
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, February 23, 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 JANUARY 26, 2023 MEETING.**

IV. PUBLIC HEARING: CONSIDER 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. A motion is needed to open and close the public hearing. 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.

At the workshop there were several questions were asked by the Commission and the petitioner asked for time to respond. This will be done after the petitioner's presentation to the public. After the commission is completed with its questioning, then the floor will be open to the public.

V. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON A SPECIAL USE PERMIT FOR A TOBACCO STORE AT 997 DIXIE HIGHWAY. Following the hearing the Commission may choose to deliberate on a recommendation. The recommendation can be made to approve the special use, deny the special use, or approve the special use with conditions which would protect the health, safety and welfare of the public and provide more compatibility with surrounding uses. This may or may not include security measures, operating hours, or any other issue or concern brought to the attention of the Commission at the hearing. The Village Planner will then draft a finding of fact for the Village Board. The hearing and the deliberation could also be tabled to a future meeting if required.

VI. NEW BUSINESS

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

MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION

(THE PZC)

Thursday, January 26, 2023 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, Gardner, Heim, Schuitema, Serviss and Weissbohn.

Member absent: Commissioner Hearn.

Staff present: Secretary Patty Meyer and Pete Iosue of Teska Associates.

Guests: Village President Marcy Meyer, Erik Gardner, Attorney Samie Ata, and petitioner Ahmed Dahwal.

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

Commissioner Weissbohn made a motion to approve the minutes of the April 28, 2022 PZC meeting as written. Commissioner Bouchard seconded the motion.

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

NAYS: None.

ABSTAIN: Commissioner Heim.

Motion carried.

A WORKSHOP WAS HELD TO 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. Application and memo provided to petitioner regarding procedure was provided in the packet for review.

Pete Iosue provided requirements in Zoning Ordinance for a special use permit, findings of fact and recommendations.

Petitioner Ahmed Dahwal and his attorney Samie Ata were present. Mr. Dahwal feels Beecher is a good fit for his business. Tobacco products would consist of cigarettes, vaping products and cigars. He owns five other tobacco store locations. Items would be in glass cabinets, which customers can open themselves. He has a three-year lease, with three years optional.

Commissioner Heim asked what percentage would be tobacco products. Petitioner stated 65% of his items would be tobacco or vape products.

Attorney Ata stated that flavored tobaccos and hookah products (it would not be a hookah lounge) would also be sold. There would also be a glass humidor for cigars.

Commissioner Schuitema asked for percentage of revenues for various types of products sold in his store be provided for public hearing.

Commissioner Schuitema expressed concerns about age limits and properly checking identification of customers, ability to spot a fake ID and proper training to verify valid IDs. Mr. Dahwal stated customers must be over 21, and his employees check IDs.

Security cameras will be installed. There will be video surveillance inside the store, out in the parking lot, behind the store, at least 8 cameras, sometimes 12. He uses ADT alarms. Question was asked if buzzers are required to enter any of the other locations.

Petitioner stated that he does not currently sell CBD products- maybe in the future.

Commissioner Schuitema asked about number of police calls to any of his other locations regarding products or disturbances. According to petitioner there have been none, and he has never been cited for selling to minors. Petitioner was also asked about liability limits for insurance and his deductible. Petitioner stated that he has never had an insurance claim at any of his locations.

Commissioner Schuitema asked about number of employees in the store. Petitioner stated that he typically has one or two people working and does background checks on non-family employees. Employees must be a minimum of 21 years of age. Concerns were expressed on the ability to keep an eye out if a large group of customers enter the store at the same time.

Commissioner Bouchard asked about hours of operation. Petitioner stated that he plans to be open around 7-9 a.m. and close at 8 p.m.

Commissioner Serviss asked if there were any other questions for petitioner and his Attorney. There were none.

Commissioner Schuitema made a motion authorizing a public hearing for Thursday, February 23rd at 7 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. Commissioner Heim seconded the motion.

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

NAYS: None.

Motion carried.

NEW BUSINESS.

There was nothing new to report on the Industrial Park or the South Suburban Airport.

President Meyer reported that a bitcoin mining business recently purchased a building in the Village. There was a lot of confusion regarding required fire safety requirements. A meeting will be held soon with two Village trustees and two Fire District trustees to discuss the intergovernmental agreement and possible changes to be made.

President Meyer reported on upcoming improvements in Firemen's Park with ARPA funds which include: new lighting around walking path, new playground equipment and rebuilding walking bridge between Firemen's Park and Beecher Elementary School.

President Meyer stated that an intergovernmental agreement was recently signed with the School District for "Project Pickle" to repave tennis courts for pickleball, basketball and soccer practice. Improvements to Welton Stedt Park will be done as well.

President Meyer stated that the Village received a grant for HVAC to be installed in the Firemen's Park food stand.

The splash pad was a huge success last summer.

The 2022 4th of July celebration was a huge success. Car Raffle Committee is currently working on trying to obtain a car raffle vehicle.

The next regularly scheduled meeting for the PZC is Thursday, February 23, 2023 at 7:00 p.m.

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

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

NAYS: None.

Motion carried.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Patty Meyer
Secretary

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Beecher Planning and Zoning Commission shall conduct a public hearing at the hour of 7:00 p.m. on Thursday, February 23, 2023 at the Beecher Village Hall, 625 Dixie Highway, Beecher, Illinois.

The purpose of the public hearing is to consider a request for a special use permit to operate a tobacco store 997 Dixie Highway in the Beecher Plaza Shopping Center, having a legal description as follows:

The West 300 feet of Block 3 of Prairie Pointe Center, being a Subdivision of that part of the NE $\frac{1}{4}$ of Section 16, T33N, R14E in the Village of Beecher, Washington Township, Will County, Illinois.
PIN #22-22-16-203-060-0000

The petitioner, Ahmed Dahwal, of Beecher's Tobacco, Inc, has petitioned the Village to Operate a tobacco store which sells tobacco products, vapes, hookah products and accessories. The public is invited to attend this public hearing to hear the presentation, ask relevant questions, and provide comments.

Phillip Serviss
Chairman
Beecher Planning and Zoning Commission

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February 6, 2023

Dear Resident:

The purpose of this letter is to advise you that the Village of Beecher has received a request for a special use permit to operate a tobacco store at 997 Dixie Highway, which is the north end unit of the Beecher Plaza Shopping Center. The Village is required to notify adjoining property owners of such a request and that a hearing will be held. Since the Village's zoning ordinance does not address tobacco stores as a permitted use, a special use permit is required. This requires the Village to review the application based on the land use being proposed and its compatibility to other land uses in the area. Portions of the application are enclosed for your review.

A public hearing on this application will be held by the Beecher Planning and Zoning Commission *on Thursday, February 23rd, 2023 at 7:00 p.m. at the Beecher Village Hall, 625 Dixie Highway.* The hearing will first include a presentation by the petitioner, questions and comments from the Commission, and then questions and comments from the audience. You are invited and encouraged to attend this hearing and provide any questions or comments you may have. If you are unable to attend the hearing, you can submit written comments and questions to the Beecher Village Hall or to clerk@villageofbeecher.org by 4:00 p.m. on the day of the hearing and your comments will be made part of the permanent record. Following the hearing the Commission will be making a finding of fact and a recommendation to the Village Board which will consider the recommendation at its March 13th meeting. If you have any questions please call 708-946-2261.

A handwritten signature in black ink, appearing to read "Robert O. Barber".

Robert O. Barber
Village Administrator

VILLAGE OF BEECHER – ZONING ORDINANCE

other property in the neighborhood and to implement the general purpose and intent of this Ordinance.

4. Authorized Variations.

a. Variations from the regulations of this Ordinance may be decided by the President and the Board of Trustees following public hearing and recommendation by the Planning and Zoning Commission, and only in accordance with the standards set forth in this Section, and only in the following instances and no others:

- (1) to permit front, side or rear yards less than the yard required by the applicable regulations;
- (2) to permit the use of a lot for a use otherwise prohibited solely because of the insufficient area of the lot, but in no event shall the area of a lot, not of record on the effective date of this Ordinance, be less than ninety percent (90%) of the required lot area;
- (3) to permit parking lots to be illuminated not to exceed thirty (30) minutes after the close of business;
- (4) to permit the same off-street parking spaces to qualify as required spaces for two (2) or more uses, provided that the maximum use of such facility by each user does not take place during the same hours or on the same days of the week;
- (5) to reduce the applicable off-street parking or loading required to the extent of not more than one (1) parking space or loading berth, or twenty percent (20%) of the spaces required by applicable regulations, whichever number is greater;
- (6) to increase by not more than twenty five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served;
- (7) to consider any changes to the sign requirements for all districts; and
- (8) to consider any changes to the fence requirements for all districts.

5. Unauthorized Variations.

The requests for variations not specifically required for in Section 12.11.4 under authorized variations shall in no case be used to accomplish a result which could otherwise be achieved by a rezoning of the property involved, such as, but not limited to, establishment or expansion of a use not permitted in a residence district; authorizing the construction of residences in other than residence districts; nor authorizing other than single family detached residences in the R-1, R-1A and R-2 Districts.

6. Reapplications.

Any person, firm or corporation having been denied a variation to the Zoning Ordinance respecting a specific parcel of property may not reapply for a like variation on said real property until the period of one (1) year has elapsed since the denial of the application for variation by the President and Board of Trustees.

7. Decisions.

The President and the Board of Trustees, by separate Ordinance and without further public hearing, may adopt any proposed variation or may refer it back to the Planning and Zoning Commission for further consideration, and any proposed variation which fails to receive the approval of the Planning and Zoning Commission shall not be passed except by the favorable vote of two-thirds (2/3) of the Corporate Authorities.

12.11 SPECIAL USES

1. Purpose. The development and execution of the Zoning Ordinance is based upon the division of the Village into districts, within any one (1) of which the use of land and

VILLAGE OF BEECHER – ZONING ORDINANCE

buildings and structures, as related to the land, are essentially uniform. It is recognized, however, that there are Special Uses which, because of their unique character, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring lands and upon the public need for the particular use at the particular locations. Such Special Uses fall into two (2) categories:

- a. Uses operated by a public agency or publicly regulated utilities or uses traditionally affected with a public interest.
- b. Uses entirely private in character, but of such a nature that the operation may give rise to unique problems with respect of their impact upon neighboring property or public facilities.

2. Authority. Special uses shall be authorized or denied by the President and Board of Trustees in accordance with the Illinois Revised Statutes as amended, and the regulations and conditions set forth in this Ordinance for Special Uses.

No application for a Special Use shall be acted upon by the President and Board of Trustees until after a public hearing before the Planning and Zoning Commission and a written report of its findings of fact and recommendations have been submitted to the Village Board.

3. Initiation of Special Use. Special Uses may be proposed in the manner prescribed for applications for amendments by any person, firm, or corporation with a proprietary interest in the subject property requesting, or intending to request, a zoning certificate.

4. Standards. No Special Use shall be granted by the President and the Board of Trustees unless the Special Use:

- a. is deemed necessary for the public convenience at the location;
- b. is so designated, located and proposed to be operated that the public health safety and welfare will be protected;
- c. will not cause substantial injury to the value of other property in the neighborhood in which it is located; and has been recommended by the Planning and Zoning Commission and approved by the President and the Board of Trustees, and conforms, except in the case of a planned development, to the applicable regulations of the district in which it is located.

5. Hearing. Within sixty (60) days of receipt by the Village Clerk of all required application information and payment of any required fees, the Planning and Zoning Commission shall hold a public hearing on such application at a time and place as shall be established by legal notice of hearing by the Chairperson. The hearing shall be conducted and a transcript of the proceedings shall be preserved in accordance with rules prescribed by the Planning and Zoning Commission.

6. Notice of Hearing. Notice of time and place of the hearing shall be published not less than once in a local newspaper not more than thirty (30) nor less than fifteen (15) days before such hearing. The applicant shall mail notice to all owners of property located within two hundred fifty (250) feet exclusive of public right-of-way from the boundaries of subject property by certified mail, return receipt requested; evidence of mailing of such notices shall be by the petitioner submitting a certificate listing the names and addresses of all owners of property within said two hundred fifty (250) feet and affidavit that the notice was mailed in compliance with the provisions hereof to said owners. Such notices shall be mailed not more than thirty (30) nor less than fifteen (15) days prior to the public hearing date. Proof of mailing shall be submitted to the Zoning Administrator not less than seven (7) days prior to the scheduled hearing date. If the foregoing requirements providing for mailed notice of hearing and publication are not complied within the time frame set forth, the public hearing

VILLAGE OF BEECHER – ZONING ORDINANCE

shall be cancelled and the applicant shall be required to pay an additional filing fee if the hearing is to be rescheduled.

7. Findings of Fact and Recommendations. The Planning and Zoning Commission shall make written findings of fact and shall submit same together with its recommendation to the Village Board within sixty (60) days following the date of public hearing on each application unless said application is withdrawn or tabled by the petitioner.
 - a. The Planning and Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following:
 - (1) compatibility with surrounding land uses and the general area;
 - (2) the zoning classification of property with the general area of the property in question;
 - (3) the suitability of the subject property to the uses permitted under the existing zoning classification;
 - (4) the trend of development, if any, in the general area of the subject property, including recent changes, if any, which have taken place in its zoning classification; and
 - (5) the relationship of the existing zoning classification to the Official Comprehensive Plan of Beecher.
 - b. The Planning and Zoning Commission shall not recommend the approval of a proposed Special Use unless it finds that:
 - (1) the approval of such Special Use is in the public interest and not solely for the interest of the applicant;
 - (2) that the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
 - (3) that such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity; and
 - (4) that the proposed use will comply with the regulations and conditions specified in this Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board.
8. Conditions of Special Uses. The Planning and Zoning Commission may recommend and the President and Board of Trustees may approve Special Uses and/or such conditions and restrictions upon the construction, location, and operation of a Special Use, including, but not limited to, provisions for off-street parking and loading, landscaping, screening and yard requirements, as may be deemed necessary to promote the general objectives of this Ordinance and to minimize any potential injury to the value or use of property in the neighborhood.
9. Action by the Village Board.
 - a. The Village Board shall not act upon proposed Special Use until it shall have received a written report and recommendations from the Planning and Zoning Commission on the proposed Special Use.
 - b. The Village Board may grant or deny any application for Special Use, provided, however, that in case of a written protest against any proposed Special Use signed and acknowledged by the owners of twenty percent (20%) of the frontage proposed to be altered, or by the owners of twenty percent (20%) of the frontage immediately adjoining or across an alley therefrom; or by the owners of twenty percent (20%) of the frontage directly opposite the

VILLAGE OF BEECHER – ZONING ORDINANCE

frontage proposed to be altered, is filed with the Clerk of the Village or if the Planning and Zoning Commission has recommended against such Special Use, the Special Use shall not be passed, except by a favorable vote of two-thirds (2/3) of the Corporate Authorities.

- c. If an application for a proposed Special Use is not acted upon finally by the corporate authorities within ninety (90) days of the date the Board receives the Planning and Zoning Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.
10. Effect of Denial of Special Use. No application for Special Use which has been denied by the Village Board shall be resubmitted for a period of one (1) year from the date of the order of denial except on the grounds of new evidence or proof of change of conditions found to be valid by the Planning and Zoning Commission and the Village Board.
11. Repeal of Special Use. In any case where a Special Use has been granted, and where no development has taken place within two (2) years, the Planning and Zoning Commission may recommend to the Village Board that such zoning be affirmed or repealed to its most appropriate zoned district classification in accordance with the procedures under this Ordinance.

12.12 PLANNED DEVELOPMENT - (PD)

1. Purpose and Intent.

Planned developments (PD's), also known as Planned Unit Developments, are intended to allow greater design flexibility than is permitted by the standard district regulations. They are also substantially different from other special uses so that specific and additional standards and exceptions are necessary to regulate these developments. Therefore, the regulations contained in this Section are established to facilitate and encourage the construction of imaginative and coordinated small-to-large scale developments and to provide relief from the subdivision and zoning requirements which are designed for conventional developments. These regulations are further established to provide for developments incorporating a single type or variety of related uses, which are planned and developed as a unit; to assure adequate open space for recreation and other community purposes; to protect residential areas from undue traffic congestion; to encourage the most efficient use of land, which will result in more economic networks of utilities, streets, and other facilities; and thus to promote the general welfare of the community.

The objective of a Planned Development is therefore not simply to allow exceptions to otherwise applicable regulations; it is instead to encourage a higher level of design and amenity than is available under the usual land development requirements. It is the intent of the Village to suspend the application of detailed zoning and subdivision standards as provided herein only when such amenity is achieved. In this way the Village may grant the developer a desirable flexibility and at the same time not only protect but enhance the welfare of the residents and other users of a development as well as the rest of the community.

2. Standards and General Requirements.

No Planned Development shall be authorized by the Village Board unless the following standards and general requirements are met or improved amenities and/or design standards are demonstrated and accepted:

a. General Provisions.

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APPLICATION FOR A SPECIAL USE PERMIT

Name: Beecher's Tobacco, Inc.

Address: [Redacted]
[Redacted]
[Redacted]

Phone Number: [Redacted]

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

997 Dixie Highway, Beecher
22-22-16-203-067

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.

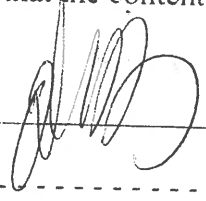
The following needs to accompany this application:

- 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: 2/28/23



VILLAGE OF BEECHER

625 Dixie Hwy/P.O. Box 1154

Beecher, Illinois 60401

(708) 946-2261

BUSINESS OCCUPANCY PERMIT APPLICATION

ILLINOIS SALES TAX REGISTRATION # TBN

NAME OF BUSINESS Beecher's Tobacco, Inc.

997 Dixie Highway, Beecher, IL 60401
Street & Mailing Address of Business

[Redacted]
Business Phone#

Website Address NA

Email [Redacted]

BUSINESS OWNERS Ahmed Dahwal

HOME ADDRESS [Redacted]

[Redacted]

HOME PHONE # [Redacted]

EMAIL ADDRESS: [Redacted]

TYPE OF BUSINESS Tobacco Store

Anticipated Opening Date (if applicable) December 20, 2022

OWNER OF PROPERTY Beecher Plaza Inc

ADDRESS 7820 Graphics Dr #107 Tinley Park IL 60177
city state zip

PHONE NUMBER [Redacted]

✓ [Signature]

Signature of Applicant(s)

12/17/22

Date

Return payment and completed application to VILLAGE OF BEECHER, P.O. BOX 1154, BEECHER, IL 60401

(Note: All personal information will be kept confidential)

***** (for Village use only) *****

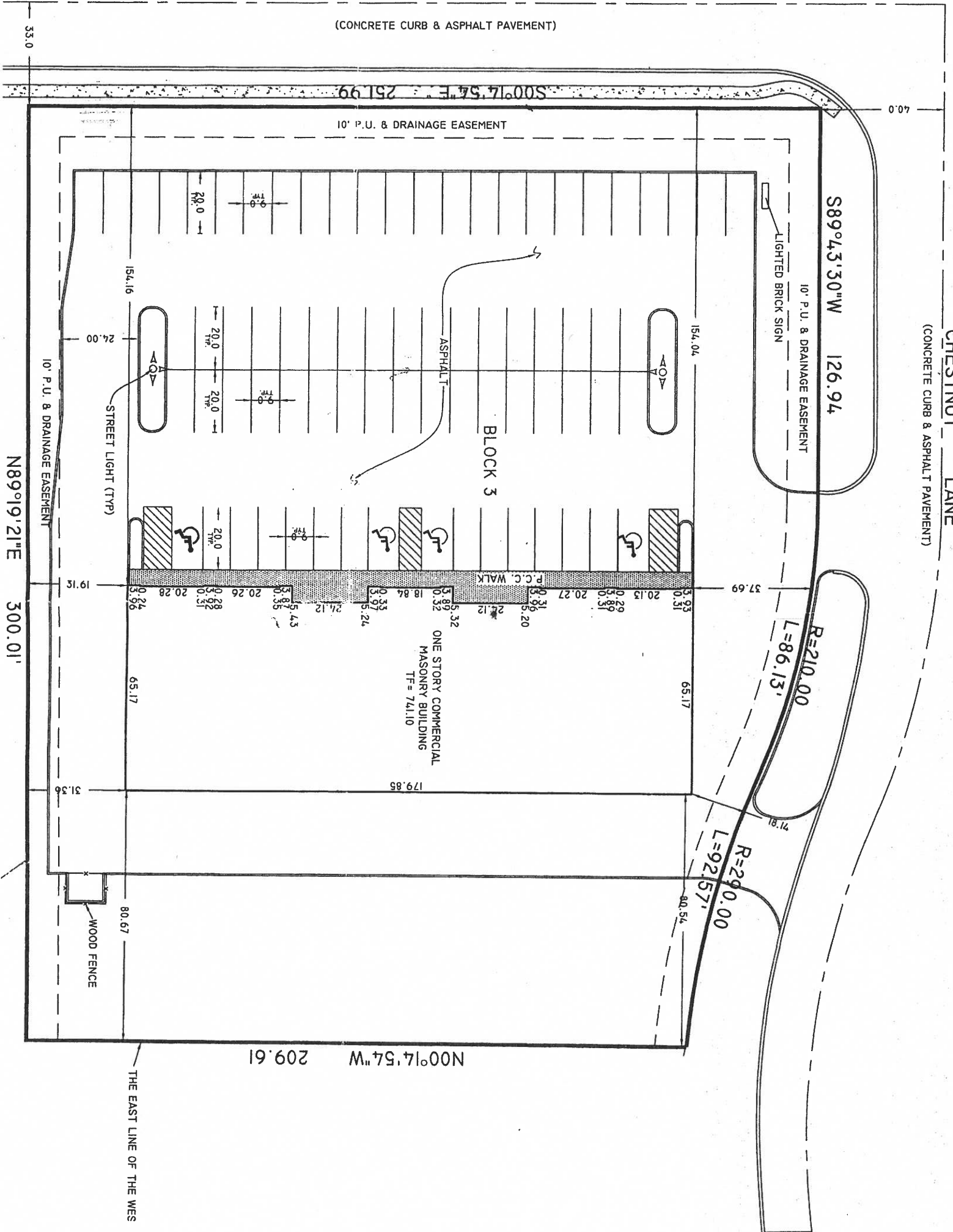
Permit Number _____ Fee _____ Payment Date _____

Tax Information _____ Misc. _____

DIXIE HIGHWAY

(CONCRETE CURB & ASPHALT PAVEMENT)

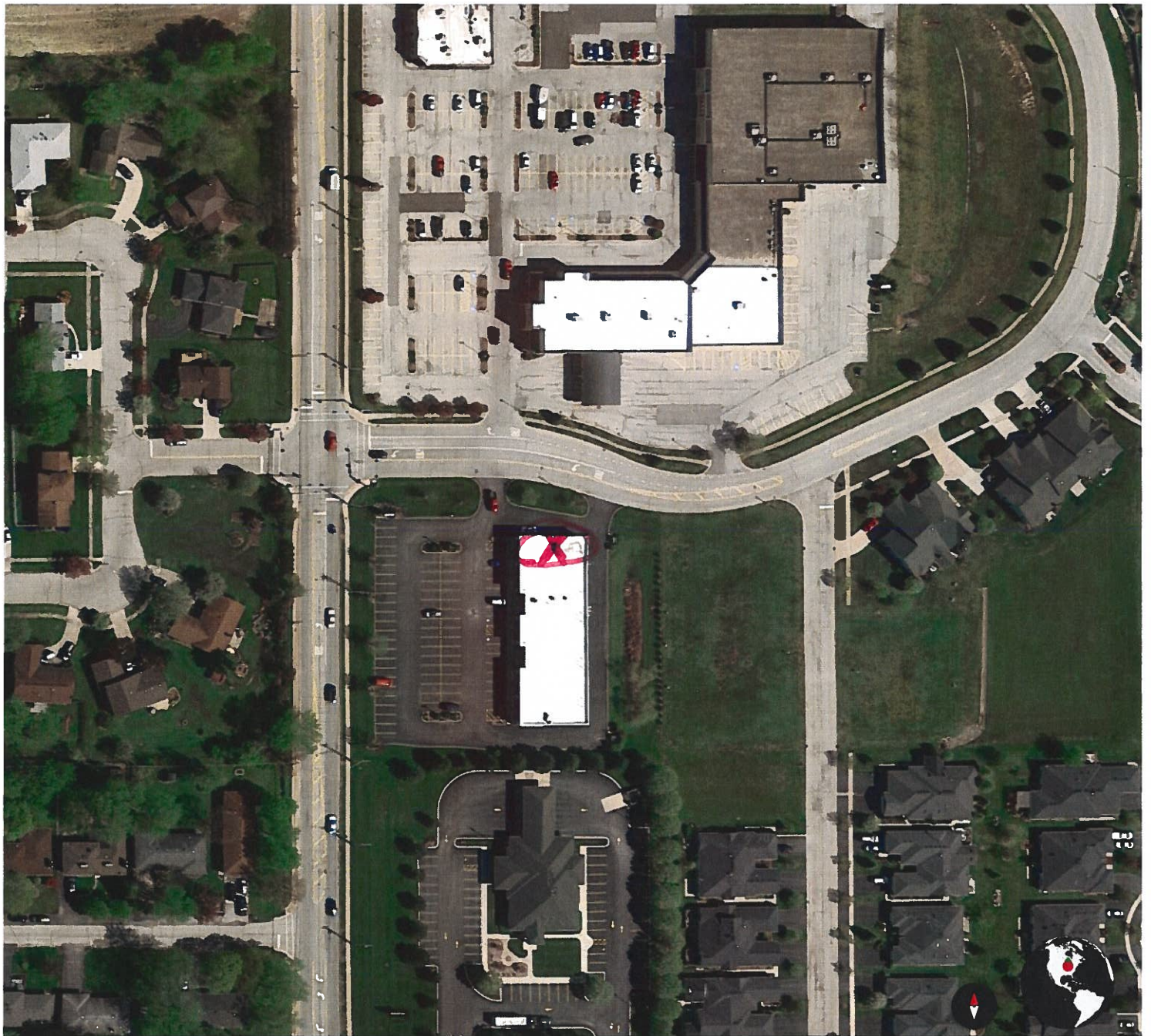
CHESINUI LANE
(CONCRETE CURB & ASPHALT PAVEMENT)



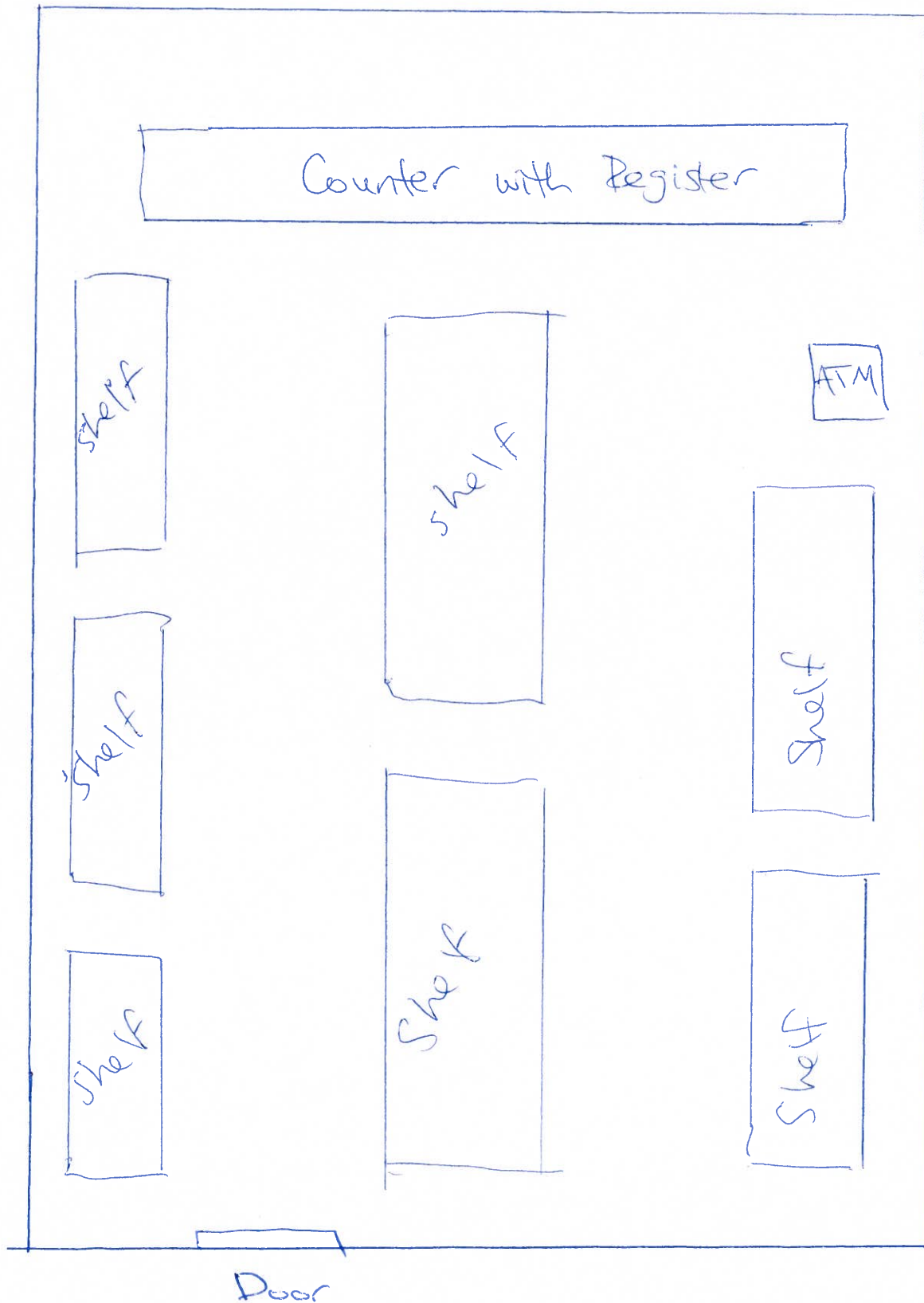
BECHER PLAZA
997 - 981 Dixie Highway

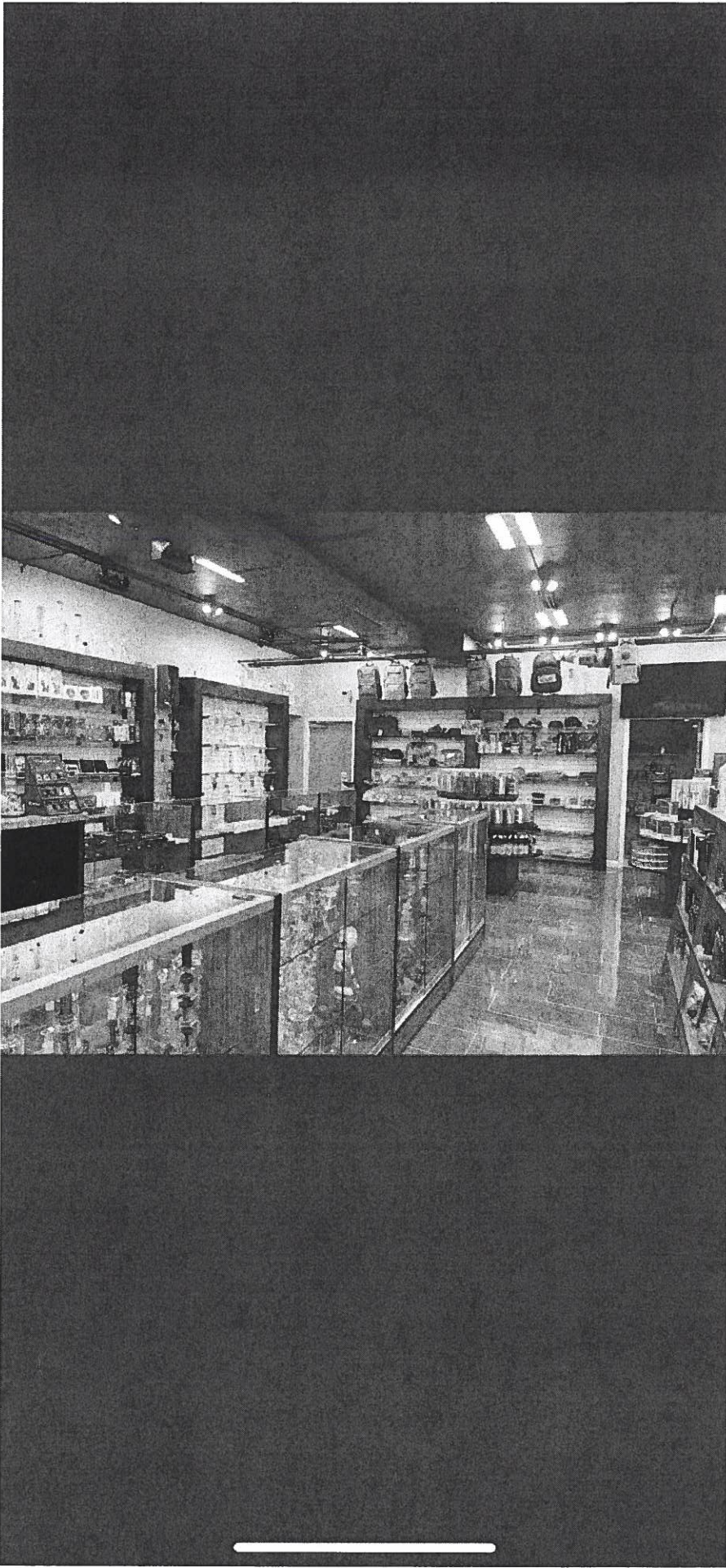
EXHIBIT A

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

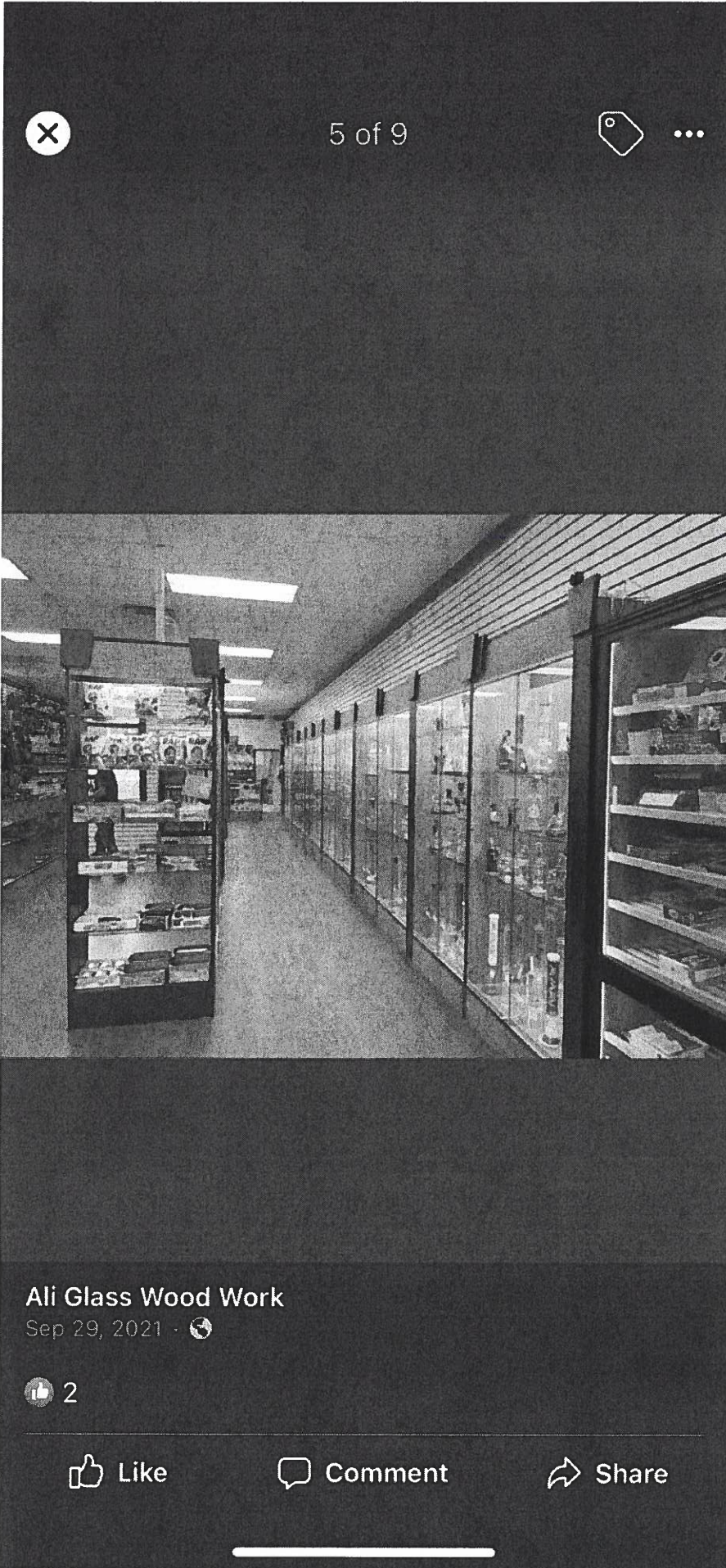


Drawings of Plans Proposed

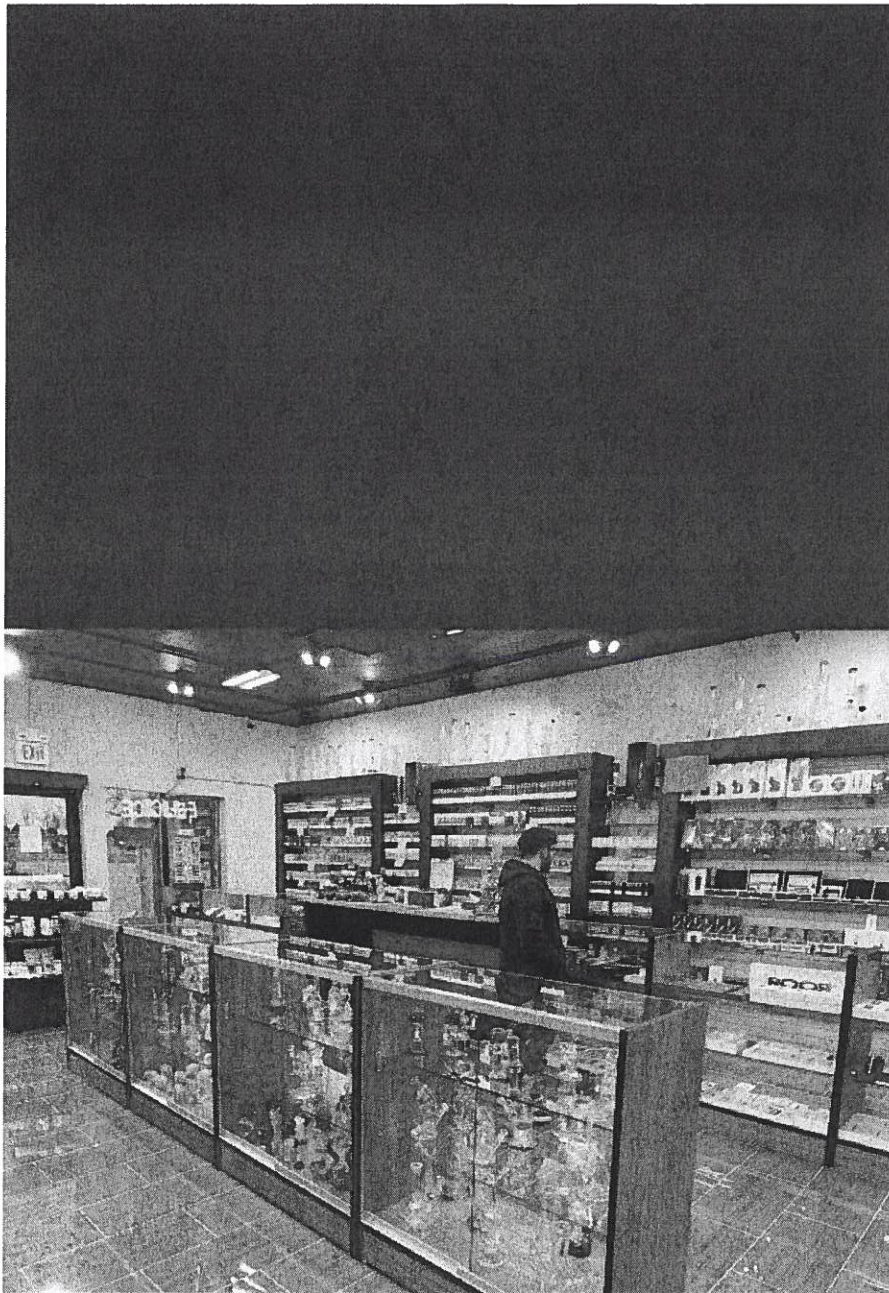




Tenant's
Other
Location
for
Reference



Tenant's
Other
Location
for
Reference



Tenant's
other
location
for
Reference

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.

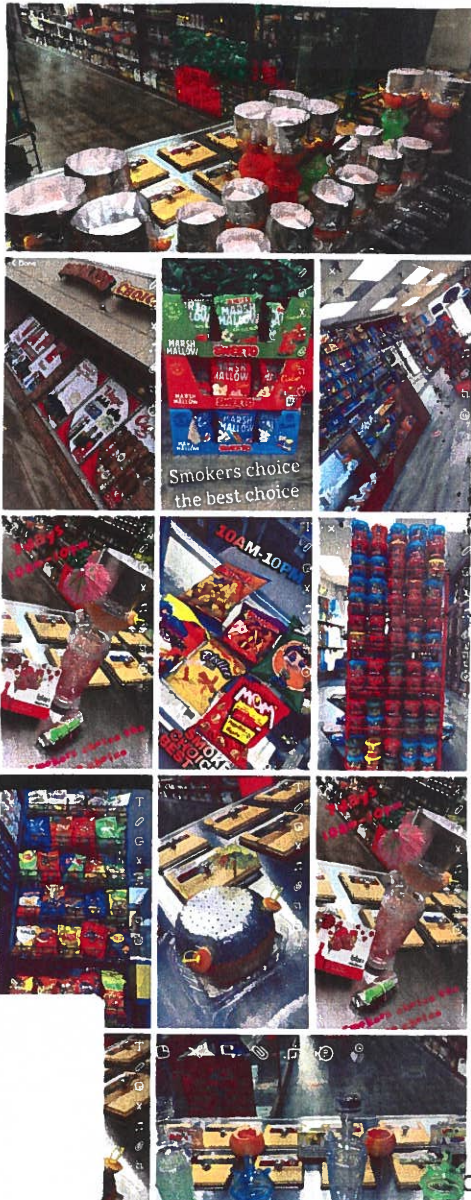
The issue of accessory uses are also subject to review and approval of the planning and zoning commission. Any other retail or service use of the property can be regulated through special

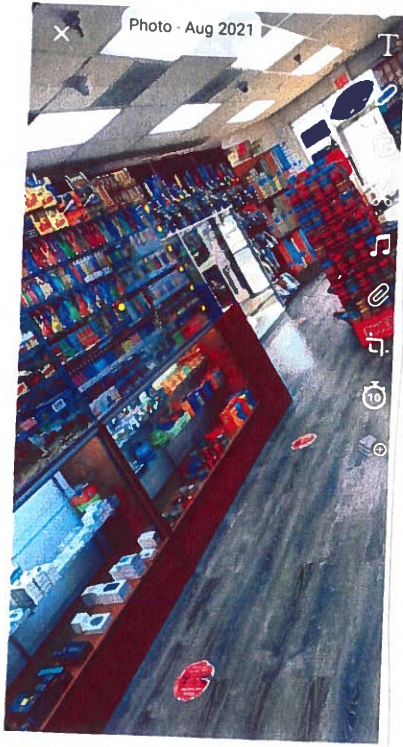
conditions placed on the special use permit by the planning and zoning commission and the Beecher Village Board.

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



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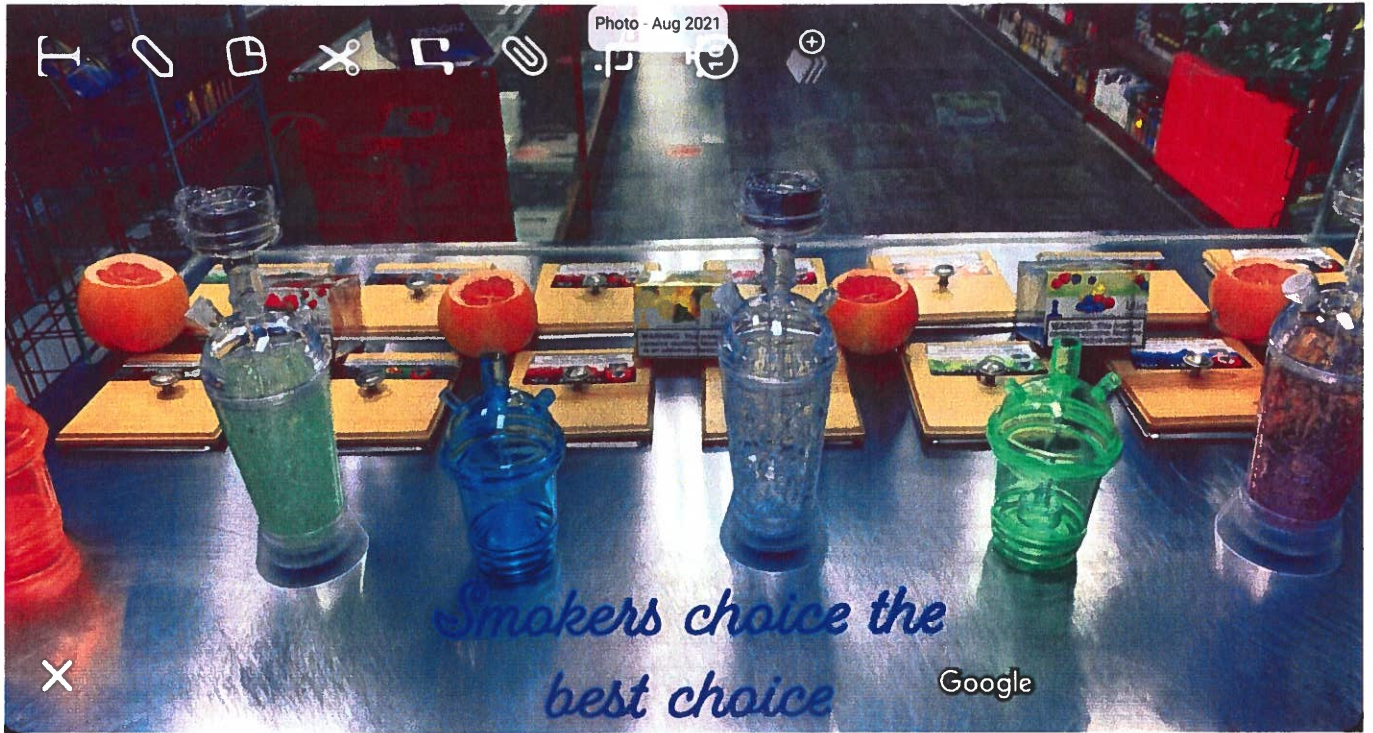


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