

Village of Beecher

625 Dixie Highway

PO Box 1154

Beecher, Illinois 60401

Phone: 708-946-2261

Fax: 708-946-3764

www.villageofbeecher.org



President

Marcy Meyer

Clerk

Janett Conner

Administrator

Robert O. Barber

Treasurer

Donna Rooney

Trustees

Jonathon Kypuros

Todd Kraus

Benjamin Juzeszyn

Joe Tieri

Roger Stacey

Joseph Gianotti

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

Thursday, January 26, 2023 at 7:00 p.m.

Beecher Village Hall

625 Dixie Highway

Beecher, Illinois

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE APRIL 28, 2022 MEETING.

IV. WORKSHOP: CONSIDER A MOTION AUTHORIZING A PUBLIC HEARING FOR THURSDAY, FEBRUARY 23RD AT 7:00 P.M. ON A REQUEST FOR A SPECIAL USE PERMIT IN A B-3 DISTRICT FOR A TOBACCO, VAPE AND HOOKAH SHOP AT 997 DIXIE HIGHWAY: BEECHER TOBACCO, INC. The petitioner has presented a formal application, paid the fee and is requesting a hearing for a special use permit for this retail business. It falls under the special use category since this use is not specifically mentioned as a permitted use in the current zoning ordinance and the Zoning Administrator has considered such a use as not prohibited since there are other retail sales of such items in the Village. There is also a store in town that “morphed” slowly into a vaping products store as it transitioned from video rentals to swimming pool product sales to an arcade and finally into a vaping products store. This store would have to be considered a legal non-conforming use and any change of location or ownership of that store would require a special use permit and that owner has been advised of this as well. Since that business is legal non-conforming, there is no precedent set for the granting of a special use permit for a similar use. Please see the enclosed application and memo provided to petitioner regarding procedure.

Pete Iouse will be providing comments on the requirements of a special use permit required for a finding of fact. This is not the hearing but Commissioners can ask questions of the petitioner and discuss the application.

V. NEW BUSINESS

VI. ADJOURNMENT - NEXT MEETING SCHEDULED FOR
THURSDAY, FEBRUARY 23RD AT 7:00 P.M.

(The Administrator has an LCC Board meeting on 1/26 and will not be able to attend.)

MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)
Thursday, April 28, 2022 at 7:00 p.m.
Beecher Village Hall
625 Dixie Highway

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, Schuitema, Serviss and Weissbohn.

Members absent: Commissioners Heim and Tatgenhorst.

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

Guests: President Marcy Meyer, Trustee Roger Stacey, Chamber of Commerce President Larry Sanders and Brandy Flores of All Right Signs.

CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 24, 2022 MEETING. Commissioner Bouchard made a motion to approve the minutes of the March 24, 2022 PZC meeting with one correction: Commissioner Bouchard voted NAY regarding 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. Commissioner Schuitema seconded the motion.

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

NAYS: None

Motion carried.

Commissioner Schuitema made a motion to open a public hearing at 7:01 p.m. to consider a special use permit for an animated LED sign at 625 Dixie Highway: Village of Beecher. Commissioner Weissbohn seconded the motion.

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

NAYS: None

Motion carried.

PUBLIC HEARING: CONSIDER A SPECIAL USE PERMIT FOR AN ANIMATED LED SIGN AT 625 DIXIE HIGHWAY: VILLAGE OF BEECHER. The Village wishes to install a brick monument two-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. Due notice has been posted and letters were mailed to adjoining property owners.

Administrator Barber explained special use permit and intended use for the sign. Brandy Flores, All Right Signs, provided a presentation regarding proposed sign, explaining sign construction and

maintenance. The Village is looking at 6 mm or 10 mm, which is the pixel pitch of the sign. The lower the pixel pitch, the better quality of the visibility of the sign. Photocells will adjust brightness throughout the day or night. Sign would include time and temperature as well. Programming could be done from anywhere, and software would be cloud-based. "Village of Beecher" will be illuminated.

Administrator Barber asked about masonry work, which would be done by Custom Brick and Masonry.

Commissioner Serviss confirmed that size of proposed monument sign is within Village ordinance and that it meets all applicable Village codes.

Commissioner Weissbohn questioned cloud-based software, and sustainability of the company long-term. Commissioner Weissbohn confirmed that the software was good for the life of the same.

Pete Iosue explained special use permit criteria.

There being no further testimony to be heard, Commissioner Schuitema made a motion to close the public hearing at 7:25 p.m. Commissioner Weissbohn seconded the motion.

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

NAYS: None

Motion carried.

Commissioner Hearn made a motion to open a public hearing at 7:25 p.m. to consider a special use permit for an animated LED sign at 1201 Dixie Highway: (Beecher Manor Nursing Home) for use by the Beecher Chamber of Commerce. Commissioner Schuitema seconded the motion.

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

NAYS: None

Motion carried.

PUBLIC HEARING: CONSIDER A SPECIAL USE PERMIT FOR AN ANIMATED LED SIGN AT 1201 DIXIE HIGHWAY: (BEECHER MANOR NURSING HOME) FOR USE BY THE BEECHER CHAMBER OF COMMERCE. The petitioner was represented by Larry Sanders, Beecher Chamber of Commerce President. A copy of the application was provided in the packet for review. Due notice has been posted and letters were mailed to adjoining property owners.

Administrator Barber explained the special use permit application. Larry Sanders, Beecher Chamber of Commerce President, explained the proposed sign. Sign would dim at night time. Chamber of Commerce would be illuminated, and fastened to poles of the existing message board. Funds of approximately \$22,000 have been set aside by the Chamber of Commerce for this project. Rules and regulations for sign usage still need to be determined. Existing sign is beyond repair.

Commissioner Schuitema confirmed that proposed sign meets Village codes.

Pete Iosue restated the special use permit requirements.

There being no further testimony to be heard, Commissioner Bouchard made a motion to close the public hearing at 7:34 p.m. Commissioner Hearn seconded the motion.

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

NAYS: None
Motion carried.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD FOR A SPECIAL USE PERMIT FOR AN ANIMATED LED SIGN AT 625 DIXIE HIGHWAY: VILLAGE OF BEECHER. Commissioner Schuitema made a motion of recommendation to the Village Board for a special use permit for an animated LED sign at 625 Dixie Highway: Village of Beecher. Commissioner Hearn seconded the motion.

AYES: Commissioners Bouchard, Hearn, Schuitema, Serviss and Weissbohn.
NAYS: None
Motion carried.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD FOR A SPECIAL USE PERMIT FOR AN ANIMATED LED SIGN AT 1201 DIXIE HIGHWAY (BEECHER MANOR NURSING HOME): FOR USE BY THE BEECHER CHAMBER OF COMMERCE. Commissioner Hearn made a motion of recommendation to the Village Board for a special use permit for an animated LED sign at 1201 Dixie Highway: (Beecher Manor Nursing Home) for use by the Beecher Chamber of Commerce. Commissioner Schuitema seconded the motion.

AYES: Commissioners Bouchard, Hearn, Schuitema and Serviss.
NAYS: None
ABSTAIN: Commissioner Weissbohn.
Motion carried.

Administrator Barber reported that two of the three amendments to ordinances from last PZC meeting passed the Village Board. Trailer ordinance is still under consideration. A contractor that requires a trailer in their driveway would need to get permission from the Village Board, and sign-off from the neighbors.

Administrator Barber reported that the bowling alley is awaiting parts for the bowling machines, so they remain closed.

The next regularly scheduled meeting for the PZC is Thursday, May 26, 2022 at 7:00 p.m.

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

AYES: Commissioners Bouchard, Hearn, Schuitema, Serviss and Weissbohn.
NAYS: None
Motion carried.

Meeting adjourned at 7:41 p.m.

Respectfully submitted,

Patty Meyer
Secretary

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APPLICATION FOR A SPECIAL USE PERMIT

Name:

Beecher's Tobacco Inc.

(Personal Info of applicant redacted
per state law)

Address of Location Where Special Use Permit is being Requested if Different from Above:

997 Dixie Highway, Beecher

Type of Special Use Permit being Requested:

operation of tobacco store which sells
tobacco, vapes, hookah & hookah products, &
tobacco accessories

Section of the Zoning Code Pertaining to this Special Use Permit:

Why Are You Requesting this Special Use Permit?: Property currently
will not allow the operation of the business
I am seeking to run

The following needs to accompany this application:

A plat of survey of the property which includes the legal description.

A diagram showing the exact location of any improvement to the property which is the subject of this special use permit request.

A photograph or photographs of the property where the special use permit is being requested.

Exact drawings of the improvements being proposed (blueprint, pictures of the improvement from a brochure, sketches.)

___ non-refundable fee of \$750.00 to the Village of Beecher to pay for legal notices, letters of notification, recording secretary, and staff support.

— *PROOF OF LEASE OR LEGAL INTEREST IN THE PROPERTY*

I hereby attest that the contents of this application is complete and true in fact.

SIGNED: , Petitioner

(For office use only)

Date set for presentation to the Village Board: MARCH 13, 2023 FOR FINAL APPROVAL.

Date set for PZC Workshop: 1/26/23

Date set for Public Hearing: 2/23/23

BECHER PLAZA
997 - 981 Dixie Highway

EXHIBIT A

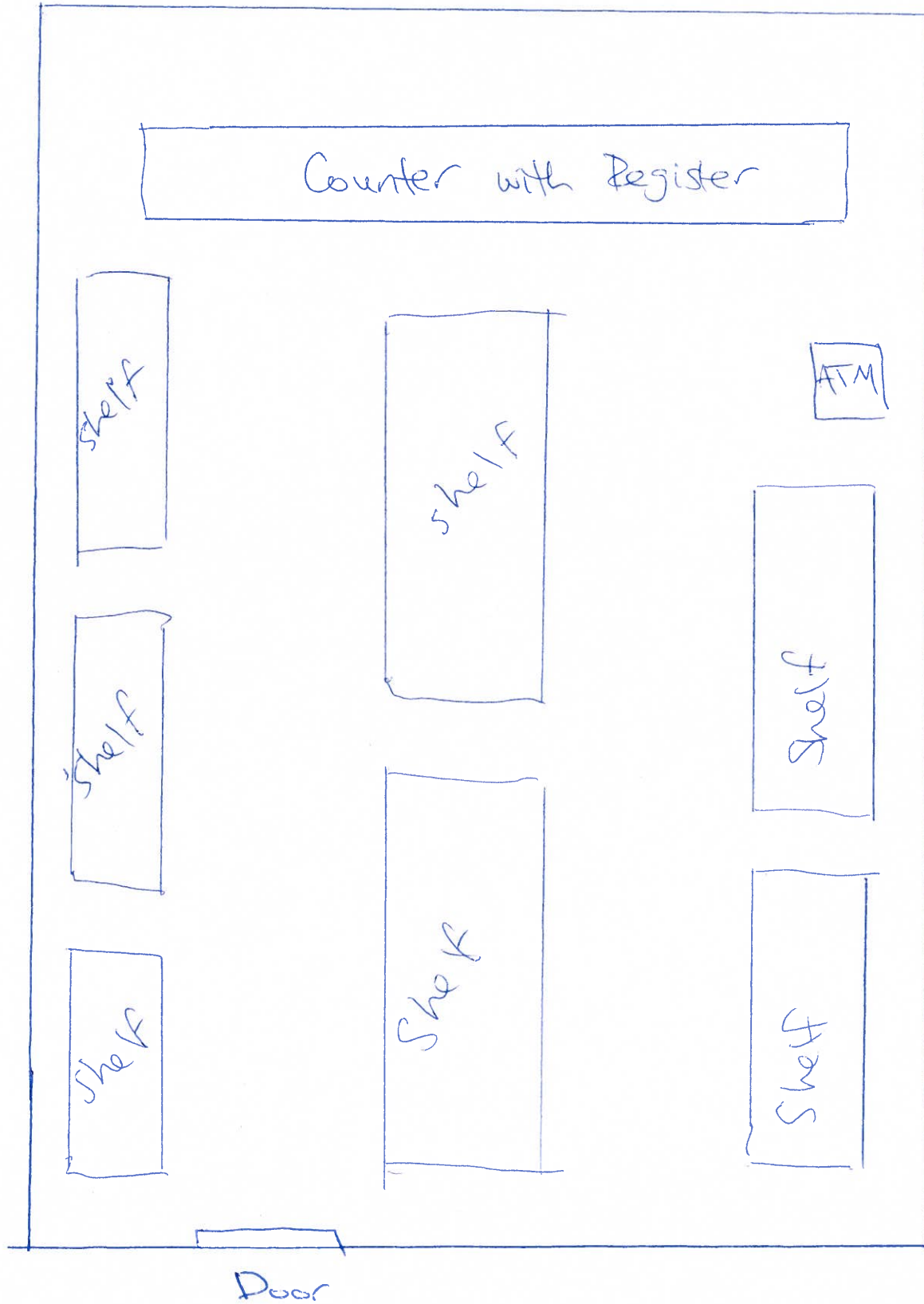
Vacant 997	Nail Salon 995	Nutrition 993	Kings Wok 991	St. James 989	Dr. Siddiqi 987	985	Gun Slings 983	Habenero Grill 981
1322 sq ft	1192 sq ft	1235 sq ft	1140 sq ft	1585 sq ft	1140 sq ft	1235 sq ft	1192 sq ft	1322 sq ft

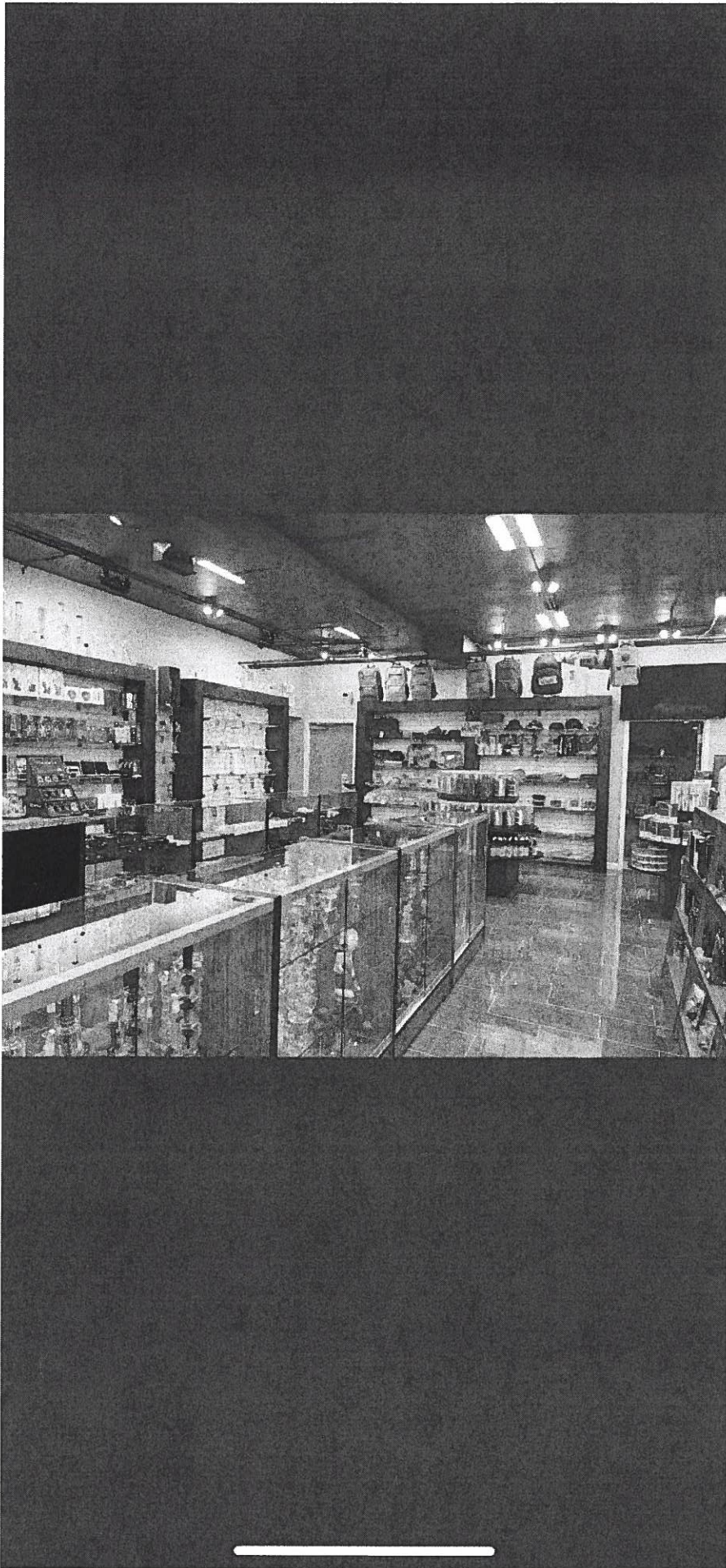


LEGAL DESCRIPTION

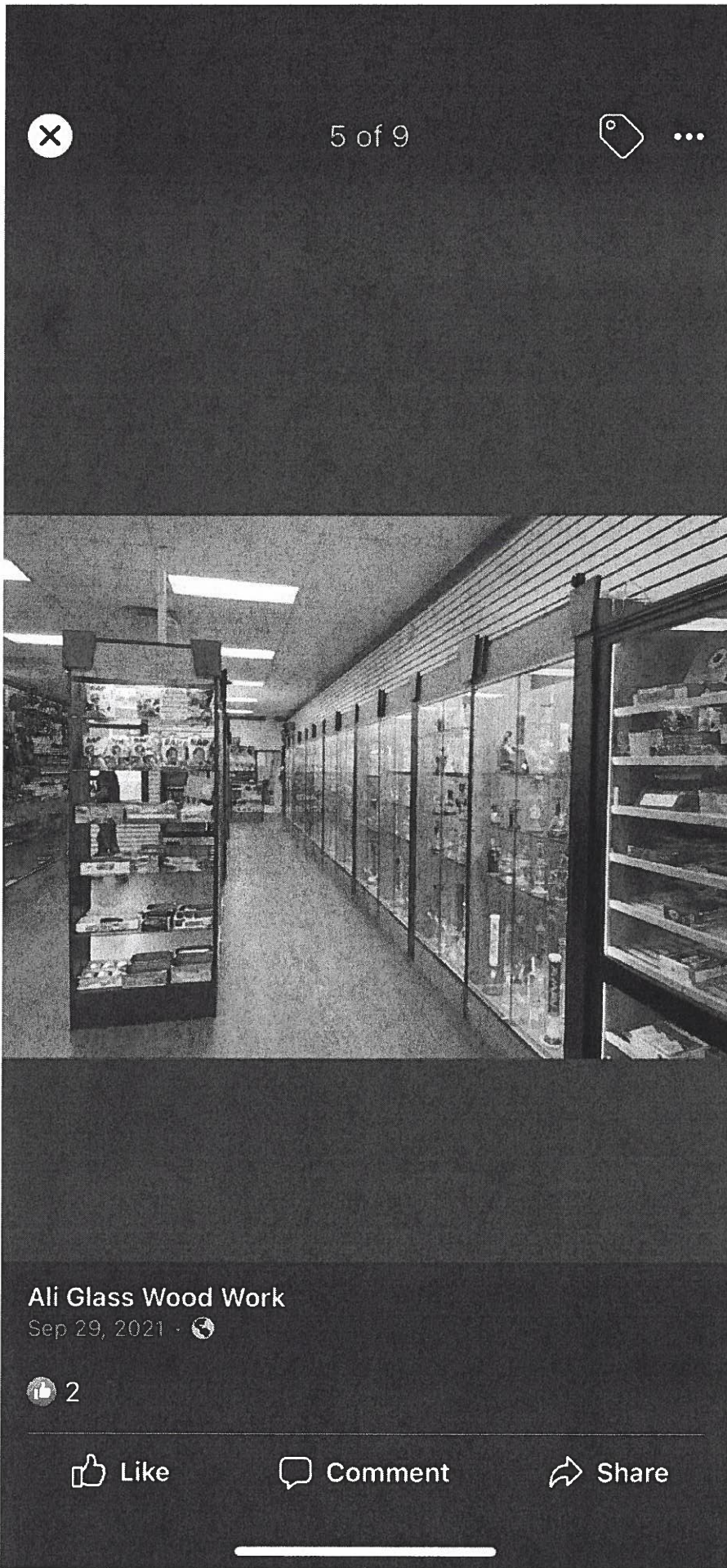
THE W 300 FT OF BLLOCK 3 OF PRAIRIE POINTE CENTER, BEING A SUB OF THAT PRT
OF THE NE1/4 OF SEC 16, T33N-R14E NEW PARCEL.

Drawings of Plans Proposed

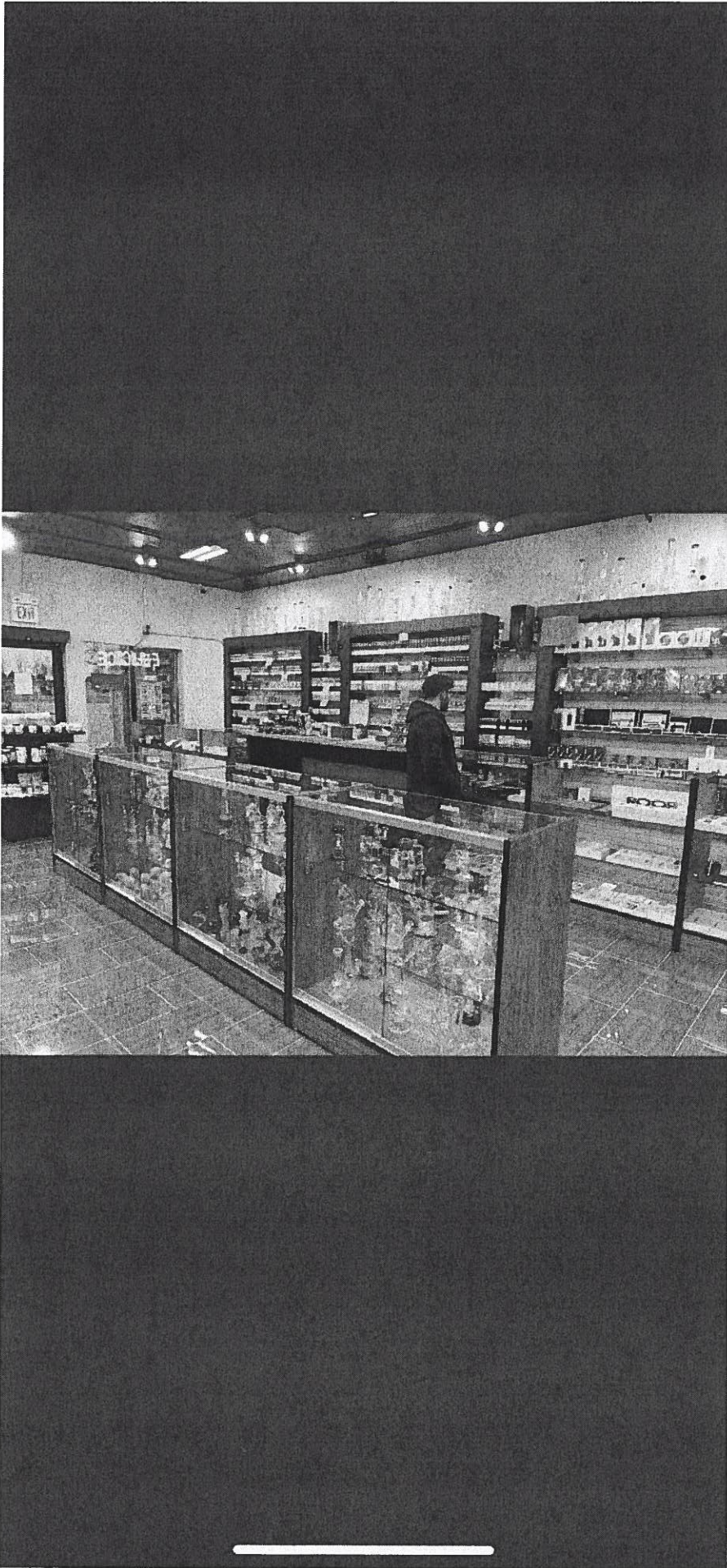




Tenant's
Other
Location
for
Reference



*Tenant's
Other
Location
for
Reference*



Tenant's
other
location
for
Reference



VILLAGE OF BEECHER
625 Dixie Hwy/PO Box 1154
Beecher, IL 60401
(708)946-2261 Fax (708)946-3764

APPLICATION FOR TOBACCO LICENSE

Please Return Completed Application to the Village Clerk
License Fee: \$50.00/Year
License Period July 1 through June 30 of the following year

- 1. Name of Establishment: Beecher's Tobacco, Inc.
- 2. Address of Establishment: 997 Dixie Highway, Beecher 60401
- Business Phone Number: 708-265-0884 Fax: NA

Billing Address for License Renewal:

- 3. Illinois Municipal Retailer's Use and S
TPD

(Personal Info Redacted)
(per state law)

- 4. **Applicant Information:**
Owner/Proprietor of Establishment: Ahmed Dahwal

Home Address: _____

Contact Phone Number: _____

Manager of Establishment: _____

Home Address: _____

Contact Phone Number: _____

- 5. **Owner or Agent for Building:** Rose Gillece

Business Address: _____

Contact Phone Nun _____

Note: If Applicant is a corpor

I certify that I intend to sell to

[Signature]
Signature of Applicant

12/7/22
Date

Ahmed Dahwal
Print Name

owner
Title



Village of Beecher

Police Department

Terry Lemming
CHIEF OF POLICE

724 Penfield St. POB 1114, Beecher, Illinois 60401
Non-Emergency: (708) 946-2341
Office: (708) 946-6388 • Fax: (708) 946-3039

CONFIDENTIAL BUSINESS INFORMATION 2022

BUSINESS NAME Beecher's Tobacco, Inc. DATE 12/7/22
ADDRESS 997 Dixie Highway, Beecher, IL PHONE NUMBER 708-265-0884
FAX NUMBER 708-233-9002 E-MAIL _____

PERSON TO CONTACT IN AN EMERGENCY:

	Name	Address	Cell Phone
1 st	Montez <u>Montez Chalil</u>	(Personal Info Redacted Per State Law)	
2 nd	<u>Sameh Muttahan</u>		
3 rd	<u>Samie Ata</u>		

BURGLAR ALARM: YES NO WITH WHOM ADA
 BURGLAR ALARM SYSTEM ON: WINDOWS DOORS ROOF VAULT
 OTHER (PLEASE INDICATE) _____
 AFTER HOURS GUARD: YES NO NAME _____
 AFTER HOURS CLEANING SERVICE: YES NO NAME TBD
 INTERIOR LIGHTS LEFT ON: YES NO EXTERIOR: YES NO
 AREAS LIGHTED: _____
 SKYLIGHT: YES NO HOW MANY _____ GUARD DOG: YES NO
 AFTER HOUR DELIVERIES: YES NO WHO _____

NORMAL BUSINESS HOURS

	MON	TUES	WED	THURS	FRI	SAT	SUN
FROM	<u>8 am</u>	<u>8 am</u>	<u>8 am</u>	<u>8 am</u>	<u>8 am</u>	<u>8 am</u>	<u>9 am</u>
TO	<u>9 pm</u>	<u>9 pm</u>	<u>9 pm</u>	<u>9 pm</u>	<u>9 pm</u>	<u>9 pm</u>	<u>7 pm</u>

ANY ADDITIONAL INFORMATION YOU FEEL WOULD BE HELPFUL TO US IN ASSURING THE SECURITY OF YOUR PROPERTY PLEASE ADD BELOW. THIS FORM WILL REMAIN IN THE POLICE FILES AND WILL BE HELD IN THE STRICTEST CONFIDENCE.

MEMORANDUM

TO: Janett Conner, Village Clerk
FROM: Robert O. Barber, Village Administrator
DATE: 10/1/2022
RE: REQUEST FOR TOBACCO LICENSE



After reviewing the application for a tobacco store at 981 Dixie Highway I have consulted with Teska and Associates, the Village's Planning Consultant, and Tim Kuiper, the Village's corporate counsel and have made the following determination:

1. This business type is not specifically mentioned in the Village of Beecher Zoning Ordinance. Therefore, it is considered a prohibited use in the Zoning District in which the application falls. However, the Zoning Administrator may, according to Section 8.05.2(p), may consider allowing the petitioner to apply for a special use permit if the use is compatible with other uses on adjoining property. Therefore, the Zoning Administrator deems the use similar and compatible to other retail uses on the property, and will permit the applicant to apply for a special use permit.
2. The special use permit must be completed (attached). The application requires the applicant to prove that he or she has a legal interest in the property being considered for the special use. This is typically a signed letter form the owner supporting the application or a signed lease.
3. A fee of \$750 is required for the costs associated with holding a public hearing on the merits of the special use. This fee must be paid prior to posting of the public hearing notice. If the applicant so chooses, he or she may attend a workshop of the planning and zoning commission where a motion to hold a public hearing is considered prior to paying the fee.

The issue of accessory uses are also subject to review and approval of the planning and zoning commission. Any other retail or service use of the property can be regulated through special

conditions placed on the special use permit by the planning and zoning commission and the Beecher Village Board.

I hope this clarifies the procedure to be followed for this business application. If you have any questions please feel free to contact me.