

Village of Beecher
625 Dixie Highway
PO Box 1154
Beecher, Illinois 60401
Phone: 708-946-2261
Fax: 708-946-3764
www.villageofbeecher.org



President
Greg Szymanski
Clerk
Janett Conner
Administrator
Robert O. Barber

Trustees
Scott Wehling
Jonathon Kypuros
Marcy Meyer
Frank Basile
Stacy Mazurek
Todd Kraus

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

*Thursday, February 27th, 2020 at 7:00 p.m.
Washington Township Center
30200 Town Center Road*

**PLEASE NOTE THE LOCATION
OF THIS MEETING**

- I. PLEDGE TO THE FLAG
- II. ROLL CALL
- III. CONSIDER APPROVAL OF THE MINUTES OF THE JANUARY 23, 2020 MEETING

IV. PUBLIC HEARING: CONSIDER AMENDMENTS TO THE ZONING ORDINANCE PERTAINING TO FENCES. A motion is needed to open and close the public hearing. The Village Board has asked the PZC to consider whether or not to allow privacy fences in rear and side yards not exceeding six feet in height. Currently, fences cannot be taller than five feet and must be 50% open at right angles (one inch of open space for each 2 inches of board) UNLESS you have a pool in the backyard which then allows you to have a privacy fence. Fences are not permitted in the front yard setback.

The intent of the ordinance change is to allow privacy fences up to six feet in height without the need to have a pool and to do away with the \$750 application fee for a variance for a privacy fence. A variance would still be required if a resident wants a fence in the front yard setback.

Enclosed for your review is the proposed ordinance, the current Village handout on fences, the current municipal ordinance and zoning ordinance, a survey of surrounding communities taken in 2014, and a copy of the zoning ordinances of these communities. The Village Planner will also be weighing in on this issue to provide us guidance, give us trends in the industry and answer any questions that may arise during the hearing.

V. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON AN ORDINANCE AMENDING SECTION 4.30 OF THE BEECHER THE ZONING CODE PERTAINING TO FENCES IN REAR AND SIDE YARDS: PERMITTING SOLID FENCES UP TO SIX FEET IN HEIGHT. The proposed ordinance is enclosed for your review.

VI. NEW BUSINESS

VII. ADJOURNMENT - NEXT MEETING SCHEDULED FOR
THURSDAY, MARCH 26TH AT 7PM