
Village of Beecher

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MEETING OF THE BEECHER PLANNING AND ZONING COMMISSION**(THE PZC)*****Thursday, November 16, 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 OCTOBER 26TH MEETING.**

IV. PUBLIC HEARING: REQUEST FOR A SPECIAL USE PERMIT IN A LIMITED INDUSTRIAL (I-1) DISTRICT FOR A CANNABIS CRAFT GROWING FACILITY AT 744 W. CHURCH ROAD (LLAMAS AND WHITE-WILSON). A motion is needed to open and close the public hearing. 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. The original application stated that the property was zoned AG-1 but in fact the land was zoned industrial when it was annexed. Since a cannabis facility is a special use in all zoning districts this does not change the process except the finding of fact has to have the correct zoning.

V. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD FOR A SPECIAL USE PERMIT FOR A CANNABIS CRAFT GROWING FACILITY AT 744 W. CHURCH ROAD (LLAMAS AND WHITE-WILSON). If the special use permit is granted there three conditions to consider from the workshop:

1. A site plan using a plat of survey showing property lines, setbacks and location of structures need to be submitted along with the building permit.
2. A drainage plan must be submitted for review by the Village engineer. Detention facilities are indicated on the site plan.
3. The layout must provide adequate turning radius for fire equipment and the road be sufficiently wide and solid for fire equipment.

VI. UPDATE ON CONTINUED WORK ON DRAFT ZONING ORDINANCE.

A steering committee meeting is scheduled for the same afternoon as the PVS meeting and Pete will provide everyone with an update as to where we are with the ordinance.

VIII. NEW BUSINESS

IX. ADJOURNMENT - NEXT MEETING SCHEDULED FOR THURSDAY, JANUARY 25TH
AT 7PM.