to locate there and what happens if no one wants to come. He asked how many jobs would go to Beecher residents. He stated that any developer of an industrial park is in it for their own gain.

Chris Buchan, Woodward Street, questioned watermain study. Miller Street had five watermain breaks this year, and how would system be affected by additional users.

Secretary Meyer read aloud testimony received prior to the meeting.

There being no further testimony, Commissioner Schuitema made a motion to close the Public Hearing at 8:13 p.m. Commissioner Heim seconded the motion.

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

NAYS: None.

Motion carried.

Commissioner Bouchard asked for information about how industrial affects property values next to residential. Pete Iosue will look at studies that have been done. New development generally has a positive impact on property values. Mr. Iosue will look closer at covenants, which weren't completed when he provided his report. He will review which types of permitted uses were

addressed in covenants. Village codes address many issues.

Commissioner Weissbohn stated that proposed information is available to the public on the Village's website.

Commissioner Schuitema questioned impact on Church Road. Pete Iosue expressed concerns, and would like to see a traffic study.

Commissioner Serviss asked the PZC if they want more information before making recommendation to the Village Board. Commissioner Schuitema would like to see additional information. Attorney Kuiper stated that the PZC needs to decide if they are either in favor or against, noting that there are a lot of details that still need to be addressed. A traffic study would not be available before having to decide in favor or against the concept.

Commissioner Schuitema stated that the PZC is not in a position to put conditions at this time. There are a lot of unanswered questions regarding home values, traffic study and water capacity.

Commissioner Heim stated that if PZC considers it, they can stress their concerns with traffic study, etc.

Pete Iosue stressed that the project is in the initial concept stage. The PZC just needs to make recommendation to Village Board with a positive or negative recommendation, and it will then come back to PZC for final approval, once details are all worked out.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON THE PROPOSED EXPLORATORY PROPOSAL SUBJECT TO APPROVAL OF THE PRELIMINARY PLAN FOR THE PROPOSED ILLIANA CROSSROADS BUSINESS PARK OF BEECHER.

Commissioner Heim made a motion of favorable recommendation to the Village Board on the proposed exploratory proposal subject to approval of the preliminary plan for the project.

Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

CONSIDER THE APPOINTMENT OF A CHAIRMAN AND VICE-CHAIRMAN OF THE COMMISSION FOR THE COMING YEAR. This matter was tabled until the next meeting.

UPDATES ON PROJECTS IN TOWN. Quiet Zone is in effect. Bowling alley is expected to open in September.

NEW BUSINESS

The next regularly scheduled meeting for the PZC is Thursday, August 26, 2021 at 7:00 p.m.

ADJOURNMENT. Commissioner Heim made a motion to adjourn the meeting. Commissioner Weissbohn seconded the motion.

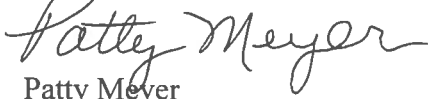
AYES: Commissioners Bouchard, Hearn, Heim, Schuitema, Serviss, Tatgenhorst and Weissbohn.

NAYS: None.

Motion carried.

Meeting adjourned at 8:27 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Patty Meyer". The signature is written in black ink and is positioned above the printed name and title.

Patty Meyer  
Secretary