

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

***Thursday, March 24, 2022 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, Heim, Schuitema, Serviss, Tatgenhorst and Weissbohn.

Member absent: Commissioner Hearn.

Staff present: Secretary Patty Meyer, Administrator Bob Barber and Pete Iosue of Teska Associates.

Guests: President Marcy Meyer, Trustee Roger Stacey, Trustee Joe Gianotti, Trustee Ben Juzeszyn, Larry Sanders, Jr., Shirley Biery, Josh and Jennifer Gibson, Dale and Sherry Murray, Art and Artie VanBaren, Code Enforcement Officer David Harrison and Warren Opperman.

CONSIDER APPROVAL OF THE MINUTES OF THE JANUARY 27, 2022 MEETING. Commissioner Heim made a motion to approve the minutes of the January 27, 2022 PZC meeting as written. Commissioner Schuitema seconded the motion.

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

NAYS: None.

ABSTAIN: Commissioner Tatgenhorst.

Motion carried.

PUBLIC HEARING: CONSIDER AN AMENDMENT TO THE ZONING ORDINANCE PERTAINING TO FRONT YARD FENCES ON CORNER LOTS, COMMERCIAL TRAILER PARKING IN THE FRONT YARD OF RESIDENTIAL DISTRICTS, AND THE USE OF CARGO CONTAINERS IN COMMERCIAL DISTRICTS AND STORAGE CONTAINERS IN RESIDENTIAL DISTRICTS.

Commissioner Weissbohn made a motion to open the public hearing at 7:01 p.m. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

The PZC discussed an amendment to the Zoning Ordinance pertaining to front yard fences on corner lots to allow the Village Administrator to grant administrative variances, due to the number of corner yard variance requests and the Village consistently granting them. Front yard fences would be allowed on one side of corner lot only, with a 3' minimum distance from sidewalk.

The PZC discussed an amendment to the Zoning Ordinance pertaining to the parking of commercial trailers in front yards, adding definition of commercial trailers, and removing “recreational”, to include any trailer type. Current code only references recreational trailers.

The PZC discussed an amendment to the Zoning Ordinance regarding storage containers in residential districts, to include language for residential moving pods, which would be allowed on a paved surface for a limited time.

The PZC discussed an amendment to the Zoning Ordinance regarding cargo containers in commercial districts, adding regulations for those instances. A number of businesses have been applying to the Village Board to allow storage containers for limited periods of time. There are two containers existing in a B-3 district which would be grandfathered in (Buddys and Beecher Hardware).

There being no further testimony or discussion, Commissioner Schuitema made a motion to close the public hearing at 7:08 p.m. Commissioner Heim seconded the motion.

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

NAYS: None.

Motion carried.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON AN ORDINANCE AMENDING CODE SECTION 4.30 OF THE ZONING ORDINANCE #1046 OF THE VILLAGE OF BEECHER PERTAINING TO RESIDENTIAL CORNER LOT FENCING REQUIREMENTS.

Commissioner Heim made a motion of recommendation to the Village Board on an Ordinance amending code section 4.30 of Zoning Ordinance #1046 of the Village of Beecher pertaining to residential corner lot fencing requirements. This amendment would allow the Village Administrator to grant administrative variances, due to the number of corner yard variance requests and the Village was consistently granting them. Front yard fence would be allowed on one side of corner lot only, with a 3’ minimum distance from sidewalk. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON AN ORDINANCE AMENDING SECTION 4.13 OF ZONING ORDINANCE #1046 PERTAINING TO TRAILERS, CAMPERS, BOATS, AND RECREATIONAL VEHICLE PARKING REQUIREMENTS.

Commissioner Bouchard made a motion of recommendation to the Village Board on an Ordinance amending section 4.13 of Zoning Ordinance #1046 pertaining to trailers, campers, boats, and recreational vehicle parking requirements, adding definition of commercial trailers, and removing “recreational”, to include any trailer type. Commissioner Heim seconded the

motion.

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

NAYS: None.

Motion carried.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON AN ORDINANCE AMENDING SECTIONS 4.24 AND 4.37 OF ZONING ORDINANCE #1046 PERTAINING TO THE LOCATION AND USE OF STORAGE CONTAINERS AND CARGO CONTAINERS IN THE VILLAGE OF BEECHER.

Commissioner Weissbohn made a motion of recommendation to the Village Board on an Ordinance amending sections 4.24 and 4.37 of Zoning Ordinance #1046 pertaining to the location and use of storage containers and cargo containers in the Village of Beecher, adding regulations for those instances. A number of businesses have been applying to the Village Board to allow storage containers for limited periods of time. There are two containers existing in the B-3 district which would be grandfathered in (Buddys and Beecher Hardware). Language will be included for residential moving pods, which would be allowed on a paved surface for a limited time. Commissioner Schuitema seconded the motion.

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

NAYS: Commissioner Bouchard.

Motion carried.

CONSIDER A PRELIMINARY PLAT FOR THE ILLIANA CROSSROADS BUSINESS PARK. This preliminary plat shows the extension of Illiana Drive from Church Road south to a cul-de-sac at the south end of the property. In conjunction with this preliminary plat the petitioner has filed a traffic study for review and the Village has prepared a property value impact study on residential properties in close proximity to industrial uses. The petitioner is providing a detention area along the west side of the creek which pushes the location of any industrial building to at least 300 feet from residential buildings to the east which was a major concern expressed at the public hearing. Perhaps a berm could also be installed along the west side of the creek or a solid fence along the rear of the industrial properties to provide additional buffer. The petitioner was present, followed by comments from the Village Planner.

The PZC considered a preliminary plat for the Illiana Crossroads Business Park. After approval of concept plan a few months ago, petitioner withdrew plans for portion east of Trim Creek.

Warren Opperman, Engineer for the Illiana Crossroads Business Park, provided a presentation. Currently plat is for 68 acres, from Church Road towards south residential properties on Miller Street, to railroad tracks on west side. Total of 26 lots are intended to be platted. A few lots are rather large, over 5 acres each. Multiple lots may be combined for a single user. There will be one single street down the center of the development, Illiana Drive. There will be no driveway access to Church Road, other than Illiana Drive. Final subdivision plat for Phase 1 would go south to about the Explorer Pipeline, for a total of ten lots. There are various permits that need to be obtained: modification of flood plain, dealing with IEPA, FEMA, Army Corps., IDNR and utility. The sanitary main currently runs along the east side of Trim Creek. Currently, there is a ten inch watermain on Church Road, which will ultimately run along Illiana Drive. Water and sewer are proposed to end at the south end of Phase 1. They are working through Village

stormwater ordinance. A conservation easement is included in the plan, about 100' from detention basins. Detention areas won't be ponds, they will be wetland basins with plantings, with maintenance and monitoring, as stated in the preliminary covenants. Traffic study was completed for Church Road, and provided in the packet for review. Traffic report has indicated that Church Road is adequate to handle Illiana Drive traffic, without a left turn lane getting onto Illiana Drive. Study of traffic at Church Road and Dixie Highway indicated area would not be significantly impacted by Business Park. Report has not yet been completed regarding structural capability of Church Road. There are ongoing questions with ComEd to be sure electric capability is there for Phase 1.

Commissioner Schuitema asked questions regarding timeframe for required permits. It will be a matter of months before permits are finalized. If they don't impact current flood plain, can work around that at this time.

Administrator Barber asked about the distance from R1 residential lots on Catalpa. From back of residential homes lot line to closest developed lot line, is approximately 420 feet.

Regarding dirt moving, petitioner is looking to balance entire site. There are different methods of dealing with the dirt. The majority of the black dirt will either be stockpiled or re-spread.

Commissioner Weissbohn encouraged separation from residential on Catalpa and Miller by a berm, line of trees, as discussed in previous meeting.

Covenants have not changed since approval of concept plan.

Administrator Barber stated that cul-de-sac area (130' radius) will be able to accommodate truck traffic.

Current industrial park on Dutch American Way does not have sidewalks. It was consensus of PZC not to require sidewalks.

Regarding turning lane, Administrator Barber stated that based on Village Engineer's comment on left turn lane and 80% rule regarding west bound Church Road and Illiana Drive: A.M. peak is 13 trucks coming in per hour, A.M. peak 17 trucks coming out, P.M. peak is 11 coming in, P.M. peak is 10 going out.

Width of Illiana Drive has not changed from concept plan. Parking would be restricted on west side of Illiana Drive.

Commissioner Bouchard confirmed that storage would only be permitted behind the front setback.

Pete Iosue reported on impact of industrial development on existing residential property values. Most studies refer to commercial development, not industrial. He concluded from studies he researched, typically determined by distance from industrial, type of industrial, noises, odors, that buffering and screening would minimize effects. A chart was provided in packet for reference. Added space of current proposal should help prevent negative impact.

Commissioner Weissbohn stated that it will be good for residents that the east section has been removed from plat. By adding visual buffering, this will be positive for residents. Light industrial will be a good distance from residential.

Art VanBaren spoke regarding potential presales for lots. Dutch American Foods will possibly put corporate offices in Phase 1, as well as a large warehousing storage building. Interested parties want to put up warehouses and storage facilities. An electrician has expressed interest in a small building for warehousing his materials.

Commissioner Serviss asked if one architect will be planning the buildings. Art VanBaren said they could utilize their own architect, or all use the same one.

Commissioner Tatgenhorst made a motion to approve preliminary plat for the Illiana Crossroads Business Park, pending Village Engineer approval of design engineering, without any substantial changes to the plat. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

CONSIDER A FINAL PLAT OF SUBDIVISION FOR PHASE 1 OF THE ILLIANA CROSSROADS BUSINESS PARK. This is the phase that will be constructed first and all of the detailed engineering has been completed. Consideration of final plat of subdivision for Phase 1 of the Illiana Crossroads Business Park was deferred. Village staff and petitioners will meet to work out final details.

WORKSHOP: CONSIDER A PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR AN ANIMATED LED SIGN AT 1201 DIXIE HIGHWAY: BEECHER CHAMBER OF COMMERCE. The Chamber of Commerce wishes to install a monument 2-sided LED reader board sign with full color and day-night settings for promotion purposes. A rendering of the sign was provided in the packet for review. An approval letter has been received from Beecher Manor's Administrator. This LED sign will replace the existing billboard sign at the same location. Petitioner Larry Sanders (President) explained his request. Current billboard was paid for and installed by Beecher Chamber of Commerce over 20 years. Sign messages would be maintained by the Chamber of Commerce.

It was consensus of PZC to hold a public hearing on April 28, 2022 to consider the special use permit for the Beecher Chamber of Commerce LED sign at 1201 Dixie Highway. Nearby property owners would be notified and hearing would be posted.

WORKSHOP: CONSIDER A PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR AN ANIMATED LED SIGN AT 625 DIXIE HIGHWAY: VILLAGE OF BEECHER. The Village wishes to install a brick monument 2-sided LED reader board sign with full color and day-night settings for promoting community events and Village news. A rendering of the sign was provided in the packet for review. It will sit 3' off the public walk on Dixie Highway and be 2' off the asphalt parking lot. It will replace the existing municipal building sign and flower box. Administrator Barber explained the request.

Commissioner Bouchard made a motion to hold a public hearing on April 28, 2022 to consider the special use permit for an animated LED sign at 625 Dixie Highway, Village of Beecher. Commissioner Weissbohn seconded the motion.

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

NAYS: None.

Motion carried.

NEW BUSINESS. Administrator Barber reported that the Penfield Street project is on target for June 17, 2022 bid letting.

President Meyer reported that a police station referendum will possibly be held in November.

The next regularly scheduled meeting for the PZC is Thursday, April 28, 2022 at 7:00 p.m. The Administrator has an LCC Board meeting that night and will not be able to attend.

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

Commissioner Weissbohn seconded the motion.

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

NAYS: None.

Motion carried.

Meeting adjourned at 8:37 p.m.

Respectfully submitted,



Patty Meyer
Secretary