

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

***Thursday, March 23, 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, Hearn, Heim, Schuitema, Serviss and Weissbohn.

Members absent: Commissioner Gardner (arrived at 7:15 p.m.).

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

Guests: Village President Marcy Meyer, Trustee Roger Stacey, Art VanBaren, Sr., Artie VanBaren, Warren Opperman, Erik Gardner and Betty McCann (left at 7:12 p.m.).

**CONSIDER APPROVAL OF THE MINUTES OF THE FEBRUARY 23, 2023 MEETING.**

Commissioner Bouchard made a motion to approve the minutes of the February 23, 2023 PZC meeting as written. Commissioner Heim seconded the motion.

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

NAYS: None.

ABSENT: Commissioner Gardner.

Motion carried.

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

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

NAYS: None.

ABSENT: Commissioner Gardner.

Motion carried.

It is staff's understanding that the petitioner of record has withdrawn the application since his legal interest in the property has expired. Petitioner was not present.

Since petitioner has withdrawn the application, and there was no testimony to be heard, Commissioner Heim made a motion to close the public hearing at 7:02 p.m. Commissioner Schuitema seconded the motion.

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

NAYS: None.

ABSENT: Commissioner Gardner.

Motion carried.

CONSIDER A MOTION TABLING THE REQUEST FOR A SPECIAL USE AT 997 DIXIE HIGHWAY: BEECHER TOBACCO, INC. This will close the file on this application.

Commissioner Weissbohn made a motion to table the request for a special use at 997 Dixie Highway (Beecher Tobacco, Inc.). Commissioner Schuitema seconded the motion.

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

NAYS: None.

ABSENT: Commissioner Gardner.

Motion carried.

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 of an 80,000 square feet 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. Warren Opperman and petitioners Art VanBaren, Sr., and Artie VanBaren were present with all the documentation pertaining to the plat. The exploratory approval, special use approval, and preliminary plan approval, along with the engineering for the one lot final plat of subdivision was provided in the packet for review.

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.

Administrator Barber explained the initial concept plan and preliminary plat.

Commissioner Serviss asked about turning radius for semi-trucks. Proposed space is more than adequate.

Warren Opperman explained the proposal for Unit 1. On the south end it is set up for an additional 20,000 square feet for possible future building expansion.

Commissioner Heim asked about when future sites to the south would be built up and traffic congestion.

Administrator Barber asked about estimated number of semis expected daily for the business that will be occupying Unit 1. Art VanBaren, Sr., said that it would be an electronics business which sells little parts, therefore they don't anticipate a lot of semis coming in and out.

There will be 20' of green space from Church Road right-of-way to start of detention pond (a wetland basin).

Artie VanBaren stated that there's been issues with ComEd to run three phase power down

Church Road for the Business Park. They've paid a lot of money to ComEd and ComEd wants more. Three phase is needed to be able to pump enough water for sprinkler systems. ComEd is unable to quote an actual cost.

Commissioner Gardner arrived at 7:15 p.m.

It would take 4-6 months for the building to be delivered.

Pete Iosue confirmed that they are proposing just the one lot at this time, with entrance off Church Road. Mr. Iosue confirmed that if trucks are lined up to make sure that there is always road space available for other vehicles to enter or exit the area.

The height of building is proposed to be 25'-30'. There would be 171 parking spaces and 4 handicapped spaces. There would be approximately 100 employees working at the facility.

Administrator Barber expressed concern if something could be done to the side of the building that faces Church Road to avoid monotony – perhaps colored panels. The PZC does not want a solid colored wall. Art VanBaren, Sr., is hoping to use split face block half way up on Church Road side, stating that there are many materials available and he noted that the company logo would be on the building. He's considering various ways to break it up, or split it horizontally in contrasting color.

Commissioner Serviss asked if there were any more questions. Commissioner Bouchard asked how far south the entire development would go. Administrator Barber showed the preliminary plat. There wouldn't be any odors or noise from this business, which is great for nearby residential area.

Commissioner Gardner asked about delivery times, if they could be avoided during the overnight hours. The business would not be manned overnight – only day shift operation.

Administrator Barber confirmed that the Business Park Association would eventually be in charge of the ponds. In the beginning maintenance will be provided by the developer until the Association is developed. Pond would not need to be mowed, and would not retain water (therefore alleviating water safety issues). Ponds are designed to catch heavy rains, but not retain water.

Administrator Barber requested that covenants be recorded with this plat.

Commissioner Heim made a motion of recommendation to the Village Board for final plat of subdivision for Unit 1 of the Illiana Crossroads Business Park, 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 as presented. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

Administrator Barber instructed petitioner to set up a meeting with Village President Meyer and the TIF Committee.

The final plat for Unit 1 will be presented to the Village Board for approval on April 10, 2023.

**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.** Application, plat of survey and fee have not been received by the petitioner. It was consensus of PZC to hold workshop at next PZC meeting, since necessary documentation was not provided by petitioner.

**NEW BUSINESS.** Administrator Barber reported that recent correspondence reflects that South Suburban Airport is planned to be more of a cargo airport than a passenger airport.

The next regularly scheduled meeting for the PZC is Thursday, April 27, 2023 at 7:00 p.m.

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

Commissioner Heim seconded the motion.

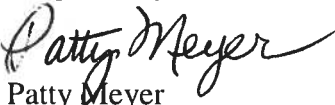
**AYES:** Commissioners Bouchard, Gardner, Hearn, Heim, Schuitema, Serviss and Weissbohn.

**NAYS:** None

Motion carried.

Meeting adjourned at 7:47 p.m.

Respectfully submitted,

  
Patty Meyer  
Secretary