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

*Thursday, January 27<sup>th</sup> at 7:00 p.m.  
Beecher Village Hall  
625 Dixie Highway*

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE NOVEMBER 18, 2021 MEETING.

IV. WORKSHOP: CONSIDER AN AMENDMENT TO THE ZONING CODE PERTAINING TO FRONT YARD FENCES. Please see the enclosed memo from Pete Iouse. It is recommended that the fence ordinance be changed to allow for administrative variances by the zoning administrator with conditions and an appeal process. This shortens the time and the cost to the petitioner. It also still provides for input from adjoining property owners.

V. WORKSHOP: CONSIDER AN AMENDMENT TO THE ZONING ORDINANCE PERTAINING TO CONTRACTOR TRAILERS PARKED IN FRONT YARDS. For some reason the existing ordinance references recreational trailers only as being prohibited from parking in front yards and on the street for more than three days. The Village's code enforcement officer has been challenged when he tried to enforce the code on a contractor trailer that was parked in the driveway in front of a home for months. The resident claims that his trailer is not recreational and despite what we believe was the intent of the ordinance the wording allowed for this case to not get prosecuted. Staff believes this was not the intent of the ordinance but the wording is incorrect. This requires PZC discussion and a possible amendment to the code. Please see the enclosed memo from Pete Iouse. The code enforcement officer will also attend the meeting to present his side of the story.

There is also the issue of "three consecutive days" which we allow for the use of a trailer in a street or front setback for construction or recreational preparation activity. This "three day rule" is being challenged by those who move the trailer for one day and then park it back the next day. Again, this was not the intent of the ordinance.

VI. WORKSHOP: CONSIDER AN AMENDMENT TO THE ZONING ORDINANCE PERTAINING TO THE USE OF STORAGE CONTAINERS. This issue has also arisen in our commercial districts where storage containers are beginning to appear in parking lots for additional storage by businesses. The hardware store was the first to request a container and was granted a five year temporary use permit by the Village Board in 2014. Then last Fall one appeared behind Buddy's during a renovation of the building and this was granted a temporary

use under the building permit since they are storing appliances in the container while they renovate. However, they may also ask for a temporary use. These businesses could build a storage shed and achieve the same result but this is less expensive and even more secure. Do we want to allow these? If so, what are the rules? Temporary or permanent? How many per zoning lot? There are several businesses on one lot in many instances. Pete has also written a memo on this topic and is enclosed for your review. The Village Board has referred this matter to the PZC for review.

VII. UPDATES ON PROJECTS IN TOWN. Art Van Baren's business park preliminary and final plats are not yet ready for review so this has been deferred until the February 24<sup>th</sup> meeting. Enclosed is some literature on the impact of industrial property adjacent to residential and Pete Iouse is preparing a report on this for review next month.

VIII. NEW BUSINESS

IX. ADJOURNMENT - NEXT MEETING SCHEDULED FOR  
THURSDAY, FEBRUARY 24<sup>TH</sup> AT 7:00 P.M.