

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

***Thursday, February 23, 2017 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, Hearn, Machtemes, Schuitema, Serviss and Tatgenhorst.

Members absent: None.

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

Guests: Mike Badali, Ron Kuhlman, Frank Basile, Gayle Ahrendt and Marcy Meyer.

CONSIDER APPROVAL OF THE MINUTES OF THE SEPTEMBER 29, 2016 MEETING.

Commissioner Schuitema made a motion to approve the minutes of the September 29, 2016 PZC meeting as written. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Bouchard, Hearn, Machtemes, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

WORKSHOP: CONSIDER A SPECIAL USE FOR A PERMANENT OFF-PREMISE ADVERTISING SIGN AT 548 DIXIE HIGHWAY (BAHLMAN'S). Petitioner Mike Badali, owner of Sophia's Café, wishes to install a permanent two-sided 3' x 4' off-premise sign at a height of 4' at the southwest corner of Dixie Highway and Penfield Street. Application information was provided in the packet for review.

Mike Badali, petitioner, was present. Administrator Barber explained the special use, and asked Mr. Badali to obtain in writing the property owner's permission for installation of the sign. A report will be obtained from Chief Weissgerber regarding any possible visibility issues.

Commissioner Machtemes made a motion to hold a public hearing on Thursday, March 23, 2017 at 7:00 p.m. to consider a special use for a permanent off-premise advertising sign for Sophia's Café to be located at 548 Dixie Highway. Commissioner Schuitema seconded the motion.

AYES: Commissioners Bouchard, Hearn, Machtemes, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

The PZC will need to develop findings of fact prior to the recommendation to the Village Board 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.

WORKSHOP: CONSIDER A MOTION TO CONDUCT A PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE ZONING ORDINANCE PERTAINING TO SOLAR POWER GENERATING SYSTEMS. A copy of the ordinance was provided in the packet for review that 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.

Village Planner Pete Iosue of Teska Associates provided some examples of solar panel ordinances in other communities. Much discussion followed.

The PZC discussed roof-mounted systems, geothermal energy systems, and ground-mounted systems. Some Commissioners agreed that ground-mounted systems would be a nuisance for vandalism, and not be attractive.

Administrator Barber recommended to make solar energy systems allowed by Special Use only, in Ag and I-1 Districts only. An Ordinance will be drafted, and be available for review prior to public hearing.

CSX CRETE INTERMODAL UPDATE. Commissioner Schuitema provided a recap of Robin Kelly's February 22nd speech at Bult Field. The latest information was presented to the Commission in addition to what Staff perceives to be the large issues that will have to be mitigated in future planning.

Administrator Barber stated that in response to the large projects proposed near Beecher, the Village may have to consider incentives to attract industrial projects.

The Commission discussed Beecher's boundary agreement to the north.

CONSIDER AMENDING THE COMPREHENSIVE LAND USE PLAN FOR THE VILLAGE OF BEECHER. A copy of the 2005 Comprehensive Land Use Plan was provided for review. The plan map itself appears to be realistic, the text of the plan is quite outdated. The Village needs to 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 plan could take into consideration the Illiana Expressway and one would not. Both plans would include the airport and the Crete Intermodal.

Administrator Barber explained the need to consider amending the Comprehensive Land Use Plan. Commissioner Schuitema expressed concerns about using the CMAP grant, and if there's a hidden agenda attached. CMAP has minimum requirements they would want us to meet. The PZC discussed having Teska Associates update the current plan. The map for the Land Use Plan is the most important part. There would be much more public involvement with the CMAP grant process. Commissioner Tatgenhorst made a motion to apply for the LTA grant through CMAP to amend our Comprehensive Land Use Plan. Commissioner Machtemes seconded the motion.

AYES: Commissioners Bouchard, Hearn, Machtemes, Schuitema, Serviss and Tatgenhorst.
NAYS: None.
Motion carried.

The Commission discussed the proposed Beecher bypass. A copy of the study was provided to the PZC for review.

BALMORAL PARK TO BECOME A HORSESHOWS IN THE SUN (HITS) FACILITY. An update was provided. 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.

OLTHOF HOMES BUYS OUT NANTUCKET COVE, DRAPEC PURCHASES THE PRESERVE AT CARDINAL CREEK SUBDIVISION. An update was provided.

Administrator Barber reported that Doug Terpstra of Fieldgate Subdivision may be present at the upcoming Village Board meeting requesting an extension of their park impact fees.

The next regularly scheduled meeting for the PZC is Thursday, March 23, 2017 at 7:00 p.m.

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

AYES: Commissioners Bouchard, Hearn, Machtemes, Schuitema, Serviss and Tatgenhorst.
NAYS: None.
Motion carried.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,



Patty Meyer
PZC Secretary