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

*Thursday, January 25, 2018 at 7:00 p.m.  
Beecher Village Hall  
625 Dixie Highway*

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE DECEMBER 21<sup>ST</sup> MEETING.

IV. CONSIDER A REQUEST FOR A LETTER OF NO OBJECTION TO WILL COUNTY FOR A PROPOSED 2MW SOLAR FARM ON 17.62 ACRES ON BOTH SIDES OF INDIANA AVENUE ALONG THE HIGH LINES BETWEEN COTTAGE GROVE AND STONEY ISLAND AVENUE. The petitioners will make a presentation on the proposed solar farm and explain all of the enclosed documents. The Village Planner will also provide comment. The petition appears to satisfy all of the requirement of our new ordinance even though this will be an unincorporated facility. The Village has right to object to the project if it chooses to do so since the special use permit request to the County is within 1.5 miles of the Village limits. It is not contiguous, however. An objection triggers a 3/4 vote of the County Board to approve instead of a simple majority. If the PZC decides to recommend not to object, it should be on the condition that the Township does not to object. By the time the Village Board meets, the Township will have made its decision. We can also ask the Township about this petition at the intergov meeting on January 29<sup>th</sup>.

V. CONTINUED DISCUSSION ON THE VILLAGE BOARD'S REFERRAL TO THE PZC OF PROPOSED AMENDMENTS TO THE ZONING ORDINANCE PERTAINING TO TGHE PARKING OF CAMPERS, TRAILERS AND BOATS IN THE VILLAGE. The proposed amendment states that boats, RV's trailers cannot be parked in any rear and side yard if the trailer or RV is over 25 feet in length and trailers must be parked on asphalt or concrete. The Village Board referred this matter to the PZC in December since it was decided that this should be a zoning matter and not a municipal code issue. At the last meeting photos of trailers and RV's in town were provided as a visual reference as to some of the issues we are having, and code enforcement was instructed to enforce the current zoning code over the Winter to eliminate those violations which currently exist. Pete Iouse, Village Planner, Teska was then instructed to provide some examples of how this matter is addressed in other communities in Illinois and lead a discussion as the options available. This is what we will do at the meeting before drafting or revising language for an amendment to the zoning code. Please see the enclosed material provided by Teska.

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

VI. COMPREHENSIVE PLAN UPDATE. The draft RFP for the plan is enclosed for our review and is currently being approved by the CMAP Board. Once this occurs the RFP process will begin. We are still looking at starting this project sometime this Summer now.

VII. REMINDER: INTERGOVERNMENTAL MEETING ON MONDAY, JANUARY 29<sup>TH</sup> AT 7:00 P.M. AT THE TOWNSHIP CENTER TO DISCUSS T.I.F. DISTRICTS. All of you are encouraged to attend this important meeting.

VIII. NEW BUSINESS

IX. ADJOURNMENT - NEXT MEETING SCHEDULED FOR THURSDAY, FEBRUARY 22<sup>ND</sup> AT 7:00 P.M.