

**Village of Beecher**  
625 Dixie Highway  
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President  
Marcy Meyer  
Clerk  
Janett Conner  
Administrator  
Robert O. Barber  
Treasurer  
Donna Rooney

Trustees  
Jonathon Kypuros  
Todd Kraus  
Benjamin Juzeszyn  
Joe Tieri  
Roger Stacey  
Joseph Gianotti

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

*Thursday, March 24<sup>th</sup> at 7:00 p.m.  
Washington Township Center  
30200 Town Center road  
Beecher, Illinois*

***Please note the location of this meeting!***

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE JANUARY 27, 2022 MEETING.

IV. PUBLIC HEARING: CONSIDER AN AMENDEMTN TO THE ZONING ORDINANCE PERTAINING TO FRONT YARD FENCES ON CORNER LOTS, COMMERCIAL TRAILERS PARKING IN THE FRONT YARD OF RESIDENTIAL DISTRICTS, AND THE USE OF CARGO CONTAINERS IN COMMERCIAL DISTRICTS AND STORGAE CONTAINERS IN RESIDENTIAL DISTRICTS. A motion is needed to open and closed the public hearing. This public hearing involves three separate issues of concern and three separate ordinance amendments so we will handle each one at a time for the purposes of the hearing. We will start with the front yard fences on corner lots, then discuss the parking of commercial trailers in front yards and then the storage/cargo container issue.

V. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON AN ORDINANCE AMENDING CODE SECTION 4.30 OF THE ZONING ORDINANCE #1046 OF THE VILLAGE OF BEECHER PERTAINING TO RESIDENTIAL CORNER LOT FENCING REQUIREMENTS.

VI. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON AN ORDINANCE AMENDING SECTION 4.13 OF ZONING ORDINANCE #1046 PERTAINING TO TRAILER, CAMPING, BOATS, AND RECREATIONAL VEHICLE PARKING REQUIREMENTS.

VII. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD ON AN ORDINANCE AMENDING SECTIONS 4.24 AND 4.37 OF ZONING ORDINANCE #1046 PERTAINING TO THE LOCATION AND USE OF STORAGE CONTAINWERS AND CARGO CONTAINERS IN THE VILLAGE OF BEECHER.

VIII. CONSIDER A PRELIMINARY PLAT FOR THE ILLIANA CROSSROADS BUSINESS PARK. This preliminary plat shows the extension of Illiana Road from Church Street south to a cul-de-sac at the south end of the property. The eastern half of the project has been set aside for now and is not under any further consideration at this time. In conjunction with this preliminary plat the petitioner has filed a traffic study for review and the Village has prepared a property value impact study on residential properties in close proximity to industrial uses. All three of these items will be discussed at the meeting. The petitioner is providing a detention area along the west side of the creek which pushes the location of any industrial building to at least 300 feet from residential buildings to the east which was a major concern expressed at the public hearing. Perhaps a berm could also be installed along the west side of the creek or a solid fence along the rear of the industrial properties to provide additional buffer. The petitioner will present, followed by comments from the Village Planner and then discussion can occur. Any recognition of the public is at the discretion of the Chairman but this is not a hearing. The PZC can consider the preliminary plat subject to conditions but one condition must be that the Village Engineer approve the design engineering without any substantial changes to the plat. Please see the enclosed reports.

IX. CONSIDER A FINAL PLAT OF SUBDIVISION FOR PHASE I OF THE ILLIANA CROSSROADS BUSINESS PARK. This is the phase that will be constructed first and all of the detailed engineering has been completed. The petitioner will explain how the 10 lots will be developed. As of this printing it appears that the developer has all of these lots pre-sold. The large 4 acre lot will have a Church road address and the others an Illiana Road address. Detention will be provided to the east. Sanitary hook-up will be to the east. The Fire Department will allow a temporary dead-end water main to allow for the development of the first phase. The engineering design is enclosed. The final plat approval is contingent on the Village engineer approving the plat for recordation.

IX. WORKSHOP: CONSIDER A PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR AN ANIMATED LED SIGN AT 625 DIXIE HIGHWAY: VILLAGE OF BEECHER. The Village wishes to install a brick monument 2-sided LED reader board sign with full color and day-night settings for promoting community events and Village news. Enclosed is a rendering of the sign. It will sit 3' off the public walk on Dixie Highway and be 2' off the asphalt parking lot. It will replace the existing municipal building sign and flower box. A motion is needed to hold a public hearing on the special use request at our next meeting.

X. NEW BUSINESS – updates on what is going on in the community.

XI. ADJOURNMENT - NEXT MEETING SCHEDULED FOR  
THURSDAY, APRIL 28<sup>TH</sup> AT 7:00 P.M.

(The Administrator has an LCC Board meeting that night and will not be able to attend.)

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

***Thursday, January 27, 2022 at 7:00 p.m.  
Beecher Village Hall  
625 Dixie Highway***

At 7:08 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, Heim, Schuitema, Serviss and Weissbohn.

Members absent: Commissioner Tatgenhorst.

Staff present: Secretary Patty Meyer, Pete Iosue of Teska Associates, Code Enforcement Officer David Harrison, and Administrator Bob Barber (arrived at 8:00 p.m.).

Guest: Roger Stacey.

CONSIDER APPROVAL OF THE MINUTES OF THE NOVEMBER 18, 2021 MEETING. Commissioner Bouchard made a motion to approve the minutes of the November 18, 2021 PZC meeting as written. Commissioner Schuitema seconded the motion.

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

NAYS: None

Motion carried.

WORKSHOP: CONSIDER AN AMENDMENT TO THE ZONING CODE PERTAINING TO FRONT YARD FENCES. A memo from Village Planner Pete Iosue was provided in the packet for review.

Pete Iosue explained the reason for this workshop, and the corner lot issue with fences for properties technically having two front yards. He suggested allowing Zoning Administrator to allow for administrative variances, with conditions as needed. This would shorten the time and cost to the petitioner, yet still provide for input from adjoining property owners.

Discussion was had regarding minimum distance of fence from sidewalk, letters of support from affected or adjoining property owners, and visibility issues for neighboring properties.

It was the consensus of the PZC to allow Zoning Administrator to allow for administrative variances with the following conditions: Letters of support received from adjacent and affected property owners, fences must be a minimum of 3' from sidewalk (or equivalent distance from the street if no sidewalk is present), and fences must not interfere with pedestrian traffic, nor block vision of traffic on the adjacent street.

WORKSHOP: CONSIDER AN AMENDMENT TO THE ZONING ORDINANCE PERTAINING TO CONTRACTOR TRAILERS PARKED IN FRONT YARDS. The existing

ordinance references recreational trailers only as being prohibited from parking in front yards and on the street for more than three days. Code Enforcement Officer David Harrison 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 not to get prosecuted. A memo from Pete Iosue was provided in the packet for review. Code Enforcement Officer David Harrison was present and provided an explanation of his recent discussions with a resident regarding his tool trailer.

Discussion followed regarding the definition of recreational trailers, motorhomes, etc., and the definition of a commercial trailer.

It was the consensus of the PZC to strike the word "Recreational" from our ordinance regarding trailers, in order to include commercial trailers, and provide more clarification defining a commercial trailer. Recreational "vehicles" will be also be added to include those that are motorized.

**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 cargo containers have appeared in parking lots for additional storage by businesses. Beecher Hardware was the first to request a cargo container and was granted a five year temporary use permit by the Village Board in 2014. Last fall one appeared behind Buddys during a renovation of the building and was granted a temporary use under a building permit since they are storing appliances in the container while they renovate. A memo from Pete Iosue was provided in the packet for review. The Village Board has referred this matter to the PZC for review.

Pete Iosue explained history of cargo containers with Beecher Hardware and Buddys.

Pete Iosue also included information for mobile storage units (pods). According to Pete Iosue, pod has to be placed on the driveway and only for a limited amount of time.

Much discussion followed regarding pods, cargo containers, and definition of temporary or permanent use.

Pete Iosue stated that cargo containers can be allowed temporarily in a commercial district if the business is doing construction or in the process of moving.

Some Commissioners felt cargo containers were okay as long as they blended in to existing building.

It was consensus of PZC to allow cargo containers, as long as the container blends in to existing building. Permanent cargo containers should follow rules for other permanent structures, such as requiring a building permit, be located on a paved surface, be securely attached to the ground, and be screened from view by a fence or landscaping.

Administrator Barber arrived at 8 p.m.

The two cargo storage containers that are currently in place within the Village will be considered as a legal non-conforming use.

As a result of tonight's workshop, Pete Iosue will type up amendments to zoning ordinance, and a public hearing will be held prior to being sent to the Board.

Commissioner Schuitema made a motion to authorize a public hearing be held on all three matters discussed in tonight's workshop. Date will depend on when ordinances have been revised by the Village Attorney. Commissioner Bouchard seconded the motion.

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

NAYS: None

Motion carried.

UPDATES ON PROJECTS IN TOWN. The Illiana Crossroads Business Park preliminary and final plats are not yet ready for review so this matter has been deferred until a future PZC meeting. Information was provided in the packet for review on the impact of industrial property adjacent to residential and Pete Iosue is preparing a report on this for review next meeting.

Administrator Barber reported on a recent meeting with a cannabis growth facility within the Village limits. They anticipate getting state license. Facility will not be selling cannabis in Beecher, it will only be a growth facility.

Beecher Nutrition will be opening this week in Beecher Plaza.

The next regularly scheduled meeting for the PZC is Thursday, February 24, 2022 at 7:00 p.m. If public hearing will be held, location may be changed to the Washington Township Center.

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

Commissioner Bouchard seconded the motion.

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

NAYS: None

Motion carried.

Meeting adjourned at 8:21 p.m.

Respectfully submitted,

Patty Meyer  
Secretary

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Beecher Planning and Zoning Commission shall conduct a public hearing at the hour of 7:00 p.m. at the Washington Township Center, 30200 Town Center Road, Beecher, Illinois on Thursday, March 24<sup>th</sup>, 2022 to consider four changes to the Beecher Zoning Ordinance. These changes would provide for an administrative variance for fences in a front yard setback on one side of a corner lot, include commercial trailers as a prohibited use in a front yard setback, permit cargo containers as an accessory structure with conditions in commercial and industrial districts provided they meet the definition of an accessory structure, and allow a temporary permitted use for mobile storage units for up to 30 days in residential districts.

The following is the proposed wording of these ordinance amendments:

Subsections d. through g. of subsection 1., entitled “General Requirements” of Section 4.30, entitled “**FENCES**”, of Zoning Ordinance No. 1046 of the Village of Beecher, be, and the same is hereby amended and replaced to read and provide as follows, namely:

### **4.30 FENCES**

#### 1. General Requirements

...

d. Interior Lots – Fences shall not be allowed or installed in front yards or in side yards of the lot beyond the middle point of the side yard to the front of the lot. The middle point of the side yard is defined as the middle of the main building which is one-half (½) of the distance from the rear of the main building foundation line to the front of the main building foundation line of the residence constructed of the lot. Open porches and stairs are not considered when determining the main building line. See illustrations.

e. Corner Lots - Fences shall be permitted on the rear and side yards provided that fences shall not be permitted in the front yards (yards fronting the street) in front of or beyond the main building foundation, except as further provided herein for residential corner lots. Open porches and stairs are not considered when determining the main building line. See illustrations.

f. Fences shall not be permitted in the front yard except when a variance is requested and approved by the Planning and Zoning Commission and except as further provided herein for residential corner lots. Subject to Zoning Administrator approval in the Zoning Administrator’s absolute and sole discretion based upon location, vision triangle, pedestrian and vehicular traffic flow, sidewalk locations, and other factors, a fence may be permitted on a residential corner lot side yard on the street side as long as such fence is a minimum of three (3) feet from the sidewalk or edge of street right of way and subject to any conditions imposed by the Zoning Administrator.

g. Rear and side yard fences are permitted to have a solid or opaque fence.”

That Section 4.13, entitled “**RECREATION TRAILERS, CAMPERS, AND BOATS**”, of Zoning Ordinance No. 1046 of the Village of Beecher, be, and the same is hereby amended and replaced to read and provide as follows, namely:

**“4.13 TRAILERS, CAMPERS, BOATS, AND RECREATIONAL VEHICLES**

All commercial trailers, recreational trailers, campers, boats and recreational vehicles parked for more than three (3) consecutive days in residential districts shall be screened from view by fences or plantings or stored in an accessory building observing all yard and accessory building provisions of this Ordinance. Such vehicles shall not be connected to municipal utilities.

A commercial trailer, recreational trailer, camper, boat or recreational vehicle shall not be permitted in a Village easement, right-of-way, or in a front yard for more than three (3) consecutive days. Inoperable vehicles in open view are not permitted in any residence district for a period of more than three (3) consecutive days.”

That subsection 8., entitled “Cargo Containers”, of Section 4.24, entitled “**ACCESSORY BUILDING, STRUCTURES AND USES**”, of Zoning Ordinance No. 1046 of the Village of Beecher, be, and the same is hereby added to read and provide as follows, namely:

**4.24 ACCESSORY BUILDING, STRUCTURES AND USES**

- “8. Cargo Shipping Containers.
- a. Cargo shipping containers with an approved building permit are allowed:
    - i. in the B-3 General Business district and the I-1 Limited Industrial district;
    - ii. as a as a temporary use (Section 4.25) in any non-residential zoning district when accessory to a construction project or relocation of the business; and
    - iii. when accessory to agricultural activities by an active farmer.
  - b. Cargo shipping containers with an approved building permit shall comply with the following:
    - i. Only one (1) cargo container may be permitted per zoning lot;
    - ii. Cargo containers stored on a zoning lot shall be accessory to an established permitted use on the zoning lot and be operated and maintained under the same ownership as the use;
    - iii. Cargo containers shall be located on an asphalt or concrete surface, be securely attached to the ground, and otherwise adhere to the standards for Accessory Structures (Section 4.24 Accessory Buildings, Structures and Uses);
    - iv. Materials stored in cargo containers shall not include any material deemed hazardous, as defined by the Illinois Environmental Protection Agency, unless otherwise approved by the Fire District;
    - v. Materials stored in a cargo container shall be consistent with a permitted use on the zoning lot upon which the cargo container is placed;
    - vi. Cargo containers shall not be used for the purposes of conducting business or selling merchandise.
    - vii. Cargo containers shall meet the bulk requirements (size, location, setbacks, etc.) of the zoning district in which it is located;
    - viii. Cargo containers shall be screened from view by a fence (Section 4.30) or landscaping (Section 4.29) or as otherwise allowed by the Zoning Administrator; and
    - ix. Storage containers shall match the appearance of the primary structure zoning lot and maintain that appearance as determined by the Zoning Administrator.”

That Section 4.37, entitled “MOBILE STORAGE UNITS”, of Zoning Ordinance No. 1046 of the Village of Beecher, be, and the same is hereby added to read and provide as follows, namely:

#### **“4.37 MOBILE STORAGE UNITS**

Mobile Storage Units are allowable as follows :

1. On a single-family residential lot, mobile storage units shall be located on the driveway of the property.
2. On multiple-family residential properties, mobile storage units may be located in parking areas, but may not cause a reduction in the number of parking spaces provided.
3. Where practical difficulties exist in locating mobile storage units, the Village Administrator may allow the unit to be located in an alternate location upon finding that such location will not be hazardous or disruptive to other properties or pedestrian and vehicular traffic, however, a mobile storage unit may not be permitted in the right-of-way or on a street.
4. Maximum size. On residential zoning lots mobile storage units shall not exceed eight (8) feet in width, eight (8) feet in height, and twenty (20) feet in length. On zoning lots exceeding five (5) acres, larger mobile storage units may be approved by the Village Administrator subject to the provisions of this Section and finding that the location and use is not a hazard to the public.
5. Number of units. Not more than one (1) storage container shall be located on a residential zoning lot at one time. In non-residential districts, no more than two (2) mobile storage units may be used by each business when used for moving purposes. On properties exceeding five (5) acres, the number of storage containers shall be approved by the Zoning Administrator subject to the provisions of this Section and finding that the location and number of units will not a hazard to the public.
6. Moving purposes. A residential property or individual business may locate a mobile storage unit associated with a move on a zoning lot not more than once per twelve (12) month period and not to exceed thirty (30) days during such year.
7. Remodel or construction projects. Mobile storage unit may be located on a zoning lot for the duration of a construction or remodeling project pursuant to an approved building permit. Units shall be removed upon expiration or lapse of a permit on the project, upon completion of the project, or issuance of the certificate of occupancy, whichever occurs first.”

Residents are invited and encouraged to attend this public hearing and shall be given an opportunity to be heard. The Village will also accept any written testimony on these ordinance changes which will become part of the permanent record and read at the hearing if received by 4:00 p.m. on the day of the hearing at the Beecher Village Hall, 625 Dixie Highway. Questions regarding these ordinance changes and the hearing can be referred to the Beecher Village Hall at 708-946-2261.



Phill Serviss  
Chairman  
Beecher Planning and Zoning Commission



TO: Robert O. Barber  
Village Administrator

FROM: Pete Iosue, AICP, Senior Planner  
Teska Associates, Inc.

DATE: January 19, 2022

RE: Fence Variations

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The Planning and Zoning Commission has reviewed a number of variations relating to fences, particularly concerning corner side yards. Although these variations have typically been granted, I have consistently recommended against them as they have not met the threshold of a "hardship" in my opinion. Now, the Village Board has asked that the Planning and Zoning Commission take another look at the fence regulations to determine if any adjustments are warranted to the existing fence regulations.

Variations are limited to specific circumstances as detailed in the Zoning Ordinance. Section 12.10 Variations includes "changes to the fence requirements for all districts" as an authorized variation.

Section 4.30 of the Zoning Ordinance details regulations for fences. The diagram on the following page shows the currently allowable fence locations. The goal of these regulations is to maintain a consistent building line and not allow a fence to encroach into the front yard. This can be problematic on a corner side yard, which limits the area that can be enclosed by a fence significantly.

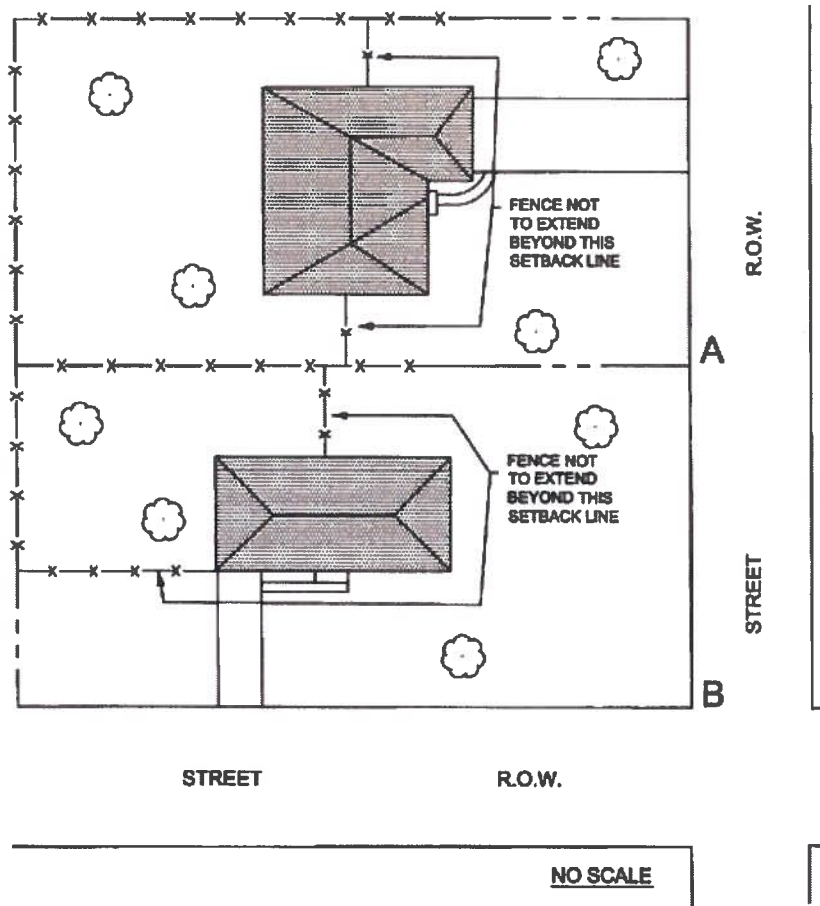
Discussions with Village staff have generated a variety of ideas that could potentially address this issue, while limiting the number of variations related to fences that are requested. The following language is recommended to supplement Section 12.10 (8), which details specific scenarios that may apply for a variance:

*(8) to consider any changes to the fence requirements for all districts. The Village Administrator may administratively authorize minor deviations from the fence ordinance, subject to the following conditions:*

- a) Only deviations from the corner yard setback requirement may be waived by the Administrator; and*
- b) Only one (1) yard setback per zoning lot may be adjusted by the Administrator; and*
- c) A letter of support from all adjacent and affected property owners must be provided; and*
- d) A property owner may appeal denial by the Administrator to the Planning and Zoning Commission.*

This recommended language will allow for the Administrator to adjust corner yard fence locations without requiring a hearing in front of the Planning and Zoning Commission. This will be a benefit to property owners who currently have to pay a significant application fee for a variation that is commonly approved by the Village.

If you have any questions, please do not hesitate to contact me.



**FENCE LOCATION**

SEE ZONING ORDINANCE SECTION 4.31 FENCES

VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CODE SECTION 4.30 OF ZONING ORDINANCE NO. 1046 OF VILLAGE OF BEECHER PERTAINING TO RESIDENTIAL CORNER LOT FENCING REQUIREMENTS, AND REPEALING ALL VILLAGE CODE SECTIONS AND ORDINANCES, OR PARTS THEREOF, IN CONFLICT THEREWITH.**

**WHEREAS**, the Corporate Authorities of the Village of Beecher, Will County, Illinois, have been advised by the Village Planning and Zoning Commission that it is necessary to amend Village Zoning Ordinance No. 1046 concerning corner lot fencing requirements in residential zoning districts; and

**WHEREAS**, the Corporate Authorities of this Village of Beecher, Will County, Illinois, have reviewed the text provisions of Village Zoning Ordinance No. 1046 concerning corner lot fencing requirements in residential zoning districts; and

**WHEREAS**, the Village Planning and Zoning Commission, did, on the 24<sup>th</sup> day of March, 2022, pursuant to published notice as required by law, held a Public Hearing on the advisability and necessity of amending Village Zoning Ordinance No. 1046, as amended from time to time, to revise certain text provisions for corner lot fencing requirements in residential zoning districts; and

**WHEREAS**, the Corporate Authorities of this Village of Beecher, Will County, Illinois, having reviewed the recommendation of the Planning and Zoning Commission as well as the Village Zoning Ordinance No. 1046 text provisions, as amended from time to time, now concur that it is advisable, necessary, and in the best interests of the residents of the Village of Beecher that Village Zoning Ordinance No. 1046 be amended to revise corner lot fencing requirements in residential zoning districts.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION ONE:** That subsections d. through g. of subsection 1., entitled “General Requirements” of Section 4.30, entitled “**FENCES**”, of Zoning Ordinance No. 1046 of the Village of Beecher, be, and the same is hereby amended and replaced to read and provide as follows, namely:

**4.30 FENCES**

1. General Requirements

...

“d. Interior Lots – Fences shall not be allowed or installed in front yards or in side yards of the lot beyond the middle point of the side yard to the front of the lot. The middle point of the side yard is defined as the middle of the main building which is one-half (½) of the distance from the rear of the main building foundation line to the front of the main building foundation line of

the residence constructed of the lot. Open porches and stairs are not considered when determining the main building line. See illustrations.

e. Corner Lots - Fences shall be permitted on the rear and side yards provided that fences shall not be permitted in the front yards (yards fronting the street) in front of or beyond the main building foundation, except as further provided herein for residential corner lots. Open porches and stairs are not considered when determining the main building line. See illustrations.

f. Fences shall not be permitted in the front yard except when a variance is requested and approved by the Planning and Zoning Commission and except as further provided herein for residential corner lots. Subject to Zoning Administrator approval in the Zoning Administrator’s absolute and sole discretion based upon location, vision triangle, pedestrian and vehicular traffic flow, sidewalk locations, and other factors, a fence may be permitted on a residential corner lot side yard on the street side as long as such fence is a minimum of three (3) feet from the sidewalk or edge of street right of way and subject to any conditions imposed by the Zoning Administrator.

g. Rear and side yard fences are permitted to have a solid or opaque fence.”

**SECTION TWO:** That all existing Ordinances and Village Code provisions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null, void, and of no legal effect, and are specifically repealed.

**SECTION THREE:** If any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance, and this Village Board hereby expressly acknowledges that it would have enacted this Ordinance even with the invalid portion deleted.

**SECTION FOUR:** That this Ordinance shall be in effect immediately after its passage by the Village Board, its approval by the President and its publication as required by law.

**PASSED and APPROVED** this \_\_\_ day of \_\_\_\_\_, 2022.

Yeas: \_\_\_\_\_  
Nays: \_\_\_\_\_  
Abstain: \_\_\_\_\_  
Present: \_\_\_\_\_

\_\_\_\_\_  
Marcy Meyer, Village President

**ATTEST:**

\_\_\_\_\_  
Janett Conner, Village Clerk



TO: Robert O. Barber  
Village Administrator

FROM: Pete Iosue, AICP, Senior Planner  
Teska Associates, Inc.

DATE: January 19, 2022

RE: Recreational Trailers, Campers and Boats

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A recent zoning issue has arisen relating to Section 4.13 Recreational Trailers, Campers and Boats. A resident has challenged this provision relating to parking a commercial trailer on residential property, while the zoning code is limited to regulating "recreational" trailers. In addition, Section 9-5-15 of the Village Code prohibits the parking of commercial trailers on residential streets, but this provision does not apply either as it is limited to "streets" and does not apply to the residential lot itself. This issue has not arisen in the past but should be addressed to limit the potential proliferation of commercial trailers in residential areas of the Village.

To address this issue, Section 4.13 Recreational Trailers, Campers and Boats should be amended to include commercial trailers. Suggested revisions include the following:

4.13 ~~Recreation~~-Trailers, Campers and Boats

All ~~recreation~~ trailers (*commercial and/or recreational*), campers and boats parked for more than three (3) consecutive days in residence districts shall be screened from view by fences or plantings or stored in an accessory building observing all yard and accessory building provisions of this Ordinance. Such vehicles shall not be connected to municipal utilities.

A trailer (*commercial and/or recreational*), camper or boat shall not be permitted in a Village easement, right-of-way, or in a front yard for more than three (3) consecutive days. Inoperable vehicles in open view are not permitted in any residence district for a period of more than three (3) consecutive days.

There is a definition of "Recreational Vehicle" currently in the Zoning Ordinance. The Village may also wish to include a new definition of "Commercial Trailer" such as the following:

*Commercial Trailer: Any trailer or semitrailer designed, used, or maintained for the transportation of persons or property for hire, compensation or profit, or maintained primarily for commercial purposes.*

If you have any questions, please do not hesitate to contact me.

## Robert Barber

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**From:** David Harrison  
**Sent:** Friday, January 14, 2022 6:58 PM  
**To:** Robert Barber; Terrence Lemming; Marcy Meyer  
**Subject:** Municipal & Zoning

I am proposing that for the upcoming meeting we have time for a discussion on these ordinances

### **9-5-15: PROHIBITED PARKING ON RESIDENTIAL STREETS:**

It is unlawful for a "recreational trailer", camper, or boat to be parked on a Village street, a driveway, or any combination thereof, in excess of three (3) days in any thirty (30) day period of time.

A resident also indicated they were only parking their trailer 3 days at a time. They thought they could bring it back and forth as many times as they liked as long as it wasn't over 3 days.

### **4.13 RECREATION TRAILERS, CAMPERS AND BOATS**

All "recreation trailers", campers and boats parked for more than three (3) consecutive days in residence districts shall be screened from view by fences or plantings, or stored in an accessory building observing all yard and accessory building provisions of this Ordinance. Such vehicles shall not be connected to municipal utilities.

A trailer, camper or boat shall not be permitted in a Village easement, right-of-way, or in a front yard for more than three (3) consecutive days. Inoperable vehicles in open view are not permitted in any residence district for a period of more than three (3) consecutive days.

We previously had a discussion about both these ordinances when a resident challenged the wording. The trailer they had was a "work trailer" not a "recreational trailer". Their trailer did not have "RT" recreational trailer plates on it. They could park it in their driveway and bring back and forth. If we take the word "recreational" off of these ordinances, and just indicate "trailer" we should have all bases covered.

Just putting this out there for consideration

David Harrison

Code Enforcement

Get Outlook for

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**Village of Beecher**

625 Dixie Highway

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Beecher, Illinois 60401

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Fax: 708-946-3764

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December 3<sup>rd</sup> 2021

Reference Village Municipal Code & Zoning Code

I am writing in reference to the following

Municipal Code 4.13: Recreation Trailers, Campers, And Boats

Zoning Code 9-15-18: Prohibited Parking on Residential Streets

I recently wrote a parking citation for a "Trailer" that had been parked in a driveway on and off over a period of time that exceeded 7 consecutive days. The resident contested this by referencing the Village and zoning codes above.

The resident contested this in the fact that they have a "tool trailer" not a "recreation trailer". Chief Lemming an I checked with our Village attorney on the code wording as it stands. He concurred that if we had to go to court on this citation we would lose the case. The word "recreation" is the gray area here. The resident does not have a "recreation" trailer.

I have attached (625 ILCS 5/1-169) Illinois Vehicle. This describes the Recreaional Vehicle.

I am recommending that the word "RECREATION" be removed from these codes so there is no gray area any longer here. Simply "TRAILER" will cover any type of pull behind the vehicle in these codes.

Respectfully

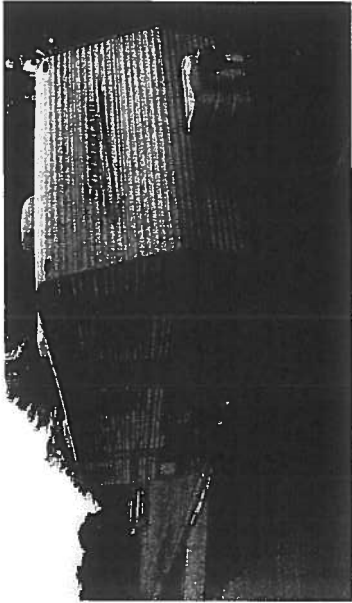
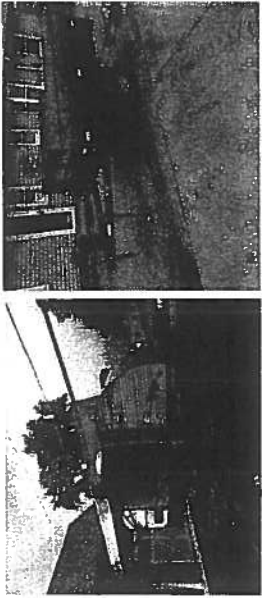
A handwritten signature in black ink that reads "David Harrison". The signature is written in a cursive style.

David Harrison

Village of Beecher

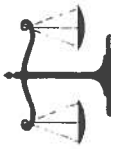
Code enforcement





The mission of the Code Enforcement Division is to educate and enforce the ordinances of the Village of Beecher to safeguard the health, safety, and welfare of the community.

Our goal is to work with property and business owners to ensure compliance with our ordinances. A full list of the ordinances can be found on the Village's website [www.villageofbeecher.org](http://www.villageofbeecher.org).



# VILLAGE OF BEECHER

## CODE COMPLIANCE

### Code Enforcement

724 Penfield St.  
Beecher, IL 60401  
708-231-2014  
[codeenforcement@villageofbeecher.org](mailto:codeenforcement@villageofbeecher.org)

# VILLAGE OF BEECHER



## CODE COMPLIANCE

## Common Violations:

### 4.13: RECREATION TRAILERS, CAMPERS AND BOATS

All recreation trailers, campers and boats parked for more than three (3) consecutive days in residence districts shall be screened from view by fences or plantings or stored in an accessory building observing all yard and accessory building provision of the Ordinance. Such vehicle shall not be connected to municipal utilities.

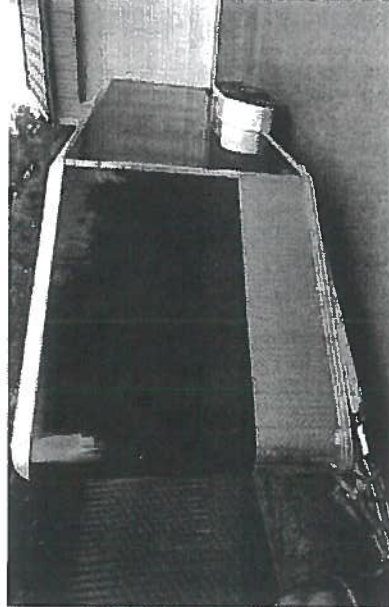
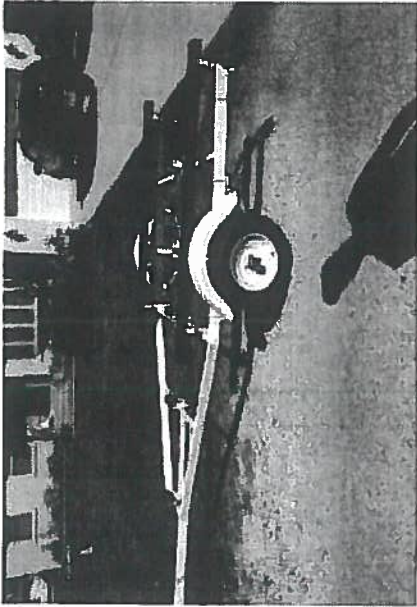
A trailer, camper or boat shall not be permitted in a Village easement, right-of-way, or in a front yard for more than three (3) consecutive days. Inoperable vehicle in open view, are not permitted in any residence district for a period of more than three (3) consecutive days.

### 9-5-18: PROHIBITED PARKING ON RESIDENTIAL STREETS:

It is unlawful for a recreational trailer, camper, or boat to be parked on a Village street, a driveway, or any combination thereof, in excess of three (3) days in any thirty (30) day period of time.


Except as provided above in this section, it shall be unlawful to park any non-licensed vehicle, or any other trailer, or any second division vehicle as defined by the Illinois Vehicle Code in the right-of-way of a residential street for a period in excess of three (3) hours as defined by the Beecher zoning ordinance (with the exception of a pick-up truck which is being used solely as a first division vehicle) unless a special parking permit is granted by the Chief of Police. The granting of a special parking permit shall be based on any hardship which is expressed by the petitioner in the request for the special parking permit, and whether the granting of the special parking permit would create a nuisance as defined in title 6, chapter 4 of this Code. The Chief of Police reserves the right to place conditions or restrictions on the special parking permit. An application fee of fifteen dollars (\$15.00) shall apply. The special parking permit is nontransferable and applies solely to the individual operator for which the permit has been issued.

In the event a special parking permit is denied by the Chief of Police and the petitioner requests an appeal, or in the event a complaint is received regarding the granting of a special parking permit, the Village Board at its discretion may authorize an administrative hearing to be conducted during a regular Village Board meeting. At least ten (10) days prior to the hearing, the person requesting an appeal, or the defendant and all adjoining property owners of the applicant or defendant shall be notified by the Village in writing of the administrative hearing. At such hearing, the Village Board will consider written or oral testimony provided at the hearing and render a decision on whether to grant or revoke the special parking permit. The decision of the Village Board shall be based on whether the special parking permit would create a nuisance as defined in title 6, chapter 4 of this Code. The Village Board also reserves the right to place conditions or restrictions on the special parking permit. (Ord. 1274, 8-28-2017)




OFFICE OF THE ILLINOIS SECRETARY OF STATE

JESSE WHITE  
SECRETARY OF STATE



Search ilsos.gov



Home > [Www.ilsos.gov](#) > Departments > Vehicles > License Plate Guide > Truck And Trailer Plates > Recreational Trailer License Plates

## Recreational Trailer License Plates Guide



### Pick-a-Plate Online!

A recreational vehicle is defined as "Every camping trailer, motor home, mini-motor home, travel trailer, truck camper or van camper used primarily for recreational purposes and not used commercially nor owned by a commercial business" (625 ILCS 5/1-169).

### Fees

#### Random License Plates Fees

Newly acquired vehicle/first-time issuance/

Weight	Jan. 1 – Mar. 30	Mar. 31 - June 29	June 30 - Sept. 29	Sept. 30 - Dec. 31
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## VILLAGE OF BEECHER – ZONING ORDINANCE

All buildings and structures shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building or structure. Yards shall be graded in such manner as will prevent the accumulation of surface water on the lot and not increase the natural run-off of surface water onto adjacent properties. All yards shall have a minimum one percent (1%) slope from the foundation to the property line.

### **4.12 FLOOD PLAIN AREAS**

No building shall be erected in areas subject to flooding, as determined in the flood plain maps (Beecher Quadrangle - East and West) of the Northeastern Illinois Planning and Zoning Commission and FEMA, unless suitable provisions for drainage are approved by the Village Engineer, constructed, inspected, and accepted.

### **4.13 RECREATION TRAILERS, CAMPERS AND BOATS**

All recreation trailers, campers and boats parked for more than three (3) consecutive days in residence districts shall be screened from view by fences or plantings, or stored in an accessory building observing all yard and accessory building provisions of this Ordinance. Such vehicles shall not be connected to municipal utilities.

A trailer, camper or boat shall not be permitted in a Village easement, right-of-way, or in a front yard for more than three (3) consecutive days. Inoperable vehicles in open view are not permitted in any residence district for a period of more than three (3) consecutive days.

### **4.14 USES NOT SPECIFICALLY PERMITTED IN DISTRICTS**

When a use is not specifically listed in the sections devoted to Permitted Uses, it shall be assumed that such uses are hereby expressly prohibited, unless recommended by the Planning and Zoning Commission, and approved by the Village Board, that said use is similar to and not more objectionable than uses listed and such uses may then be permitted.

### **4.15 EXEMPTIONS**

The regulations of this Ordinance do not specify or regulate the type or location of poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, valves and other similar distributing equipment; regulator and compressor stations, and the underground storage of gas for a public utility or a natural gas company including facilities and exploratory and operating wells; or a public utility or natural gas company for telephone or other communications, electric power, gas, water and sewer lines, provided that installation shall conform with rules and regulations of the applicable administrative authorities; nor the location, use or occupancy of publicly-owned land, structures or installations of any kind whatsoever.

### **4.16 OPEN STORAGE**



- [Bills & Resolutions](#)
- [Compiled Statutes](#)
- [Public Acts](#)
- [Legislative Reports](#)
- [IL Constitution](#)
- [Legislative Guide](#)
- [Legislative Glossary](#)

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## Illinois Compiled Statutes

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### Information maintained by the Legislative Reference Bureau

Updating the database of the Illinois Compiled Statutes (ILCS) is an ongoing process. Recent laws may not yet be included in the ILCS database, but they are found on this site as Public Acts soon after they become law. For information concerning the relationship between statutes and Public Acts, refer to the [Guide](#).

Because the statute database is maintained primarily for legislative drafting purposes, statutory changes are sometimes included in the statute database before they take effect. If the source note at the end of a Section of the statutes includes a Public Act that has not yet taken effect, the version of the law that is currently in effect may have already been removed from the database and you should refer to that Public Act to see the changes made to the current law.

(625 ILCS 5/1-169) (from Ch. 95 1/2, par. 1-169)

Sec. 1-169. Recreational vehicle. Every camping trailer, motor home, mini motor home, travel trailer, truck camper or van camper used primarily for recreational purposes and not used commercially nor owned by a commercial business. (Source: P.A. 84-986.)



VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CODE SECTION 4.13 OF ZONING ORDINANCE NO. 1046 OF VILLAGE OF BEECHER PERTAINING TO TRAILER, CAMPING, BOATS, AND RECREATIONAL VEHICLE PARKING REQUIREMENTS, AND REPEALING ALL VILLAGE CODE SECTIONS AND ORDINANCES, OR PARTS THEREOF, IN CONFLICT THEREWITH.**

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, have been advised by the Village Planning and Zoning Commission that it is necessary to amend Village Zoning Ordinance No. 1046 concerning Trailer, Camper, Boat, and Recreation Vehicle parking requirements in all zoning districts; and

WHEREAS, the Corporate Authorities of this Village of Beecher, Will County, Illinois, have reviewed the text provisions of Village Zoning Ordinance No. 1046 concerning Trailer, Camper, Boat, and Recreation Vehicle parking requirements in all zoning districts; and

WHEREAS, the Village Planning and Zoning Commission, did, on the 24<sup>th</sup> day of March, 2022, pursuant to published notice as required by law, held a Public Hearing on the advisability and necessity of amending Village Zoning Ordinance No. 1046, as amended from time to time, to revise certain text provisions for Trailer, Camper, Boat, and Recreation Vehicle parking requirements in all zoning districts; and

WHEREAS, the Corporate Authorities of this Village of Beecher, Will County, Illinois, having reviewed the recommendation of the Planning and Zoning Commission as well as the Village Zoning Ordinance No. 1046 text provisions, as amended from time to time, now concur that it is advisable, necessary, and in the best interests of the residents of the Village of Beecher that Village Zoning Ordinance No. 1046 be amended to revise Trailer, Camper, Boat, and Recreation Vehicle parking requirements in all zoning districts.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION ONE:** That the definition of "COMMERCIAL TRAILER" of Section 3.02, entitled "DEFINITIONS", of SECTION 3.00, entitled "RULES AND DEFINITIONS", of Zoning Ordinance No. 1046 of the Village of Beecher, be, and the same is hereby added to read and provide as follows, namely:

**3.02 DEFINITIONS**

...

**"COMMERCIAL TRAILER:** Any trailer or semitrailer designed, used, or maintained for the transportation of persons or property for hire, compensation or profit, or maintained primarily for commercial purposes."

**SECTION TWO:** That Section 4.13, entitled “RECREATION TRAILERS, CAMPERS, AND BOATS”, of Zoning Ordinance No. 1046 of the Village of Beecher, be, and the same is hereby amended and replaced to read and provide as follows, namely:

**“4.13 TRAILERS, CAMPERS, BOATS, AND RECREATIONAL VEHICLES**

All commercial trailers, recreational trailers, campers, boats and recreational vehicles parked for more than three (3) consecutive days in residential districts shall be screened from view by fences or plantings or stored in an accessory building observing all yard and accessory building provisions of this Ordinance. Such vehicles shall not be connected to municipal utilities.

A commercial trailer, recreational trailer, camper, boat or recreational vehicle shall not be permitted in a Village easement, right-of-way, or in a front yard for more than three (3) consecutive days. Inoperable vehicles in open view are not permitted in any residence district for a period of more than three (3) consecutive days.”

**SECTION THREE:** That all existing Ordinances and Village Code provisions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null, void, and of no legal effect, and are specifically repealed.

**SECTION FOUR:** If any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance, and this Village Board hereby expressly acknowledges that it would have enacted this Ordinance even with the invalid portion deleted.

**SECTION FIVE:** That this Ordinance shall be in effect immediately after its passage by the Village Board, its approval by the President and its publication as required by law.

**PASSED and APPROVED** this \_\_\_ day of \_\_\_\_\_, 2022.

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

Present: \_\_\_\_\_

\_\_\_\_\_  
Marcy Meyer, Village President

**ATTEST:**

\_\_\_\_\_  
Janett Conner, Village Clerk



TO: Robert O. Barber  
Village Administrator

FROM: Pete Iosue, AICP, Senior Planner  
Teska Associates, Inc.

DATE: January 19, 2022

RE: Storage Containers

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A zoning issue has arisen relating to the use of storage containers on commercial properties for temporary storage. This type of temporary storage is not adequately addressed in Section 4.24 Accessory buildings, Structures and Uses. In addition, the Village has added regulations for “cargo container facilities” but these regulations do not adequately address the issue of temporary storage either.

It is recommended that the Village adopt regulations specifically pertaining to storage containers, including for residential properties as well as commercial/industrial. Suggested language may include:

#### *Cargo Containers*

*Container storage facilities are regulated under Section XX of this Ordinance. Temporary use of individual cargo containers is permitted subject to the following:*

- 1) *Location: Cargo containers may be located only in the following zoning districts:*
  - a) *Cargo containers shall be permitted in the I-1 Industrial districts*
  - b) *Cargo containers may be used as a temporary use in any non-residential zoning district when accessory to a construction project or relocation of the business.*
  - c) *Cargo containers shall be permitted when accessory to agricultural production by an active farmer.*
  - d) *Any storage container located in a non-residential zoning district prior to the adoption of this ordinance, is hereby considered as a legal non-conforming use.*
- 2) *General Regulations:*
  - a) *Materials stored in cargo containers shall not include any material deemed hazardous, as defined by the Illinois Environmental Protection Agency, unless*



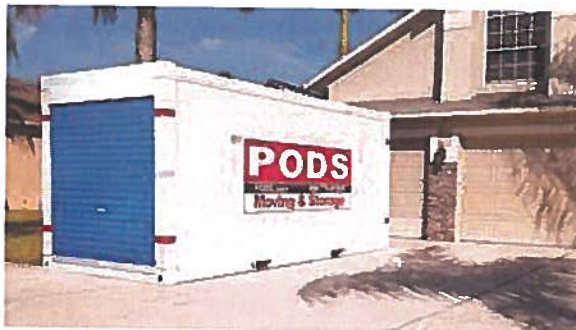


otherwise approved by the Fire Department. All materials stored shall be consistent with a permitted use on the zoning lot upon which the container is stored.

- b) Containers stored on a zoning lot shall be accessory to an established permitted use on the zoning lot and be operated and maintained under the same ownership as the use.
- c) Cargo containers shall not be used for the purposes of conducting business or selling merchandise.
- d) Cargo containers shall meet the bulk requirements (size, location, setbacks, etc.) of the zoning district in which it is located.
- e) Only one (1) such container shall be permitted per zoning lot, unless otherwise approved by the Village Board.
- f) Storage containers shall match the architectural appearance of the zoning lot, and maintain that appearance as determined by the Administrator.

#### Mobile Storage Units

- 1) Location: Mobile storage units may be located as an accessory structure in any zoning district in the Village.
  - a) On single family residential properties, mobile storage units shall be located on the driveway of the property.
  - b) On other multiple family residential properties, mobile storage units may be located in parking areas, but may not cause a reduction in the number of parking spaces provided.
  - c) Where practical difficulties exist in locating mobile storage units, the Village Administrator may permit the unit to be located in an alternate location upon finding that such location shall not be hazardous or disruptive to other properties.
  - d) Under no circumstances shall a mobile storage unit be permitted in the right-of-way.
- 2) Maximum size. On residential zoning lots mobile storage units shall not exceed eight (8) feet in width, eight (8) feet in height, and twenty (20) feet in length. On properties exceeding five (5) acres, larger mobile storage units may be approved by the Village Administrator subject to the provisions of this Section and finding that the location and use is not a hazard to the public.
- 3) Number of units. Not more than one (1) storage container shall be located on a residential zoning lot at one time. In non-residential districts, each business shall not use more than two (2) storage containers when used accessory to a move. On properties exceeding five (5) acres, the number of storage containers may be approved by the Village Administrator subject to the provisions of this Section and finding that the location and use is not a hazard to the public.
- 4) Frequency and duration.
  - a) Moving purposes. A residential property or individual business may locate a mobile storage unit associated with a move on the lot not more than once per calendar year, for a time frame not to exceed thirty (30) consecutive days.



- b) *Remodel or construction projects. The mobile storage unit may be located on the property for the duration of the construction or remodeling project, provided the project is duly proceeding toward completion. Units are to be removed upon expiration or lapse of a permit on the project, upon completion of the project, or issuance of the last certificate of occupancy, whichever occurs first.*

For reference, the standard size of a commercial shipping container is 40ft long, 8ft wide and 8.5ft high. The standard sizes of a PODs residential storage containers are 8ft or 12ft or 16ft in length.

If you have any questions, please do not hesitate to contact me.

February 11, 2014

Mr. Matt Rykiel, President  
Beecher Hardware  
500 E. Indiana Avenue  
Beecher, IL 60401

**RE: TEMPORARY PERMIT FOR OUTDOOR STORAGE CONTAINER PER  
ATTACHED SITE PLAN FOR A PERIOD OF UP TO FIVE YEARS**

Dear Matt:

This letter shall serve as notice that the Beecher Village Board by a vote of 6-0 approved a temporary use permit under 4.17 of the Beecher Zoning Ordinance for an 8' x 20' storage container to be located according to the attached site plan. This container shall be painted the same color as the building and be located as close the building as possible. This temporary use permit is good for a period of five years, or until March 1, 2019, at which time the temporary use must cease or permission be obtained for continuation of the special use.

The Village wishes you success in your business venture.

Sincerely Yours,

Robert O. Barber  
Village Administrator

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



President  
Marcy Meyer  
Clerk  
Janett Conner  
Administrator  
Robert O. Barber  
Treasurer  
Donna Rooney

Trustees  
Jonathon Kypuros  
Todd Kraus  
Benjamin Juzeszyn  
Joe Tieri  
Roger Stacey  
Joseph Gianotti

January 12, 2022

Mr. Matt Rykiel, President  
Beecher Hardware  
500 W. Indiana Avenue  
Beecher, IL 60401

RE: TEMPORARY PERMIT FOR OUTDOOR STORAGE CONTAINER FOR A PERIOD OF UP TO TWO  
ADDITIONAL YEARS

Dear Matt,

This letter shall serve as notice that the Beecher Village Board by a vote of 6-0 approved a temporary use permit under 4.17 of the Beecher Zoning Ordinance for an 8' x 20' storage container to be located on the Hardware Store property. This container shall be painted the same color as the building and be located as close to the building as possible. This temporary use permit is good for a period of two additional years, or until February 1, 2024, at which time the temporary use must cease or permission be obtained for continuation of the special use.

The Village wishes you continued success in your business.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Robert O. Barber".

Robert O. Barber  
Village Administrator

**VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REPLACING CODE SECTION 9-5-15 OF THE VILLAGE OF BEECHER, AND REPEALING ALL VILLAGE CODE SECTIONS AND ORDINANCES, OR PARTS THEREOF, IN CONFLICT THEREWITH.**

**WHEREAS**, the Corporate Authorities of the Village of Beecher, Will County, Illinois, have been advised by the Village Administrator that a revision is required to the Village Code to address potential inconsistencies in the Village Code and Village Zoning Ordinance regarding residential street parking regulations; and

**WHEREAS**, the Corporate Authorities of this Village of Beecher, Will County, Illinois, have reviewed the current Village Code as it relates to residential street parking regulations and the proposed text replacement provision; and

**WHEREAS**, the Corporate Authorities of the Village of Beecher, Will County, Illinois, having reviewed the recommendations of its Village Administrator, now concur that is advisable, necessary, and in the best interests of the residents of the Village of Beecher to amend the Village Code to provide clarity to the residential street parking regulations.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION ONE:** That Section 9-5-15, entitled “**PROHIBITED PARKING ON RESIDENTIAL STREETS**” of Chapter 5, entitled “**PARKING RULES**”, of Title 9, entitled “**TRAFFIC**”, of the Village Code of the Village of Beecher, be, and the same is hereby replaced to read and provide as follows, namely:

**“9-5-15: PROHIBITED PARKING ON RESIDENTIAL STREETS**

It is unlawful for a recreational trailer, commercial trailer, camper, or boat to be parked on a Village street, a driveway, or any combination thereof, in excess of three (3) days in any thirty (30) day period of time, except as provided in the Village Zoning Ordinance.

Except as provided above in this section, it shall be unlawful to park any nonlicensed vehicle, or any other trailer, or any second division vehicle as defined by the Illinois Vehicle Code in the right-of-way of a residential street for a period in excess of three (3) hours as defined by the Beecher zoning ordinance (with the exception of a pick-up truck which is being used solely as a first division vehicle) unless a special parking permit is granted by the Chief of Police. The granting of a special parking permit shall be based on any hardship which is expressed by the petitioner in the request for the special parking permit, and whether the granting of the special parking permit would create a nuisance as defined in title 6, chapter 4 of this Code. The Chief of Police reserves the right to place conditions or restrictions on the special parking permit. An application fee of fifteen dollars (\$15.00) shall apply. The special parking permit is nontransferable and applies solely to the individual operator for which the permit has been

issued.

In the event a special parking permit is denied by the Chief of Police and the petitioner requests an appeal, or in the event a complaint is received regarding the granting of a special parking permit, the Village Board at its discretion may authorize an administrative hearing to be conducted during a regular Village Board meeting. At least ten (10) days prior to the hearing, the person requesting an appeal or the defendant and all adjoining property owners of the applicant or defendant shall be notified by the Village in writing of the administrative hearing. At such hearing, the Village Board will consider written or oral testimony provided at the hearing and render a decision on whether to grant or revoke the special parking permit. The decision of the Village Board shall be based on whether the special parking permit would create a nuisance as defined in title 6, chapter 4 of this Code. The Village Board also reserves the right to place conditions or restrictions on the special parking permit.”

**SECTION TWO:** That all existing Ordinances and Village Code provisions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null, void, and of no legal effect, and are specifically repealed.

**SECTION THREE:** If any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance, and this Village Board hereby expressly acknowledges that it would have enacted this Ordinance even with the invalid portion deleted.

**SECTION FOUR:** That this Ordinance shall be in effect immediately after its passage by the Village Board, its approval by the President and its publication as required by law.

**PASSED and APPROVED** this \_\_\_ day of \_\_\_\_\_, 2022.

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

Present: \_\_\_\_\_

\_\_\_\_\_  
Marcy Meyer, Village President

**ATTEST:**

\_\_\_\_\_  
Janett Conner, Village Clerk

VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTIONS 4.24 AND 4.37 OF ZONING ORDINANCE NO. 1046 OF VILLAGE OF BEECHER, AND REPEALING ALL VILLAGE CODE SECTIONS AND ORDINANCES, OR PARTS THEREOF, IN CONFLICT THEREWITH.**

**WHEREAS**, the Corporate Authorities of the Village of Beecher, Will County, Illinois, have been advised by the Village Planning and Zoning Commission that it is necessary to amend Village Zoning Ordinance No. 1046 concerning cargo containers and mobile storage units; and

**WHEREAS**, the Corporate Authorities of this Village of Beecher, Will County, Illinois, have reviewed the text provisions of Village Zoning Ordinance No. 1046 concerning cargo containers and mobile storage units; and

**WHEREAS**, the Village Planning and Zoning Commission, did, on the 24<sup>th</sup> day of March, 2022, pursuant to published notice as required by law, held a Public Hearing on the advisability and necessity of amending Village Zoning Ordinance No. 1046, as amended from time to time, to revise certain text provisions for cargo containers and mobile storage units in all zoning districts; and

**WHEREAS**, the Corporate Authorities of this Village of Beecher, Will County, Illinois, having reviewed the recommendation of the Planning and Zoning Commission as well as the Village Zoning Ordinance No. 1046 text provisions, as amended from time to time, now concur that it is advisable, necessary, and in the best interests of the residents of the Village of Beecher that Village Zoning Ordinance No. 1046 be amended to revise cargo containers and mobile storage units requirements in all zoning districts.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION ONE:** That subsection 8., entitled "Cargo Containers", of Section 4.24, entitled "ACCESSORY BUILDING, STRUCTURES AND USES", of Zoning Ordinance No. 1046 of the Village of Beecher, be, and the same is hereby added to read and provide as follows, namely:

**4.24 ACCESSORY BUILDING, STRUCTURES AND USES**

- "8. Cargo Shipping Containers.
- a. Cargo shipping containers with an approved building permit are allowed:
    - i. in the B-3 General Business district and the I-1 Limited Industrial district;
    - ii. as a as a temporary use (Section 4.25) in any non-residential zoning district when accessory to a construction project or relocation of the business; and
    - iii. when accessory to agricultural activities by an active farmer.

b. Cargo shipping containers with an approved building permit shall comply with the following:

- i. Only one (1) cargo container may be permitted per zoning lot;
- ii. Cargo containers stored on a zoning lot shall be accessory to an established permitted use on the zoning lot and be operated and maintained under the same ownership as the use;
- iii. Cargo containers shall be located on an asphalt or concrete surface, be securely attached to the ground, and otherwise adhere to the standards for Accessory Structures (Section 4.24 Accessory Buildings, Structures and Uses);
- iv. Materials stored in cargo containers shall not include any material deemed hazardous, as defined by the Illinois Environmental Protection Agency, unless otherwise approved by the Fire District;
- v. Materials stored in a cargo container shall be consistent with a permitted use on the zoning lot upon which the cargo container is placed;
- vi. Cargo containers shall not be used for the purposes of conducting business or selling merchandise.
- vii. Cargo containers shall meet the bulk requirements (size, location, setbacks, etc.) of the zoning district in which it is located;
- viii. Cargo containers shall be screened from view by a fence (Section 4.30) or landscaping (Section 4.29) or as otherwise allowed by the Zoning Administrator; and
- ix. Storage containers shall match the appearance of the primary structure zoning lot and maintain that appearance as determined by the Zoning Administrator.”

**SECTION TWO:** That Section 4.37, entitled “MOBILE STORAGE UNITS”, of Zoning Ordinance No. 1046 of the Village of Beecher, be, and the same is hereby added to read and provide as follows, namely:

**“4.37 MOBILE STORAGE UNITS**

Mobile Storage Units are allowable as follows:

1. On a single-family residential lot, mobile storage units shall be located on the driveway of the property.
2. On multiple-family residential properties, mobile storage units may be located in parking areas, but may not cause a reduction in the number of parking spaces provided.
3. Where practical difficulties exist in locating mobile storage units, the Village Administrator may allow the unit to be located in an alternate location upon finding that such location will not be hazardous or disruptive to other properties or pedestrian and vehicular traffic, however, a mobile storage unit may not be permitted in the right-of-way or on a street.
4. Maximum size. On residential zoning lots mobile storage units shall not exceed eight (8) feet in width, eight (8) feet in height, and twenty (20) feet in length. On zoning lots exceeding five (5) acres, larger mobile storage units may be approved by the Village Administrator subject to the provisions of this Section and finding that the location and use is not a hazard to the public.



5. Number of units. Not more than one (1) storage container shall be located on a residential zoning lot at one time. In non-residential districts, no more than two (2) mobile storage units may be used by each business when used for moving purposes. On properties exceeding five (5) acres, the number of storage containers shall be approved by the Zoning Administrator subject to the provisions of this Section and finding that the location and number of units will not be a hazard to the public.
6. Moving purposes. A residential property or individual business may locate a mobile storage unit associated with a move on a zoning lot not more than once per twelve (12) month period and not to exceed thirty (30) days during such year.
7. Remodel or construction projects. Mobile storage unit may be located on a zoning lot for the duration of a construction or remodeling project pursuant to an approved building permit. Units shall be removed upon expiration or lapse of a permit on the project, upon completion of the project, or issuance of the certificate of occupancy, whichever occurs first.”

**SECTION THREE:** That all existing Ordinances and Village Code provisions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null, void, and of no legal effect, and are specifically repealed. Any storage container located in a non-residential zoning district prior to the adoption of this Ordinance, is hereby considered as a legal non-conforming use and is permitted to remain as long as such use is not expanded or changed.

**SECTION FOUR:** If any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance, and this Village Board hereby expressly acknowledges that it would have enacted this Ordinance even with the invalid portion deleted.

**SECTION FIVE:** That this Ordinance shall be in effect immediately after its passage by the Village Board, its approval by the President and its publication as required by law.

**PASSED and APPROVED** this \_\_\_ day of \_\_\_\_\_, 2022.

Yeas: \_\_\_\_\_  
 Nays: \_\_\_\_\_  
 Abstain: \_\_\_\_\_  
 Present: \_\_\_\_\_

\_\_\_\_\_  
 Marcy Meyer, Village President

**ATTEST:**

\_\_\_\_\_  
 Janett Conner, Village Clerk