



VILLAGE OF BEECHER

INCORPORATED 1883

724 Penfield Street

P.O. Box 1154

Beecher, Illinois 60401

Phone (708) 946-2261

Fax (708) 946-3764

www.villageofbeecher.org

PRESIDENT
PAUL LOHMANN

CLERK
JANETT CONNER

TRUSTEES
SCOTT WEHLING
RONALD KUHLMAN
GAYLE AHRENDT
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ADMINISTRATOR
ROBERT O. BARBER

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

Thursday, September 27th at 7:15 p.m. 2012

Washington Township Center

30200 Town Center Road

NOTE: MEMBERS OF THE BEECHER VILLAGE BOARD WILL BE COMING TO THE MEETING TO DISCUSS THE OFF PREMISE SIGN AND DIGITAL ORDINANCE WITH THE PZC

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE August 1, 2012 MEETING.

IV. CONSIDER HOLDING A PUBLIC HEARING ON A REQUEST FOR A VARIANCE TO PERMIT A SIX FOOT SOLID FENCE IN THE REAR YARD IN LIEU OF A MAXIMUM HEIGHT OF FIVE FEET AS REQUIRED BY THE ZONING ORDINANCE: 1655

FOXHOUND (DURANTE). The petitioner, who appeared before the Village and was referred to the PZC but has yet to submit a formal application, may appear before the PZC Thursday night requesting a public hearing for a variance to allow a six foot solid fence in lieu of a five foot fence in his rear yard due to a grade change which occurs in the rear yards. If the petitioner provides additional information, it will be provided at the meeting. He was asked to provide a letter of support for the variance signed by his neighbors, a plat of survey showing the location of the pool and the solid fence, a design or photo of the proposed fencing material, an approval letter from Phillippe as the HOA ARC (Homeowners Association Architectural Review Committee), a statement of the hardships being experienced, and photos of the back yard referencing the grade change. This information would be needed for the PZC to hold an effective workshop session on the matter. If a hearing is approved it would be scheduled for Thursday, October 25th.

V. CONSIDER AMENDMENTS TO THE BEECHER ZONING ORDINANCE PERTAINING TO SPECIAL USE PERMITS FOR DIGITAL DISPLAY (LED) SIGNS. At the last PZC meeting, hearings were held on this issue. The PZC recommended by a vote of 4-1 the enclosed ordinance pertaining to LED signs. Discussion centered mostly on whether legal non-conforming signs could be upgraded to digital signs. Would the Village not allow a pole sign to be upgraded? The PZC said no by a vote of 4-1, but the Village Board, without taking a vote, was not sure and wanted to seek more input from the PZC. This concern was based on the fact that De Jung's was issued a special use permit for an upgrade to a non-conforming sign. The changes to the ordinance pertaining to digital displays as recommended by the PZC 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.

VI. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD AMENDING THE ZONING CODE PERTAINING TO THE INSTALLATION OF OFF-PREMISE RETAIL TRADE SIGNS. The PZC tabled this matter at the last meeting but the Village Board wishes to amend the ordinance in some way since the current ordinance outright prohibits off-premise signs which requires the Village Hall to use administrative discretion in its enforcement. The Village Board would like to have some clear language on how off-premise signs should be treated. The PZC approved for public hearing a 60 day limit for the life of the business but testimony provided at the hearing from Ernie Bleicher stating that hardships were being imposed on local businesses caused a tabling of the matter. Please read the minutes of the hearing prior to this discussion. There were also other signs brought to the attention of the Village that were "illegal" and should be enforced to the letter of the law if the current off-premise sign ordinance is enforced, according to testimony.

Several members of the PZC attended the last Village Board meeting and proposed a compromise solution of either a designated area for off premise signage or the Village sponsoring a directional sign for the old downtown area. It was agreed that this would also be discussed at the PZC meeting. Ernie Bleicher will also be invited to attend this workshop.

VII. LAND USE PLAN UPDATE. We have learned that we have not obtained a grant from FEMA Hurricane IKE funds to conduct a \$75,000 comprehensive land plan update. Instead, the Village Board has budgeted \$7,500 to update the land use map based on a proposal from Don Thomas. This work should not begin however until the State officially designates a route for the

Illiana Expressway, which should occur right after the holidays. We will then begin the land plan update process.

VIII. DISCUSSION ON A RESOLUTION APPROVING THE B3 ROUTE AS THE RECOMMENDED CORRIDOR FOR THE ILLIANA EXPRESSWAY. The Village Board drafted and approved the enclosed resolution and wants to make the PZC aware of its position on the matter.

IX. NEW BUSINESS

X. ADJOURNMENT