

**MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION**  
**(THE PZC)**  
**Thursday, August 29, 2019 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 Basile, Bouchard, Hearn, Heim, Schuitema, Serviss and Tatgenhorst.

Staff present: Administrator Bob Barber and Pete Iosue AND Michael Hoffman of Teska Associates.

Guests: Ricardo Lopez from CMAP, Jeff and Kim Paris, Frank Basile, Stacey Mazurek.

CONSIDER APPROVAL OF THE MINUTES OF THE APRIL 18, 2019 MEETING.  
Commissioner Heim made a motion to approve the minutes of the April 18, 2019 PZC meeting as written. Commissioner Schuitema seconded the motion.

AYES: 6

NAYS: 0

Motion carried.

WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON THURSDAY, SEPTEMBER 26, 2019 ON THE PROPOSED COMPREHENSIVE PLAN. Mike Hoffman and Pete Iosue made a full presentation on each of the nine chapters of the plan. The Commission deliberated on some outstanding issues and agreed to provide an Alternate #1 Corning Avenue alignment and an Alternate #2 County line alignment for the Beecher bypass. There were also several minor changes made to the text of the plan as requested by the Commissioners. For a public hearing to be held on September 26<sup>th</sup>, all agreed that each Commissioner would be emailed a copy of the next draft and that it be posted on the Village's website on or before Monday, September 16<sup>th</sup>.

CONSIDER A MOTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED COMPREHENSIVE PLAN ON THURSDAY, SEPTEMBER 26, 2019 AT 7:00 PM.  
Commissioner Schuitema made a motion to hold a public hearing on the proposed Comprehensive Plan on Thursday, September 26, 2019 at 7:00 p.m., at the Village Hall, 625 Dixie Highway. Commissioner Hearn seconded the motion.

AYES:6

NAYS:0

Motion carried.

WORKSHOP: CONSIDER AN AMENDMENT TO BEECHER ZONING ORDINANCE PERTAINING TO THE SALE, DISTRIBUTION, TRANSPORTATION AND CULTIVATION OF RECREATIONAL CANNABIS. Staff explained that “the Village Board has referred the issue of recreational cannabis to the PZC to come up with the proper way to zone and regulate such establishments if one is proposed for Beecher. Municipalities have been given until January 1, 2020 to either prohibit, regulate or ignore the sale of cannabis. To ignore the issue means the community is unregulated pertaining to sales. The Village cannot prohibit the possession or use of cannabis; this is a right granted under state law. The only regulation it can enforce is the sale of the product; similar to liquor laws. A draft zoning ordinance amendment first drafted by the Illinois Municipal League and then tweaked by the Village Attorney to fit the current zoning ordinance was referred to the PZC by the Village Board.”

Some Commissioners questioned why this was a zoning matter and could be treated as a business ordinance. Commissioner Basile asked why the Village appeared to be rushing to a decision when the statute states that municipalities have until January 1, 2021 to opt out. Staff will get a legal opinion on whether the deadline date is correct.

Several handouts were provided to the commissioners from the Illinois Municipal League and residents providing more information on the issue. One of the concerns discussed by the Commission was the “Social Equity” clause of the statute which promoted the sale of licenses to previously convicted criminals having their records expunged.

After much discussion, the Commission agreed to continue the workshop to the September 26<sup>th</sup> meeting.

NEW BUSINESS. Administrator Barber provided updates on Dutch American expansion, Penfield Street reconstruction, the Goodenow bridge and Dixie Highway resurfacing.

The next regularly scheduled meeting for the PZC is Thursday, September 26, 2019 at 7:00 p.m.

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

AYES:6

NAYS:0

Motion carried.

Meeting adjourned at 9:22 p.m.

Respectfully submitted,



Robert O. Barber  
Secretary Pro-Tem