

**Village of Beecher**

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

*Thursday, October 26, 2023 at 7:00 p.m.*

*Beecher Village Hall*

*625 Dixie Highway*

*Beecher, Illinois*

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE SEPTEMBER 28<sup>TH</sup> MEETING.

IV. PUBLIC HEARING: CONSIDER A SPECIAL USE PERMIT FOR A TOBACCO STORE AT 997 DIXIE HIGHWAY: GODFATHERS CIGARS AND TOBACCO (MOHANNAD NASSAR, MONEE) A motion is needed to open and close the public hearing.

The applicant will be present to explain his business plan and answer any questions that may arise during the hearing. New material was provided pertaining to the type of lighting proposed for the windows. Please see the enclosed submittals.

V. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD FOR A SPECIAL USE PERMIT FOR A TOBACCO STORE AT 997 DIXIE HIGHWAY. At the workshop, the following conditions were discussed:

1. Minimum of 50% tobacco products to be sold in the business
2. Minimum of 50% exposed glass on exterior windows for law enforcement
3. No flashing string or rope lights
4. Must provide video security and access to the video system to be provided upon request by law enforcement
5. No one under the age of 21 permitted unless accompanied by an adult.

These conditions can be amended or eliminated or additional conditions placed on the special use depending on the results of the hearing.

VI. WORKSHOP: CONSIDER A MOTION TO HOLD A PUBLIC HEARING ON A SPECIAL USE PERMIT IN AN AGRICULTURAL DISTRICT FOR A CANNABIS CRAFT GROWING FACILITY AT 744 W. CHURCH ROAD (LLAMAS AND WHITE-WILSON). This special use was discussed back in 2020 but the was placed on hold until the State issued a license for this specific facility. The business has obtained the appropriate state licenses and now wishes to apply for the special use. All of the conditions of the Village's cannabis special use ordinance have been satisfied including the location of the proposed facility. The petitioner will make a presentation and answer any questions. Please see the enclosed application package. We also need to decide when to hold this public hearing since the next meeting date

is Thanksgiving. We can choose either November 16<sup>th</sup> or the 30<sup>th</sup>.

VII. WORKSHOP: CONTINUED WORK ON DRAFT ZONING ORDINANCE.

The steering committee has completed five chapters of the new ordinance and Pete Iouse will be providing a summary of the edits and changes from the current code. However, what we have been working on is trying to codify our current procedures and protocols. A review sheet will be provided at the meeting.

VIII. NEW BUSINESS

IX. ADJOURNMENT - NEXT MEETING SCHEDULED FOR \_\_\_\_\_