

**MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION  
(THE PZC)**

***Thursday, March 31, 2016 at 7:00 p.m.  
Washington Township Center  
30200 Town Center Road***

At 7:00 p.m., Chairman Phil Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Bouchard, Hearn, Schuitema, Serviss and Tatgenhorst.

Members absent: Commissioners Lohmann and Machtemes.

Staff present: Administrator Robert Barber, Pete Iosue of Teska Associates and Attorney Tim Kuiper.

Guests: Bill Nurmi, Ron Kuhlman, Chris Szymanski, Joe Skold, Shirley Biery, Jill Grosso, Pat Gordon, Jack Daley and Gayle Ahrendt.

CONSIDER APPROVAL OF THE MINUTES OF THE FEBRUARY 25, 2016 MEETING.  
Commissioner Bouchard made a motion to approve the minutes of the February 25, 2016 PZC meeting. Commissioner Schuitema seconded the motion.

AYES: Commissioners Bouchard, Hearn, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

PUBLIC HEARING: CONSIDER A SPECIAL USE FOR AN L.E.D. SIGN FOR THE BEECHER LIBRARY DISTRICT, 660 PENFIELD STREET.

Commissioner Schuitema made a motion to open the Public Hearing at 7:02 p.m. Commissioner Bouchard seconded the motion.

AYES: Commissioners Bouchard, Hearn, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

No testimony was provided.

Administrator Barber stated that the architectural specifications of the sign would be as provided in the packet, display would be amber (one-color), there would be four lines of text, and there would be a day/night dimmer.

After no testimony was heard, Commissioner Bouchard made a motion to close the Public Hearing at 7:03 p.m. Commissioner Hearn seconded the motion.

AYES: Commissioners Bouchard, Hearn, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Commissioner Bouchard made a motion to recommend approval by the Village Board for a special use permit for a digital sign for the Beecher Public Library, 660 Penfield Street.

Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Bouchard, Hearn, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

The Village Board will consider the special use permit at its April 11, 2016 meeting.

WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON A REQUEST TO EXPAND A SPECIAL USE PERMIT FOR A BEER GARDEN AT PIN AND TONIC, 643 DIXIE HIGHWAY, TO ACCOMMODATE SANDPIT VOLLEYBALL. The owner of the premises, Jack Daley, wishes to have his special use expanded to include one volleyball sandpit of 50' x 60'. Sandpit volleyball is an alternative to bowling during the Summer months. The existing fencing would be expanded to the east by another 50' to include the pit. If the expanded special use is approved, the following conditions will apply:

1. All of the conditions placed on the original special use permit shall remain in effect.
2. The volleyball pit shall only be used from 8:00 a.m. to 11:00 p.m. The pit must be closed by 11:00 p.m.
3. The Police Department will monitor the noise levels outside the property and advise owner if noise is an issue so that it can be addressed immediately.

Petitioner, Jack Daley, was present to answer questions.

Commissioner Tatgenhorst asked if lighting would be the same type as that in the beer garden. Mr. Daley confirmed that it would be, and not on past 10 p.m.

Commissioner Schuitema asked if it would have the same hours as the beer garden, and asked if it would be used for additional seating. Mr. Daley stated it would have the same hours, and would not be used for additional seating.

Mr. Daley stated that if a volleyball league had players under age 21, alcohol would not be allowed in the volleyball area.

When constructed, the volleyball pit would have underground drainage. The cost of the project is \$25,000, plus an additional \$7,000 for the fencing.

There would be no cold weather usage for the volleyball area.

Administrator Barber asked if there would be a “shower off” area. Mr. Daley is looking into it, to keep sand from entering the building.

Commissioner Bouchard asked and Mr. Daley confirmed that foul language will not be tolerated.

Commissioner Schuitema made a motion to hold a public hearing on April 28, 2016 to consider a request to expand a special use permit for a beer garden at Pin and Tonic, 643 Dixie Highway, to accommodate sandlot volleyball. Commissioner Tatgenhorst seconded the motion.

AYES: Commissioners Bouchard, Hearn, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

**WORKSHOP: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT TO INSTALL SOLAR PANELS AS THE PRIMARY USE ON A VACANT LOT IN AN INDUSTRIAL DISTRICT: LOT #8 OF TRIM CREEK INDUSTRIAL PARK FOR DUTCH AMERICAN FOODS, 1362 DUTCH AMERICAN WAY.**

The petitioner, Art Van Baren, was not present.

Commissioner Schuitema made a motion to table the workshop to consider a request for a special use permit to install solar panels as the primary use on a vacant lot in an industrial district.

Commissioner Bouchard seconded the motion.

AYES: Commissioners Bouchard, Hearn, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

**CONTINUED WORKSHOP: CONSIDER AMENDMENTS TO THE TEMPORARY SIGN ORDINANCE TO BRING IT INTO CONFORMANCE WITH RECENT SUPREME COURT DECISION.** The latest draft of the proposed changes to the temporary sign ordinance was provided in the packet for review. This draft has been shared with and presented to the Beecher Chamber of Commerce for comment and local businesses have been invited to this meeting.

Attorney Kuiper read aloud the proposed temporary sign ordinance. The PZC has agreed to allow up to 18 square feet of “daily” temporary signage per business (signs must can up in the morning but must be removed within 12 hours) and an additional 2 square feet per linear foot of building frontage for temporary signage (up to 300 square feet per zoning lot) which may remain in place overnight. So, for example, a 30'x30' commercial building on a corner lot would be permitted to have 120 square feet of temporary overnight signage ( $30' + 30' = 60' \times 2 = 120$  square feet) and 18 square feet of daytime signage. Prior special use permittees, which include K’s Shell, K’s Phillip 66, Casey’s, and Beecher Hardware buildings are grandfathered in due to the prior special use being permitted and recorded. Special event signage could also be approved by the Village Administrator for up to 120 continuous days and no more than 2 times per year. The PZC believed that this was the most fair compromise to bring the Village into compliance with the

new Supreme Court decision (Reed vs. Gilberts) while being reasonable with advertising promotions in the commercial districts.

Pat Gordon of First Consolidated Insurance Center asked if the two 45-day periods for signs for residential and agricultural districts would be consecutive. Consecutive 45-day periods would not be allowed. Mr. Gordon questioned that signage was not allowed in the parkways. Attorney Kuiper stated that the matter is addressed in the proposed ordinance. Mr. Gordon suggested wording be clarified regarding special events, that signage is to be removed within three days after the event has occurred. Attorney Kuiper will make that clarification.

Bill Nurmi of Circle K Phillip's 66 asked questions about various signage at his store. Pole signs, signs by ice box, pump topper signs, etc. are all covered under the special use already in place.

Administrator Barber stated that McDonald's festoons would not be allowed overnight in the parkway. Mr. Nurmi will address this matter with the owner of McDonalds, and that they are only allowed for daily 12-hour periods.

Attorney Kuiper stated that Mr. Nurmi could request an amendment to current special use.

Chris Szymanski of Midland States Bank questioned the banner on the side of her building. Based on the amount of frontage her building has her current sized banner will be fine.

Gayle Ahrendt asked if the signage out for 12 hours daily could be when they are opened or closed. It does not matter, 12 hours during a 24-hour period is allowed.

Pete Iosue confirmed that if a business having two frontages was allowed 400 square feet of signage, they could put all of their allowed signage on one side of the building.

Discussions followed regarding campaign signs on vacant commercial lots. Up to 18 square feet of signage is allowed per commercial vacant zoning lot.

Gayle Ahrendt asked questions about enforcement and if signs will be marked when they are put up.

Administrator Barber stated that in regards to removal of signage in violation, the Village would have to follow due process, not being able to just go and remove signage on private property. Code Enforcement can remove signage on Village parkways.

Administrator Barber asked the PZC about possibly allowing a-frame signs in the historic downtown area. Some discussion followed.

Attorney Kuiper will amend his proposed ordinance to reflect current language on off-premise

signs. Signage would be allowed for one 60-day period per year. The Village is working on an off-premise sign directing people to the historic downtown businesses.

The PZC discussed allowing temporary signs in the historic downtown perhaps where signage doesn't impede pedestrian traffic.

Commissioner Schuitema made a motion to set a public hearing on the sign ordinance amendment for April 28, 2016. Commissioner Bouchard seconded the motion.

AYES: Commissioners Bouchard, Hearn, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Attorney Kuiper asked the PZC to consider if there would be any restrictions on solar panel requests, such as visibility from neighboring buildings. Some discussion followed as to only being allowed on flat roofs, or specifying height restrictions of the panels.

NEW BUSINESS. Administrator Barber explained the proposed railway south of the Will-Kankakee County line, and encouraged PZC members to attend any of the informational meetings.

Commissioner Serviss asked about the sewer request to Bernard Welding. There are no new developments as affected property owners are not granting permission to go through their property.

Commissioner Serviss asked if the recent .5% tax increase referendum had passed. Administrator Barber stated that it had passed.

ADJOURNMENT. The next PZC meeting is scheduled for Thursday, April 28, 2016. Commissioner Tatgenhorst made a motion to adjourn the meeting. Commissioner Schuitema seconded the motion.

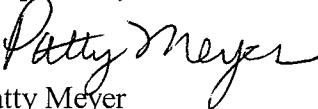
AYES: Commissioners Bouchard, Hearn, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 8:14 p.m.

Respectfully submitted,



Patty Meyer  
Secretary