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