

**MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION**  
**(THE PZC)**  
*Thursday, January 23, 2020 at 7:00 p.m.*  
*Beecher Village Hall*  
*625 Dixie Highway*

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

All present joined in the pledge to the flag.

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

Members absent: None.

Staff present: Administrator Robert Barber and Pete Iosue of Teska Associates.

Guests: Greg Szymanski and Stacy Mazurek.

CONSIDER APPROVAL OF THE MINUTES OF THE NOVEMBER 21, 2019 MEETING.

Commissioner Heim made a motion to approve the minutes of the November 21, 2019 PZC meeting as written. Commissioner Hearn seconded the motion.

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

NAYS: None.

ABSTAIN: Commissioner Juzeszyn.

Motion carried.

WORKSHOP: CONSIDER AMENDMENTS TO THE ZONING ORDINANCE PERTAINING TO FENCES. At the last Village Board meeting the sections of the Zoning Ordinance pertaining to fences was referred to the PZC for re-examination. The intent of the Village Board is to have the PZC 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 Ordinance change would allow privacy fences without the need to have a pool and 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.

Commissioner Bouchard was against making changes to the current fence ordinance. The PZC spent many hours working to establish the current ordinance a few years ago.

Commissioner Schuitema stated that society needs to protect our youth and consider their safety.

President Greg Szymanski stated that neighbor disputes are being more common, and perhaps there will be future complaints of smoking legalized marijuana in neighboring back yards.

Commissioner Serviss expressed his opinion that walls of solid fences are not appealing.

Commissioner Heim felt that if neighboring dogs bark when they see people outside, a solid fence would be beneficial.

Administrator Barber stated that another option for the PZC to consider is to repeal the height and design of fences in the Zoning Ordinance and request that the Village Board adopt a municipal ordinance pertaining to fence heights and privacy. Fence variances and permits then become strictly a Village Board issue, and be considered on a case by case basis. The location of fences would still be in the Zoning Ordinance.

Pete Iosue of Teska Associates provided information on trends in the industry, and was present to answer questions. He said that 6' solid fences are pretty much the standard in communities he's worked with. The primary issue is aesthetics. He did not suggest having the Village Board decide on a case by case basis, that it should be dealt with in the Zoning Ordinance.

Commissioner Schuitema stated that there are two separate issues: height of fence (5' or 6' maximum) and privacy fences.

Commissioner Serviss stated that standard fence panels are 6' high. It was the consensus of the PZC to suggest allowing 6' high fences.

The majority of Commissioners agreed to allow solid fences, with or without a pool present.

CONSIDER SETTING A DATE FOR A PUBLIC HEARING ON AN AMENDED ZONING ORDINANCE PERTAINING TO FENCES. Commissioner Heim made a motion to hold a Public Hearing on an amended Zoning Ordinance pertaining to fences on February 27, 2020, 7 p.m., at the Washington Township Center, 30200 Town Center Road. Commissioner Hearn seconded the motion.

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

NAYS: None.

Motion carried.

NEW BUSINESS. Administrator Barber reported on a recent request for adding a liquor license for a proposed business in the old Aurelio's building.

Administrator Barber stated that there are still rumblings about the South Suburban Airport, but nothing conclusive.

There is talk about turning Balmoral Race Track into a racino, now that HITS is gone.

Expansion of the Beecher Fire Station will begin in March, with completion anticipated by Thanksgiving.

Penfield Street project and Dixie Highway resurfacing is scheduled for 2021.

The Will County Governmental League is working on tracking down the Gould Street watermain grant.

The Quiet Zone is hoping to be completed by fall of 2020.

The Grant Park truck stop matter was tabled.

Area police departments are coordinating efforts in regards to the recent armed robberies and car robberies.

ADJOURNMENT. Commissioner Schuitema made a motion to adjourn the meeting.

Commissioner Hearn seconded the motion.

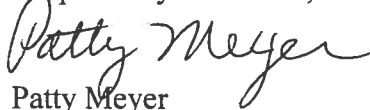
AYES: Commissioners Bouchard, Hearn, Heim, Juzeszyn, Schuitema, Serviss and Tatgenhorst.

NAYS: None.

Motion carried.

Meeting adjourned at 7:54 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Patty Meyer".

Patty Meyer  
Secretary