

**Village of Beecher**  
625 Dixie Highway  
PO Box 1154  
Beecher, Illinois 60401  
Phone: 708-946-2261  
Fax: 708-946-3764  
www.villageofbeecher.org



President  
Greg Szymanski  
Clerk  
Janett Conner  
Administrator  
Robert O. Barber

Trustees  
Scott Wehling  
Gayle Ahrendt  
Ron Kuhlman  
Jonathon Kypuros  
Marcy Meyer  
Frank Basile

**MEETING OF THE BEECHER PLANNING AND ZONING COMMISSION  
(THE PZC)  
Thursday, February 23, 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 SEPTEMBER 29TH MEETING

IV. WORKSHOP: CONSIDER A SPECIAL USE FOR A PERMANENT OFF-PREMISE ADVERTISING SIGN: BAHLMAN'S AT 548 DIXIE HIGHWAY.

Mike Badali, owner of Sophia's, wishes to install a permanent two-sided off-premise sign being 3'x'4' at a height of 4' at the southwest corner of Dixie and Penfield. Enclosed is all of the information pertaining to the application. The PZC needs to consider a date for the public hearing on the this application, which would be March 23<sup>rd</sup>. The PZC also needs to develop findings of fact prior to the recommendation and after the public hearing to attach to any ordinance which would be granting the special use, and place conditions on the special use if so desired.

IV. WORKSHOP: CONSIDER A MOTION TO CONDUCT A PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE ZONING ORDINANCE PERTAINING TO SOLAR POWER GENERATING SYSTEMS. The enclosed ordinance would allow solar power generating systems on vacant lots as the primary use in industrial districts but only when granted a special use permit by the Village. This would cover the situation in which Dutch American Foods was considering installing solar panels on an adjacent vacant lot but the zoning ordinance did not address this issue. However, it does cover wind generating systems. This is a pre-emptive ordinance which addresses an issue before it arises.

At the last meeting the PZC requested that Teska provide some examples of solar panel ordinances in other communities. Pete will be providing those at the meeting. Please review the enclosed material. We have also received inquiries regarding solar panels on roofs in residential districts. Our ordinance is silent on this so we would probably treat a panel on a roof similar to an HVAC unit, a stack or a vent. However, what if it is free-standing in a front yard? We better begin to examine these questions as the technology is on the verge of solarizing entire homes year-round.

V. CSX CRETE INTERMODAL UPDATE. Another potential major project is about to change the future of our community. This project is smaller than the original Centerpoint proposal but will still significantly impact our area. Train traffic, train noise, and truck traffic are the bid three issues facing Beecher with this proposal. We believe we can solve the train noise issue with the quiet zone, but the other two issues will be more difficult to address.

At the meeting, the latest information will be presented to the Commission in addition to what we perceive to be the large issues we will have to mitigate in future planning.

VI. BALMORAL PARK TO BECOME A HORSESHOES IN THE SUN (HITS) FACILITY. Plans are to hold 13 events there this coming Summer, and several of the buildings are being renovated. Balmoral Woods Golf Course was also purchased by HITS as an additional recreational amenity for its members but the course will remain public. The latest information on this facility will be also be shared with the Commission.

VII. OLTHOF HOMES BUYS OUT NANTUCKET COVE, DRAPEC PURCHASES PRESERVE AT CARDINAL CREEK SUBDIVISION. As a results of these acquisitions, new home construction in 2016 was 12 units and in 2017 we anticipate perhaps as many as 24 additional units. This, combined with a decline in existing housing inventory, has led to more interest in local home building. We still have close to 700 vacant improved lots so it will still be several years before we see new subdivisions, but the outlook is brighter now since 2007.

VIII. CONSIDER AMENDING THE COMPREHENSIVE LAND USE PLAN FOR THE VILLAGE OF BEECHER. Our last update, provided under separate cover, was completed in 2005. Although the plan map itself appears to be realistic, the text of the plan is quite outdated. We should at least consider re-writing the text. However, another option may be to write a technical assistance grant application through the LTA program at CMAP. This would be an 80/20 project for a complete re-write of the plan and staff would propose several alternative plans. One with an Illiana Expressway and one without. Both plans would include the airport and the Crete Intermodal. We will discuss which route the Commission would prefer to go at the meeting. Please review the current land use plan we follow today.

IX. NEW BUSINESS

X.. ADJOURNMENT - NEXT MEETING SCHEDULED FOR  
THURSDAY, MARCH 23<sup>RD</sup> AT 7:00 P.M.