

Village of Beecher

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

Thursday, May 23, 2024 at 7:00 p.m.

Beecher Village Hall

625 Dixie Highway

Beecher, Illinois

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 28, 2024 MEETING.
- IV. RECOGNITION OF THE PUBLIC
- V. WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON THURSDAY, JUNE 27, 2024 AT 7:00PM TO CONSIDER A REQUEST FOR A VARIANCE FOR AN 8' PRIVACY FENCE IN THE FRONT YARD SET BACK AT 536 MAXWELL STREET.
- VI. OLD BUSINESS
- VII. NEW BUSINESS
- VIII. ADJOURNMENT - NEXT MEETING SCHEDULED FOR THURSDAY, JUNE 27, 2024 AT 7:00PM.

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

Thursday, March 28, 2024 at 7:00 p.m.

***Beecher Village Hall
625 Dixie Highway***

At 7:01 p.m., Chairman George Schuitema called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Eich, Gardner, Hearn, Heim, Schuitema, Serviss and Weissbohn.

Members absent: None.

Staff present: Secretary Patty Meyer, Administrator Charity Mitchell and Pete Iosue of Teska Associates.

Guests: President Marcy Meyer, Trustee Erik Gardner and Jordan Belknap from Turning Point Energy.

CONSIDER APPROVAL OF THE MINUTES OF THE NOVEMBER 16, 2023 MEETING.

Commissioner Weissbohn made a motion to approve the minutes of the November 16, 2023 PZC meeting as written. Commissioner Serviss seconded the motion.

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

NAYS: None

Motion carried.

RECOGNITION OF THE PUBLIC - None.

PRESENTATION OF PROPOSED COMMERCIAL SOLAR ENERGY FACILITY LOCATED SOUTH OF W. INDIANA AVENUE AND EAST OF S. WESTERN AVENUE ON APPROXIMATELY 39.9 ACRES. Jordan Belknap from Turning Point Energy provided a presentation on the proposed solar project. He explained Community Solar, where residents can invest in their project and receive a discount on their electricity bill. He provided information on location and transportation and access plan. They would put pollinator plants around their equipment and sheep would be brought in to manage the vegetation.

They have submitted permitting information to Will County which confirmed that property is suitable for this system. When system reaches end of life, they will decommission the system, remove the equipment and restore the property. Panels would be recycled when decommissioned.

Panels would move with the sun. System would be insured against major weather events.

The project would benefit some local taxing bodies with revenue, but not the Village, as it is located in the unincorporated area.

A 7' security fence would border the project, as required.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: TO SUBMIT A LETTER OF NON-OBJECTION FOR A SPECIAL USE PERMIT TO PERMIT THE CONSTRUCTION OF A COMMERCIAL SOLAR ENERGY FACILITY LOCATED SOUTH OF W. INDIANA AVENUE AND EAST OF S. WESTERN AVENUE ON APPROXIMATELY 39.9 ACRES.

Commissioner Heim made a motion to recommend the Village Board submit a letter of non-objection for a special use permit for the construction of a commercial solar energy facility located south of W. Indiana Avenue and east of S. Western Avenue on approximately 39.9 acres. Commissioner Weissbohn seconded the motion.

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

NAYS: None

Motion carried.

UPDATE ON PROGRESS OF ZONING ORDINANCE REVISIONS. Pete Iosue reported that he does not yet have a draft plan for the Zoning Ordinance. It will be available for the April PZC meeting. The Steering Committee has completed their work.

NEW BUSINESS. President Meyer reported that contractors want to complete the Penfield Street and Gould Street projects by May 1st.

President Meyer reported on two new businesses that should be opening soon: a gourmet ice cream and coffee shop, and Elsie's Place.

The Huddle Sports Cards and Collectibles is putting in golf simulators. It was discussed at the last Village Board meeting about the possibility of issuing them a BYOB liquor license.

The next regularly scheduled meeting for the PZC is Thursday, April 25, 2024 at 7:00 p.m.

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

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

NAYS: None

Motion carried.

Meeting adjourned at 7:31 p.m.

Respectfully submitted,

Patty Meyer
Secretary