

Village of Beecher

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MEETING OF THE BEECHER PLANNING AND ZONING COMMISSION

(THE PZC)

Thursday, March 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 FEBRUARY 23RD MEETING.

IV. CONTINUED 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. It is staff's understanding that the petitioner of record has withdrawn the application since his legal interest in the property has expired. If that this the case and the petitioner does not appear we can close the public hearing.

V. CONSIDER A MOTION TABLING THE REQUEST FOR A SPECIAL USE AT 997 DIXIE HIGHWAY. This will close the file on this application.

VI. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: FINAL PLAT OF SUBDIVISION FOR UNIT 1 OF THE ILLIANA CROSSROADS BUSINESS PARK SUBDIVISION. This is a five acre one lot plat to allow for the construction this year of an 80,000 square foot distribution center that can be expanded to 100,000 square feet. The lot will have direct access to Church Road and have its own detention facilities. Truck access will be from Church Road but trucks will have to back into their bays on the property. Art Van Baren is expected to be present with all the documentation pertaining to the plat. Enclosed is a the exploratory approval, special use approval, and preliminary plan approval, along with the engineering for the one lot final plat of subdivision. Any approvals have to be contingent on Baxter and Woodman review and approval, AND a commitment from the developer that the covenants as approved by the PZC in 2021 be recorded with the final plat.

VII. WORKSHOP: CONSIDER A MOTION TO HOLD A PUBLIC HEARING FOR A SPECIAL USE PERMIT REQUEST TO INSTALL AN ANIMATED L.E.D. SIGN: STATE FARM INSURANCE, 1260 DIXIE HIGHWAY. The petitioner was to provide his application and fee by Thursday but we have not yet received it. If he comes in after this printing the information will be provided at the meeting.

VIII. NEW BUSINESS

IX. ADJOURNMENT - NEXT MEETING SCHEDULED FOR
THURSDAY, APRIL 27, 2023 AT 7:00 P.M.