



VILLAGE OF BEECHER

INCORPORATED 1883

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ROBERT O. BARBER

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

*Thursday, November 29th at 7:15 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 OCTOBER 25, 2012 MEETING.

IV. PUBLIC HEARING: CONSIDER A REQUEST FOR A VARIANCE FOR A FENCE IN THE FRONT YARD AT 281 ORCHARD LANE (PIEPHO). A motion is needed to open and close the public hearing. Due notice has been published. This resident constructed a monument wall along the front property line of a corner lot which they believed was their backyard. No permit was obtained for this wall but since it appeared to part of the landscaping no action was taken. The resident then approached the Village about constructing a wrought-iron fence inside this monument wall which now makes this structure in need of a variance. This fence does not provide any type of security and is purely for appearance. The resident also acquired the lot located behind the residence so that obstruction of view of the street is not a concern from this vacant lot. Staff has no objections to the request. The only remaining issues are: 1.) does the resident intend to extend the front yard fence further to the north along the frontage of the vacant lot being purchased; and 2.), should the resident be required to extend the public sidewalk across the frontage of the vacant lot if the lot is never going to be built upon.

V. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: REQUEST FOR A VARIANCE FOR A FENCE IN THE FRONT YARD AT 281 ORCHARD LANE (PIEPHO). Any recommendation should be with the conditions that the fence not be extended any further without an additional variance being granted and that the public sidewalk along the adjacent vacant lot be installed within two years of the date of the variance being granted.

VI. PUBLIC HEARING: CONSIDER AMENDMENTS TO THE BEECHER ZONING ORDINANCE PERTAINING TO SPECIAL USE PERMITS FOR DIGITAL DISPLAY (LED) SIGNS. A motion is needed to open and close the public hearing. Due notice has been published. At the last meeting, the PZC discussed several new criteria to be considered when a special use permit for an LED sign is being reviewed. The enclosed ordinance as drafted by the Village Attorney removes the prohibition of non-conforming signs being eligible for a special use permit, and establishes several new criteria as was discussed at the last meeting and contained in the enclosed memo to the Village Attorney. The one item discussed at the meeting

was the inclusion of aesthetics as a criteria for considering all development, but the attorney had concerns about the inclusion of such language since the ambiguity could lead to legal challenges to PZC and Village Board decisions. Other than this one case all of the items discussed are included in the proposed ordinance.

VII. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON AN AMENDMENT TO THE BEECHER ZONING ORDINANCE PERTAINING TO SPECIAL USE PERMITS FOR DIGITAL DISPLAY (LED) SIGNS. After the public hearing the PZC can amend the proposed draft ordinance or make a recommendation on the draft as proposed.

VIII. ILLIANA EXPRESSWAY/LAND USE PLAN UPDATE. The Village Board did discuss new locations for a proposed wastewater treatment plant facility and this will be discussed at the meeting. Also, any new news will be provided.

IX. SOUTH SUBURBAN AIRPORT UPDATE. The Villages surrounding the airport have been formulating a policy response to proposed legislation creating an airport authority. Two bills, SB 2651 and SB 2652 are supposed to be introduced during the veto session and the Villages were told to provide comments. The "iron ring" villages came up with their own concept of an airport authority and recommended several changes to the proposed legislation which is enclosed for your review. This for information and discussion only and no action is required.

X. NEW BUSINESS

XI. ADJOURNMENT