



## VILLAGE OF BEECHER

INCORPORATED 1883

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ROBERT O. BARBER

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

*Wednesday, August 1, 2012 at 7:00 p.m.*

*Washington Township Center  
30200 Town Center Road*

#### I. PLEDGE TO THE FLAG

#### II. ROLL CALL

#### III. CONSIDER APPROVAL OF THE MINUTES OF THE May 31<sup>st</sup>, 2012 MEETING.

IV. PUBLIC HEARING: CONSIDER AMENDMENTS TO THE BEECHER ZONING ORDINANCE PERTAINING TO SPECIAL USE PERMITS FOR DIGITAL DISPLAY (LED) SIGNS AND OFF-PREMISE TEMPORARY RETAIL SIGNS. A motion is needed to open and close the public hearing. We will address digital signs first. Attached is the hearing notice outlining the proposed changes, a draft copy of the proposed ordinance, and previous memos pertaining to this subject. At the last workshop, we developed some general standards or conditions to be used in evaluating special use permits and Don will walk us through these criteria. We will then take comments and questions from the public. The changes to the ordinance pertaining to digital displays are as follows:

1. Changeable letter signs, readerboard signs, and digital signs which display time, temperature or gasoline prices in static form are to be considered permitted signs.
2. Remove conflicting language pertaining to flashing signs to state that rotating beacons, strobes, or repetitive flashing cannot be used.
3. No animated sign or digital sign outside of a building to be located in the B-1H old downtown business district.
4. Only one digital sign per zoning lot.
5. No digital sign upgrade to an existing legal non-conforming sign or pole sign. Digital signs shall be monument type.
6. Photometric evidence of that the sign will not adversely impact residential areas.
7. Programable dimming for daytime and nighttime use.

8. Messaging shall conform with Section 11 of the Zoning Ordinance.

These changes will not affect any prior special use permit granted by the Village.

After the digital sign ordinance amendments are completely vetted, we will then discuss in public hearing the proposed amendments pertaining to off-premise temporary signs. The changes to the ordinance pertaining to off-premise temporary directional signage include one such sign per the life of a business located in an approved zoning district for such a business within the Village limits for a period not to exceed sixty (60) continuous days. The property owner's permission must also be obtained prior to the installation of a temporary sign. This ordinance will affect any existing off premise sign located in the Village. The Village's code enforcement officer will note when the sign is installed and begin the 60 day clock. Once the 60 day period is up, the business owner will be notified to remove the sign. If the sign is not removed within a few days, the Village will then remove the sign.

V. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD AMENDING THE ZONING CODE TO INCLUDE GENERAL STANDARDS FOR SPECIAL USE PERMITS FOR DIGITAL DISPLAY SIGNS. Please see the enclosed draft ordinance.

VI. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD AMENDING THE ZONING CODE PERTAINING TO THE INSTALLATION OF OFF-PREMISE RETAIL TRADE SIGNS. Please see the enclosed draft ordinance.

VII. LAND USE PLAN UPDATE. We have not heard back yet on our IKE Grant application for a full \$70,000 comprehensive land use plan amendment other than they have been swamped with applications and need until mid August to make a decision. However, if we do not obtain this grant we can ask the Village Board for a much smaller sum to complete an amended land use plan map once we know where the Illiana Corridor and the exact airport footprints are going to be. An update will be provided at the meeting.

VIII. PROPOSED SCHEDULE FOR FUTURE PZC MEETINGS. The Chairman would prefer to continue to use the fourth Thursday of each month for PZC meetings. As a rule, the fourth Thursday of each month does work. We have already met in August so our next regularly-scheduled meeting will be held on Thursday, September 27<sup>th</sup> at 7:15 p.m.

VIII. NEW BUSINESS

IX. ADJOURNMENT