
Village of Beecher

625 Dixie Highway
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Beecher, Illinois 60401
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www.villageofbeecher.org



President

Marcy Meyer

Clerk

Janett McCawley

Administrator

Charity Mitchell

Treasurer

Donna Lippelt

Trustees

Todd Kraus
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Roger Stacey
Erik Gardner
David Weissbohn
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**MEETING OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)**

Thursday, October 24, 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 PREVIOUS MEETING
- IV. RECOGNITION OF THE PUBLIC
- V. PUBLIC HEARING: CONSIDER A SPECIAL USE PERMIT REQUEST IN A B-1 HISTORIC DOWNTOWN BUSINESS DISTRICT FOR A VAPE AND SMOKE SHOP AT 759 W INDIANA AVENUE. A motion is needed to open and close the public hearing. Due notice has been published and letters were sent out to the adjoining property owners.
- VI. CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A SPECIAL USE PERMIT. Pending the results of the public hearing.
- VII. DISCUSSION OF POTENTIAL SOLAR FARMS LOCATED WITHIN 1.5 MILES OF BEECHER VILLAGE LIMITS. A representative from Seaboard Solar will be in attendance to discuss a few parcels they are looking at to develop solar farms.
- VIII. DISCUSSION OF ZONING ORDINANCE REVISION.
- IX. DISCUSSION OF THE NOVEMBER MEETING DATE.
- X. OLD BUSINESS
- XI. NEW BUSINESS
- XII. ADJOURNMENT

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

Thursday, September 26, 2024 at 7:00 p.m.

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

At 7:00 p.m., Chairman George Schuitema called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Barber, Eich, Gardner, Hearn (arrived at 7:02 p.m.), Heim, Schuitema and Serviss.

Members absent: None.

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

Guests: Village President Marcy Meyer, Trustees Erik Gardner and Todd Kraus, Superintendent of Public Works Matt Conner, Mike McDonnell from Castletown Homes, Joyce and David Counts, Vic Reato from Silver Screen and James Hess (his attorney), Dolores Swanson, Joyce Giroux and other people in support of Vic Reato and his business.

CONSIDER APPROVAL OF THE MINUTES OF THE AUGUST 22, 2024 PZC MEETING.

Commissioner Heim made a motion to approve the minutes of the August 22, 2024 PZC meeting as written. Commissioner Eich seconded the motion.

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

NAYS: None.

ABSENT: Commissioner Hearn.

ABSTAIN: Commissioner Barber.

Motion carried.

DISCUSSION OF RE-SUBDIVISION OF LOTS 49-51 ON SOMERSET DRIVE IN THE PRAIRIE PARK SUBDIVISION. Mike McDonnell from Castletown Homes was present and explained his request. Townhomes have not been economically viable and if these lots are not converted to single-family homes, Castletown Homes will not be building any more units.

Bill Hearn arrived at 7:02 p.m.

Joyce and David Counts were present representing the Prairie Park Townhomes HOA. They are totally against the lots being converted to single-family homes. An HOA agreement was created in 2018 and certain lots were designated to remain townhomes. The single-family homes do not pay HOA fees and they don't feel the development would look right with a mixture of townhomes and single-family homes on Somerset.

Clifton was amended from townhomes to single-family. The amendment said that the four lots would remain townhomes if Clifton was allowed to be single-family. The HOA allowed Clifton to

be converted to single-family homes. HOA members purchased their homes expecting townhomes on their street.

It was stated that if Castletown Homes sells the lots to another builder, that builder would still be required to construct townhomes on those lots.

Commissioner Eich made a motion to table the matter until the next meeting in order to allow the Village Attorney to review the information. Commissioner Serviss seconded the motion.

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

NAYS: None.

Motion carried.

WORKSHOP: DISCUSSION OF A SPECIAL USE PERMIT REQUEST IN A B-1 HISTORIC DOWNTOWN BUSINESS DISTRICT FOR A TOBACCO AND VAPE SHOP AT 759 W. INDIANA AVENUE. Application was provided in the packet for review. Vic Reato was present and provided a history of his business and how he has changed his products over the years based on customer demand. He no longer sells videos. He has had a cigarette license for several years. He stated that his sign contractor came to the Village a few years ago, and obtained approval for the “Vape Shop” sign. Mr. Reato stated that a few weeks ago he received a letter from Administrator Mitchell stating that he is operating his business in violation of Historic Downtown Business District zoning. He wants to continue on with his business, which is very successful.

A few patrons of Mr. Reato’s business stated that they are in total support of the products being sold. There were several supporters in attendance.

James Hess, Mr. Reato’s Attorney, stated that Mr. Reato wishes to obtain compliance with the Village.

Pete Iosue stated that the issue here is that certain uses are either allowed or prohibited in this zoning district. To comply with code, a special use permit would be required for the products that are being sold.

Commissioner Schuitema emphasized that the Village has no intention of shutting the business down. He read aloud the five conditions that were placed on the Godfather Cigars special use permit, some of which may not apply to Mr. Reato’s business.

Commissioner Heim made a motion to hold a public hearing on Thursday, October 24, 2024 at 7 p.m. to consider a special use permit request in a B-1 Historic Downtown Business District for a tobacco and vape shop at 759 W. Indiana Avenue. Commissioner Gardner seconded the motion.

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

NAYS: None.

Motion carried.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD REGARDING A SPECIAL USE PERMIT APPLICATION TO PERMIT THE CONSTRUCTION OF A COMMUNITY SOLAR GARDEN / COMMERCIAL FACILITY LOCATED ON SOUTH PARK ROAD. THE PROJECT SIZE IS APPROXIMATELY 35.8 ACRES. Since the project is within 1.5 miles of

Beecher Village limits, the Village Board can submit a letter of objection or non-objection to be considered by the Will County Land Use Department. The applicant, Wild Cat Solar 4, LLC (New Energy Equity), was unable to attend the meeting on August 22, 2024 when the PZC recommended the Village Board submit a letter of objection. This project is still in the application process with Will County Land Use Department. Applicant was not present, therefore no discussion occurred.

DISCUSSION OF SURF INTERNET FIBER BUILD. Scott Franko and Jen Alvarez from Surf Internet were present regarding their fiber build proposal. Explanation of project and maps were provided for review.

Once installed, Surf Internet would maintain the fiber. There would be no cost to the Village.

Commissioners questioned how many cables does the Village want underground in addition to water, sewer, cable, etc. The Village would want to be fair with other utilities that may already be paying franchise fees.

Mr. Franko stated that the work included in the entire proposal could be completed within one year. The average cost for internet would be \$55-\$100 per month, and plan price would be locked for life.

Commissioner Barber asked about benefits to the Village to allow this project to proceed. They would have to work with the Superintendent of Public Works regarding location of the fiber. Surf Internet is willing to provide free fiber to all Village-owned properties.

Superintendent Conner asked about the depth of the fiber, which would be 24-36". Fiber to the home would only be about 1' deep.

Commissioner Serviss made a favorable motion to proceed and coordinate with the Village for Surf Internet's proposed fiber build with the following conditions: 1) coordinate with Public Works regarding placement and 2) service would be provided at no charge to all Village-owned properties/facilities. An agreement will need to be drawn up. Commissioner Gardner seconded the motion.

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

NAYS: None.

Motion carried.

OLD BUSINESS. Pete Iosue provided an update on the revision of the Zoning Ordinance. The Steering Committee scheduled a meeting for Monday, September 30, 2024 at 1:30 p.m. at the Village Hall to discuss questions and concerns regarding the Zoning Ordinance draft.

NEW BUSINESS. It was reported that the School District has listed for sale their 33 acres located on Racine and Miller, which is in the TIF District.

Updates were provided by President Meyer on various businesses in Beecher.

The next regularly scheduled meeting for the PZC is Thursday, October 24, 2024 at 7:00 p.m.

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

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

NAYS: None.

Motion carried.

Meeting adjourned at 8:26 p.m.

Respectfully submitted,

Patty Meyer
Secretary

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Joseph Gianotti

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David Weissbohn

APPLICATION FOR A SPECIAL USE PERMIT

Date: 8-27-24

Name: Vic Reato

Address: 759 W. INDIANA Av.
Beecher, IL 60401

Phone Number: [REDACTED]

Address of Location Where Special Use Permit is being Requested if Different from Above:

Type of Special Use Permit being Requested:

Vape/Smoke Shop

Section of the Zoning Code Pertaining to this Special Use Permit:

HISTORIC DOWNTOWN DISTRICT

Why Are You Requesting this Special Use Permit?:

PER VILLAGE

The following needs to accompany this application:

A plat of survey of the property which includes the legal description.

A diagram showing the exact location of any improvement to the property which is the subject of this special use permit request.

A photograph or photographs of the property where the special use permit is being requested.

Exact drawings of the improvements being proposed (blueprint, pictures of the improvement from a brochure, sketches.)

non-refundable fee of \$750.00 to the Village of Beecher to pay for legal notices, letters of notification, recording secretary, and staff support.

I hereby attest that the contents of this application is complete and true in fact.

SIGNED: , Petitioner Date: 8-27-24

(For office use only)

Date set for presentation to the Village Board: _____

Date set for PZC Workshop: 9/26/24

Date set for Public Hearing: 10/24/24





420 GLASS CLEANER

20/20 ORIGINAL CLEANER

SMOKE ELIMINATOR CANDLE
ONLY \$10 EACH

SMOKE ELIMINATOR CANDLE
ONLY \$10

SMOKE ELIMINATOR CANDLE
ONLY \$10

SMOKE ELIMINATOR CANDLE
ONLY \$10 EACH

TOP & READY

SCALES

STASH CANS

YELLOW BLECK 2040
CAND WITH EZZL, 6.5L & 10L



PEAK 1500/200 Δ9 & Δ8 H4C/HSC-P/THC-30/THC-Δ7/THC-B1HC-N7/THC-P/CBN/CBN
 PEAK 1500/100 Δ9 & Δ8 THC-P
 DELTA 8 NOID BOMBS 1200/40 Δ8/Δ9
 NOID BOMBS 1300/50 Δ9/CBN/CBN/CBG
 FUCHEM SYRUP MELLOW FELLOW 100/50 5.9/CBN/CBG/CBD 300mg Δ9/THC

MELLOW FELLOW 100/50 Δ9/THC
 MELLOW FELLOW 200/100 Δ9/THC
 MELLOW FELLOW 300/30
 KRATOM GUMMIES 500/50

KOI CBD VAPE JUICE
 KOI CBD VAPE 250 MG 6000 PUFFS
 GAME
 GAME

SWISHER

SHOW

ZIG ZAG
 DUTCH
 WHITE OWL

HEMP WRAPS
 HERBAL WRAPS





MELLOW BRICK ROAD CBD CREAM CBD ROLL ON



IRON ON PATCHES \$6.99 PER PATCH DOMINO SET

PHONE
99-9542
AX
99-8797

DAVID A. RING & ASSOCIATES

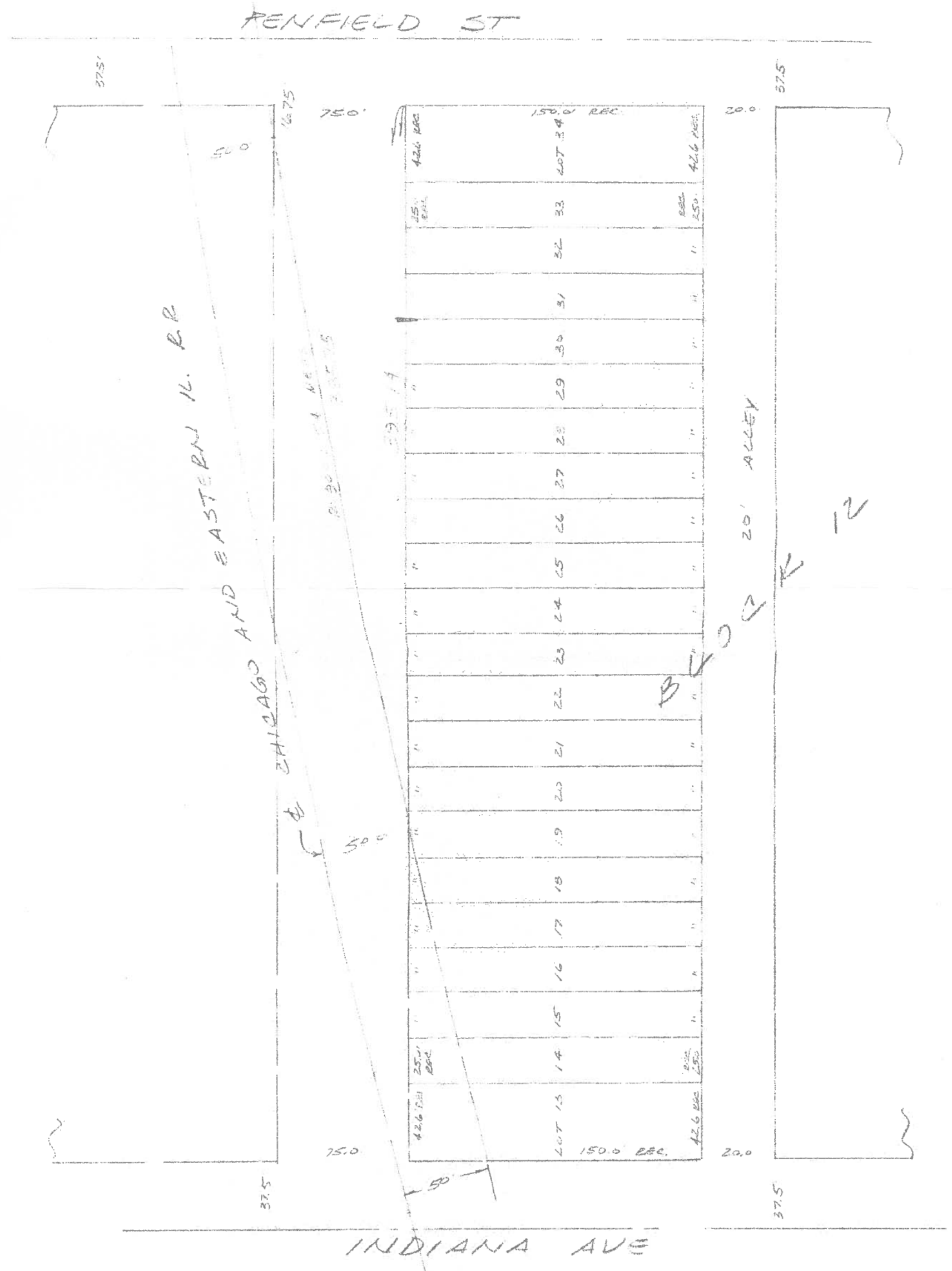
REGISTERED LAND SURVEYORS

17853 DIXIE HIGHWAY
HOMWOOD, ILLINOIS
60430

S.E. CORNER DIXIE HWY. & PINE ROAD

PLAT OF SURVEY

OF REED STREET AS LOCATED BETWEEN THE EAST LINE OF CHICAGO AND EASTERN ILLINOIS RAILROAD RIGHT OF WAY AND THE WEST LINE OF BLOCK 12 IN THE VILLAGE OF BEECHER, IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS



HOMAS J. KNUTH, ATTY.

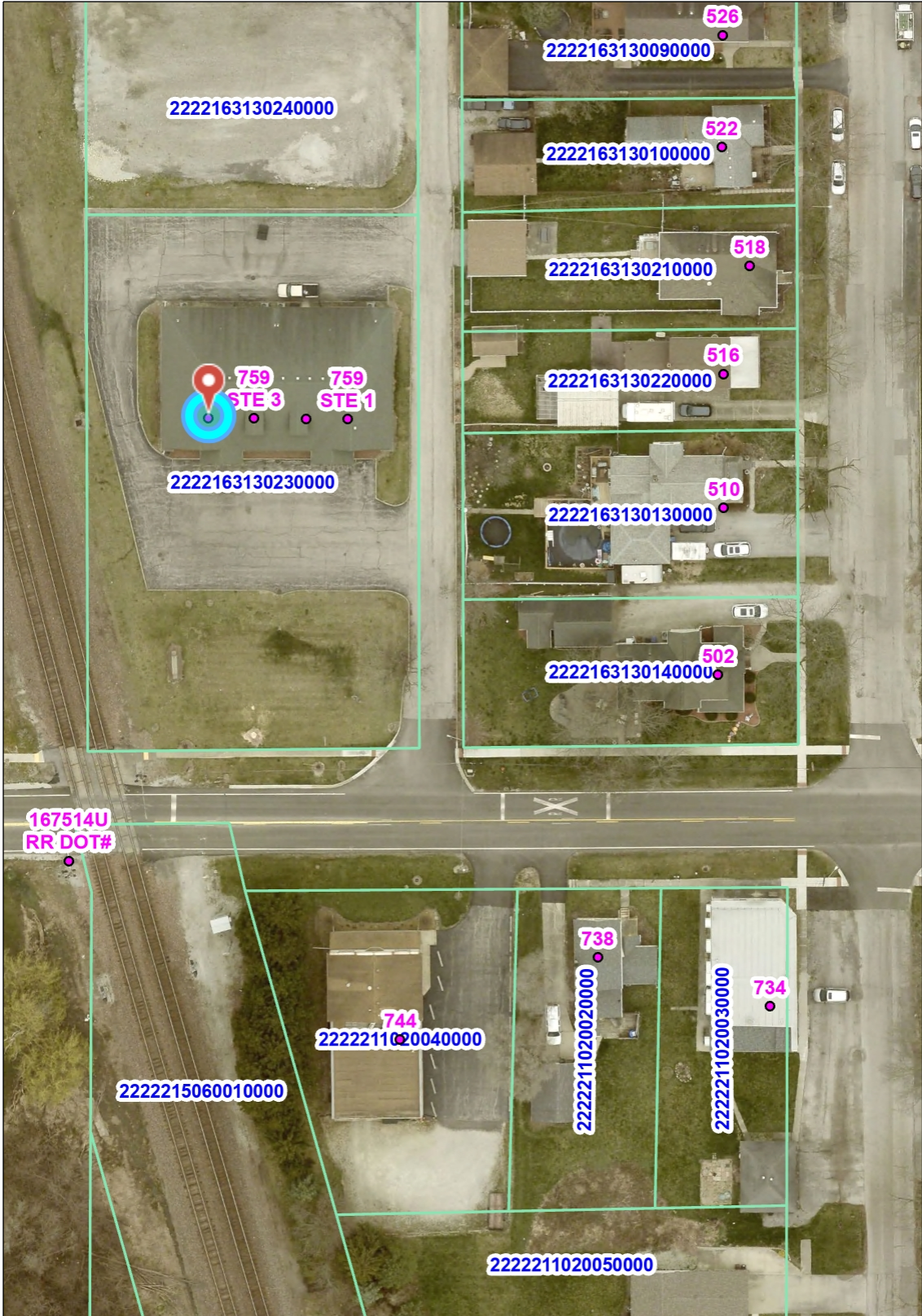
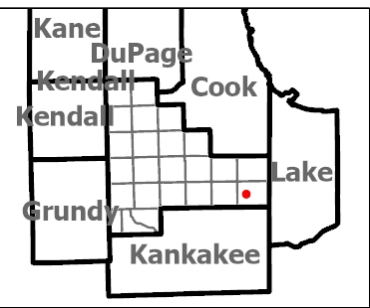
1" = 60'

9606126



STATE OF ILLINOIS }
COUNTY OF COOK } 56

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE

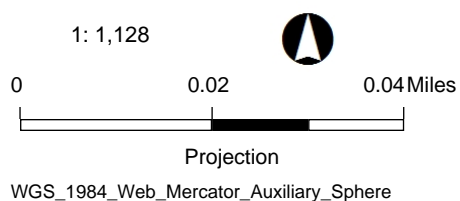


Legend

- Address Points
- Parcels
- Townships

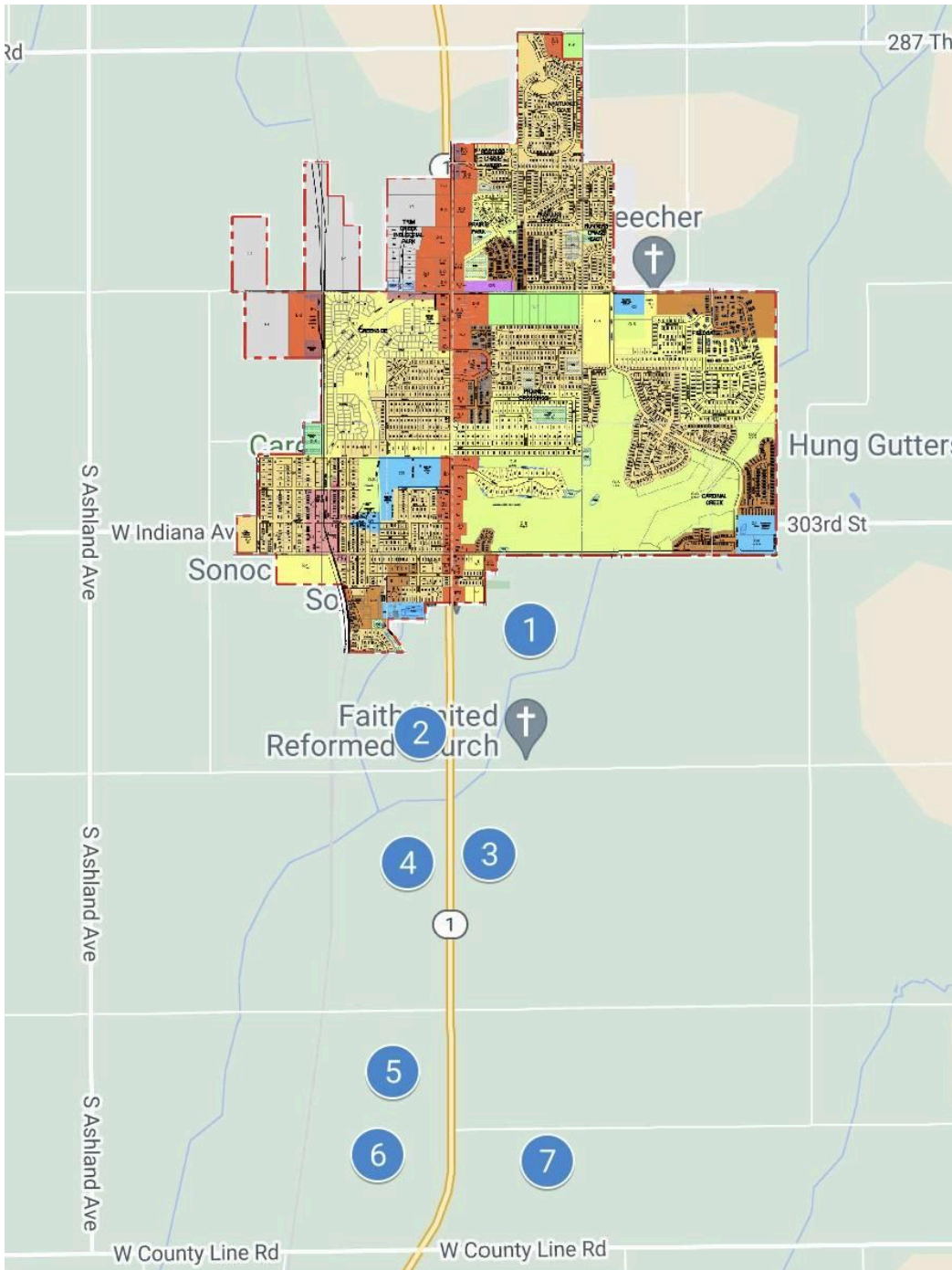
Notes

Date: 9/24/2024



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Seaboard Solar: Proposed Sites



| Property | Distance |
|----------|----------|
| 1 | 1,000 ft |
| 2 | 0.62 mi |
| 3 | 1.12 mi |
| 4 | 1.15 mi |
| 5 | 2.10 mi |
| 6 | 2.35 mi |
| 7 | 2.40 mi |