

MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)
Thursday, August 22, 2024 at 7:00 p.m.
Beecher Village Hall
625 Dixie Highway

At 7:01 p.m., Chairman George Schuitema called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Eich, Gardner, Heim, Schuitema and Serviss.
Member absent: Commissioner Hearn (arrived at 7:08 p.m.).

Staff present: Secretary Patty Meyer, Administrator Charity Mitchell and Pete Iosue of Teska Associates.

Guests: Village President Marcy Meyer and Trustee Erik Gardner.

CONSIDER APPROVAL OF THE MINUTES OF THE JULY 25, 2024 MEETING. Commissioner Heim made a motion to approve the minutes of the July 25, 2024 PZC meeting as written. Commissioner Eich seconded the motion.

AYES: Commissioners Eich, Gardner, Heim, Schuitema and Serviss.

NAYS: None.

ABSENT: Commissioner Hearn.

Motion carried.

RECOGNITION OF THE PUBLIC. None.

CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD REGARDING A SPECIAL USE PERMIT APPLICATION TO PERMIT THE CONSTRUCTION OF A COMMUNITY SOLAR GARDEN/COMMERCIAL FACILITY LOCATED ON SOUTH PARK ROAD. THE PROJECT SIZE IS APPROXIMATELY 35.8 ACRES. Wild Cat Solar 4, LLC (New Energy Equity) has submitted a special use permit application to the Will County Land Use Department. Since the project is within 1.5 miles of Beecher Village limits, the Village Board can submit a letter of objection or non-objection to be considered by the County Board.

Administrator Mitchell provided a copy of Washington Township's letter of objection to Will County regarding the proposed solar garden/commercial facility located on South Park Road.

Petitioner for the project was not present. Pete Iosue suggested that a Village representative could attend Will County's meeting when this project is discussed and express concerns.

Commissioner Gardner expressed concern of the multiple unsightly poles along the roads for the solar projects, because the contractor doesn't want to pay to bury the wires. He expressed concerns of how the farmland would be restored once the life span of a solar project is over.

Commissioner Hearn arrived at 7:08 p.m.

Commissioner Heim expressed concerns about where the lines for this current proposed project would run. He does not support the proposed project.

Commissioner Eich expressed concerns that future homes in Nantucket Cove could be located very close to the proposed project.

Administrator Mitchell reported that the public hearing for this project has not yet been scheduled at Will County.

Commissioner Heim made a motion authorizing Staff to provide a letter of objection to the project. There is no benefit to the Village. Commissioner Gardner seconded the motion.

AYES: Commissioners Eich, Gardner, Hearn, Heim, Schuitema and Serviss.

NAYS: None.

Motion carried.

REVIEW AND DISCUSS DRAFT OF AMENDED ZONING ORDINANCE.

Pete Iosue is looking for feedback on the provided draft. PZC members were asked to have their comments marked on their draft ordinance for the September 26th meeting, and discussion will occur at that meeting.

Pete Iosue mentioned that he spoke with Administrator Mitchell about lot coverage, accessory uses and other commonly asked questions regarding Building Department matters. Simple and easily understood handouts for residents would be helpful.

OLD BUSINESS- None.

NEW BUSINESS.

Commissioner Schuitema asked President Meyer if there was any update on filling the Commissioner vacancy. She stated that position should be filled by next meeting.

Updates were provided on the new Police Department, Domino's, the craft grow facility on Church Road, the restaurant proposed for former gun shop, Elsie's Place, new ownership at The Gould Vault and the burnout event to be held on August 24th.

Questions were asked about the status of the vacant building on Gould Street. There was nothing new to report.

The next regularly scheduled meeting for the PZC is Thursday, September 26, 2024 at 7:00 p.m.

ADJOURNMENT. Commissioner Serviss made a motion to adjourn the meeting. Commissioner Eich seconded the motion.

AYES: Commissioners Eich, Gardner, Hearn, Heim, Schuitema and Serviss.

NAYS: None.

Motion carried.

Meeting adjourned at 7:32 p.m.

Respectfully submitted,

Patty Meyer
Secretary