

**MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION**  
**(THE PZC)**  
**Thursday, April 26, 2018 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, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

Members absent: None.

Staff present: Administrator Bob Barber and Pete Iosue of Teska Associates.

Guests: Trustee Stacy Mazurek, Billy Glass of The Gould Vault, and Nick Mento from the Community Power Group.

CONSIDER APPROVAL OF THE MINUTES OF THE JANUARY 25, 2018 REGULAR MEETING AND THE JANUARY 29, 2018 INTERGOVERNMENTAL MEETING.

Commissioner Tatgenhorst made a motion to approve the minutes of the January 25, 2018 PZC meeting and January 29, 2018 Intergovernmental meeting. Commissioner Hearn seconded the motion.

AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

CONSIDER A MOTION MOVING THE MAY MEETING OF THE PLANNING AND ZONING COMMISSION FROM THURSDAY, MAY 24<sup>TH</sup> TO THURSDAY, MAY 31<sup>ST</sup>, DUE TO MEMORIAL DAY WEEKEND. Commissioner Schuitema made a motion to move the May PZC meeting to May 31<sup>st</sup>. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

CONSIDER A MOTION MOVING THE JUNE 28<sup>TH</sup> PZC MEETING (IF NEEDED) TO THURSDAY, JUNE 21<sup>ST</sup>, DUE TO FOURTH OF JULY CELEBRATION WEEKEND.

Commissioner Schuitema made a motion to move the June 28<sup>th</sup> PZC meeting (if needed) to June 21<sup>st</sup>. Commissioner Bouchard seconded the motion.

AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

WORKSHOP: CONSIDER A MOTION HOLDING A PUBLIC HEARING ON A REQUEST TO EXPAND A SPECIAL USE FOR OUTDOOR SEATING AT THE GOULD VAULT: 618 GOULD STREET (STLUKA/GLASS). The petitioner wishes to expand the outdoor seating area

to be roughly the same size as what is permitted for Sit N Bull next door. Noise and outdoor entertainment would be regulated by the Liquor Commissioner. A copy of the site plan was provided in the packet for review.

Fence height was discussed, to prevent crossing drinks to people on the outside.

The proposed additional area would not have an entrance from the outside. Customers would enter from existing patio. There would be gates that latch from the inside.

Commissioner Schuitema asked if there would be any lighting issues, and Administrator Barber stated there would not be any lighting issues.

Mr. Glass stated that he would like to put picnic tables in the grass area, and leave the concrete area for dining. Occasionally he would like to utilize the rear corner area for bands.

Administrator Barber questioned crowd sizes during events. Mr. Glass stated that if he pre-sells tickets for an event, he would make arrangements for security, if needed.

Commissioner Carson asked about days and times for expanded area. Mr. Glass stated it would be until 10 p.m. Sunday through Thursday; until 11 p.m. Friday and Saturdays, April until late October.

Pete Iosue stated that code asks for a 6' fence around the area, but petitioner is allowed up to 8'.

Commissioner Hearn asked about parking. Administrator Barber stated there is a stone lot across the street.

Mr. Glass stated that he hopes to host a Corvette Club monthly meeting, and wants to be a stop for a cancer fundraiser bike run.

Pete Iosue suggested landscaping to ease the break between the fence and Water Tower Park. After the public hearing is held, conditions of special use can be formulated.

Commissioner Schuitema would like to see more pictures and details on the fence.

Commissioner Schuitema made a motion to hold a Public Hearing on May 31, 2018, to consider a request to expand a special use for outdoor seating at The Gould Vault, 618 Gould Street (Stluka/Glass). Commissioner Heim seconded the motion.

AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

CONSIDER A REQUEST FOR A LETTER OF NO OBJECTION TO WILL COUNTY FOR A PROPOSED 2MW SOLAR FARM ON 17 ACRES ON THE NORTH SIDE OF CORNING ROAD, ½ MILE EAST OF DIXIE (EAST OF NEW CHURCH). Nick Mento, Community Power Group, made a presentation on the proposed solar farm and explained the project. There

would be an 8' fence surrounding the project. Mr. Mento explained glare, impact on wildlife, residential value impact, taxes, plantings beneath panels, etc.

Commissioner Schuitema stated that since panels aren't permanent that taxes may not be as much as we think. There is State legislation underway to determine assessment procedure for the solar industry.

Commissioner Schuitema said Will County is working on bonding requirements for decommissioning solar projects.

Mr. Mento stated that they expect equipment to be there 20-30 years. Panels are warranted for 20+ years.

Commissioner Bouchard asked about the height of the panels and type of fencing around the project. According to Mr. Mento, the panels would be 10' off the ground at the highest point. Fence would be chain link, but no barbed wire on the top.

Mr. Mento stated that he didn't think security cameras would be installed, but the system is monitored remotely.

According to Pete Iosue, the petition appears to satisfy all of the requirements of our new ordinance even though this will be an unincorporated facility. Commissioner Schuitema made a motion to provide a letter of no objection to Will County for a proposed 2MW solar farm on 17 acres on the north side of Corning Road ½ mile east of Dixie Highway (east of new church). Commissioner Bouchard seconded the motion.

AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

CSX CRETE INTERMODAL UPDATE. Administrator Barber stated that he has not heard from management as to the status of the project. A one-year lease for farming has just been signed for the property.

COMPREHENSIVE PLAN UPDATE. Administrator Barber stated that CMAP has received three proposals that are currently being reviewed by both the Village selection committee and CMAP staff.

Administrator Barber provided an update on the TIF study.

Administrator Barber provided an update on the Dunkin' Donuts and Subway. Subway is hoping to be open at the new location by May 31<sup>st</sup>. Dunkin' Donuts is hoping to be opened by July 1<sup>st</sup>.

The next regularly scheduled meeting for the PZC is Thursday, May 31, 2018 at 7:00 p.m.

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

AYES: Commissioners Bouchard, Carson, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 7:59 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Patty Meyer". The signature is written in black ink and is positioned above the printed name and title.

Patty Meyer  
Secretary