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

*Thursday, June 22, 2017 at 7:00 p.m.  
Beecher Village Hall  
625 Dixie Highway*

***AMENDED AGENDA***

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE APRIL 27<sup>TH</sup> MEETING

***IV. CONSIDER A MOTION APPOINTING A CHAIRMAN, VICE-CHAIRMAN AND SECRETARY FOR FY 2017/2018.***

IV. PUBLIC HEARING: CONSIDER AN AMENDMENT TO SECTION 4.36 OF THE BEECHER ZONING ORDINANCE TO DEFINE SOLAR ENERGY SYSTEMS AND TO CLASSIFY THEM AS EITHER PERMITTED OR SPECIAL USES IN CERTAIN DISTRICTS. After several workshops and changes to the draft the PZC approved going to public hearing with the attached draft of the amendment. For the new members, staff asked the PZC to come up with some code pertaining to solar panels since our existing code did not cover this new technology. In a nutshell, the PZC agreed to allow roof-mounted solar panels in all zoning districts as long as they did protrude over or off the side of the roof. Stand-alone solar panels or a "solar panel farm" would only be permitted as special uses in the Agricultural, Industrial, Residential Estate Districts where setback would apply. If the solar power is being sold to a utility in lieu of being used on site more conditions apply, including a minimum lot size of 10 acres. A motion is needed to open and close the public hearing.

V. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: AN AMENDMENT TO SECTION 4.36 OF THE BEECHER ZONING ORDINANCE TO DEFINE SOLAR ENERGY SYSTEMS AND TO CLASSIFY THEM AS EITHER PERMITTED OR SPECIAL USES IN CERTAIN DISTRICTS.

VI. WORKSHOP: CONSIDER A MOTION HOLDING A PUBLIC HEARING ON THURSDAY, JULY 27<sup>TH</sup> TO CONSIDER A SPECIAL USE PERMIT FOR TWO ACCESSORY STRUCTURES ON ONE ZONING LOT: 607 PENFIELD STREET (IMIG). The petitioner has a detached garage and wishes to construct a garden shed on the property. The zoning ordinance requires a special use permit for more than one detached accessory structure. If the garage was attached this would not be an issue. There are already several instances in the neighborhood where more than one accessory structure exist on one zoning lot but the age of these structures make it appear that they were up long before we had a zoning ordinance in place

(1989). A petition has also been filed supporting this special use. Staff recommends a hearing be held.

VII. CSX CRETE INTERMODAL UPDATE will be provided if there is any news.

VIII. COMPREHENSIVE PLAN UPDATE. The Village is preparing submit an LTA Grant for \$40,000 to conduct a comprehensive re-write of the plan. We have been advised that grant award will not occur until October and that the work would begin after the holidays. This may be OK since by then we should know more about the airport, the CSX intermodal and the Great Lakes Basin Railway and Expressway.

IX. NEW BUSINESS

X. ADJOURNMENT - NEXT MEETING SCHEDULED FOR  
THURSDAY, JULY 27<sup>TH</sup> AT 7:00 P.M.