

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

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

Thursday, April 28th at 7:00 p.m.

Beecher Village Hall

625 Dixie Highway

Beecher, Illinois

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 24, 2022 MEETING.

IV. PUBLIC HEARING: CONSIDER 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 open and close the public hearing. Due notice has been posted and letters mailed to adjoining property owners.

V. PUBLIC HEARING: CONSIDER A SPECIAL USE PERMIT FOR AN ANIMATED LED SIGN AT 1201 DIXIE HIGHWAY (BEECHER MANOR NURSING HOME) FOR USE BY THE BEECHER CHAMBER OF COMMERCE. A motion is needed to open and close the public hearing. The petitioner will be represented by Larry Sanders, Beecher Chamber of commerce President. The application is enclosed for your review. Due notice has been posted and letters mailed to adjoining property owners.

VI. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD FOR A SPECIAL USE PERMIT FOR AN ANIMATED LED SIGN AT 625 DIXIE HIGHWAY: VILLAGE OF BEECHER. Action is contingent on the results of the hearing.

VII. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD FOR A SPECIAL USE PERMIT FOR AN ANIMATED LED SIGN AT 1201 DIXIE HIGHWAY (BEECHER MANOR): BEECHER CHAMBER OF COMMERCE. Action is contingent on the results of the hearing.

VIII. NEW BUSINESS

IX. ADJOURNMENT - NEXT MEETING SCHEDULED FOR
THURSDAY, MAY 26TH AT 7:00 P.M.

(The Administrator has an LCC Board meeting on 4/28 and will not be able to attend.)

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

***Thursday, March 24, 2022 at 7:00 p.m.
Washington Township Center
30200 Town Center Road, Beecher, IL***

At 7:00 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, Heim, Schuitema, Serviss, Tatgenhorst and Weissbohn.

Member absent: Commissioner Hearn.

Staff present: Secretary Patty Meyer, Administrator Bob Barber and Pete Iosue of Teska Associates.

Guests: President Marcy Meyer, Trustee Roger Stacey, Trustee Joe Gianotti, Trustee Ben Juzeszyn, Larry Sanders, Jr., Shirley Biery, Josh and Jennifer Gibson, Dale and Sherry Murray, Art and Artie VanBaren, Code Enforcement Officer David Harrison and Warren Opperman.

CONSIDER APPROVAL OF THE MINUTES OF THE JANUARY 27, 2022 MEETING. Commissioner Heim made a motion to approve the minutes of the January 27, 2022 PZC meeting as written. Commissioner Schuitema seconded the motion.

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

NAYS: None.

ABSTAIN: Commissioner Tatgenhorst.

Motion carried.

PUBLIC HEARING: CONSIDER AN AMENDMENT TO THE ZONING ORDINANCE PERTAINING TO FRONT YARD FENCES ON CORNER LOTS, COMMERCIAL TRAILER PARKING IN THE FRONT YARD OF RESIDENTIAL DISTRICTS, AND THE USE OF CARGO CONTAINERS IN COMMERCIAL DISTRICTS AND STORAGE CONTAINERS IN RESIDENTIAL DISTRICTS.

Commissioner Weissbohn made a motion to open the public hearing at 7:01 p.m. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

The PZC discussed an amendment to the Zoning Ordinance pertaining to front yard fences on corner lots to allow the Village Administrator to grant administrative variances, due to the number of corner yard variance requests and the Village consistently granting them. Front yard fences would be allowed on one side of corner lot only, with a 3' minimum distance from sidewalk.

The PZC discussed an amendment to the Zoning Ordinance pertaining to the parking of commercial trailers in front yards, adding definition of commercial trailers, and removing “recreational”, to include any trailer type. Current code only references recreational trailers.

The PZC discussed an amendment to the Zoning Ordinance regarding storage containers in residential districts, to include language for residential moving pods, which would be allowed on a paved surface for a limited time.

The PZC discussed an amendment to the Zoning Ordinance regarding cargo containers in commercial districts, adding regulations for those instances. A number of businesses have been applying to the Village Board to allow storage containers for limited periods of time. There are two containers existing in a B-3 district which would be grandfathered in (Buddys and Beecher Hardware).

There being no further testimony or discussion, Commissioner Schuitema made a motion to close the public hearing at 7:08 p.m. Commissioner Heim seconded the motion.

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

NAYS: None.

Motion carried.

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.

Commissioner Heim made a motion of recommendation to the Village Board on an Ordinance amending code section 4.30 of Zoning Ordinance #1046 of the Village of Beecher pertaining to residential corner lot fencing requirements. This amendment would allow the Village Administrator to grant administrative variances, due to the number of corner yard variance requests and the Village was consistently granting them. Front yard fence would be allowed on one side of corner lot only, with a 3’ minimum distance from sidewalk. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

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

Commissioner Bouchard made a motion of recommendation to the Village Board on an Ordinance amending section 4.13 of Zoning Ordinance #1046 pertaining to trailers, campers, boats, and recreational vehicle parking requirements, adding definition of commercial trailers, and removing “recreational”, to include any trailer type. Commissioner Heim seconded the

motion.

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

NAYS: None.

Motion carried.

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 CONTAINERS AND CARGO CONTAINERS IN THE VILLAGE OF BEECHER.

Commissioner Weissbohn made a motion of 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 containers and cargo containers in the Village of Beecher, adding regulations for those instances. A number of businesses have been applying to the Village Board to allow storage containers for limited periods of time. There are two containers existing in the B-3 district which would be grandfathered in (Buddys and Beecher Hardware). Language will be included for residential moving pods, which would be allowed on a paved surface for a limited time. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

CONSIDER A PRELIMINARY PLAT FOR THE ILLIANA CROSSROADS BUSINESS PARK. This preliminary plat shows the extension of Illiana Drive from Church Road south to a cul-de-sac at the south end of the property. 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. 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 was present, followed by comments from the Village Planner.

The PZC considered a preliminary plat for the Illiana Crossroads Business Park. After approval of concept plan a few months ago, petitioner withdrew plans for portion east of Trim Creek.

Warren Opperman, Engineer for the Illiana Crossroads Business Park, provided a presentation. Currently plat is for 68 acres, from Church Road towards south residential properties on Miller Street, to railroad tracks on west side. Total of 26 lots are intended to be platted. A few lots are rather large, over 5 acres each. Multiple lots may be combined for a single user. There will be one single street down the center of the development, Illiana Drive. There will be no driveway access to Church Road, other than Illiana Drive. Final subdivision plat for Phase 1 would go south to about the Explorer Pipeline, for a total of ten lots. There are various permits that need to be obtained: modification of flood plain, dealing with IEPA, FEMA, Army Corps., IDNR and utility. The sanitary main currently runs along the east side of Trim Creek. Currently, there is a ten inch watermain on Church Road, which will ultimately run along Illiana Drive. Water and sewer are proposed to end at the south end of Phase 1. They are working through Village

stormwater ordinance. A conservation easement is included in the plan, about 100' from detention basins. Detention areas won't be ponds, they will be wetland basins with plantings, with maintenance and monitoring, as stated in the preliminary covenants. Traffic study was completed for Church Road, and provided in the packet for review. Traffic report has indicated that Church Road is adequate to handle Illiana Drive traffic, without a left turn lane getting onto Illiana Drive. Study of traffic at Church Road and Dixie Highway indicated area would not be significantly impacted by Business Park. Report has not yet been completed regarding structural capability of Church Road. There are ongoing questions with ComEd to be sure electric capability is there for Phase 1.

Commissioner Schuitema asked questions regarding timeframe for required permits. It will be a matter of months before permits are finalized. If they don't impact current flood plain, can work around that at this time.

Administrator Barber asked about the distance from R1 residential lots on Catalpa. From back of residential homes lot line to closest developed lot line, is approximately 420 feet.

Regarding dirt moving, petitioner is looking to balance entire site. There are different methods of dealing with the dirt. The majority of the black dirt will either be stockpiled or re-spread.

Commissioner Weissbohn encouraged separation from residential on Catalpa and Miller by a berm, line of trees, as discussed in previous meeting.

Covenants have not changed since approval of concept plan.

Administrator Barber stated that cul-de-sac area (130' radius) will be able to accommodate truck traffic.

Current industrial park on Dutch American Way does not have sidewalks. It was consensus of PZC not to require sidewalks.

Regarding turning lane, Administrator Barber stated that based on Village Engineer's comment on left turn lane and 80% rule regarding west bound Church Road and Illiana Drive: A.M. peak is 13 trucks coming in per hour, A.M. peak 17 trucks coming out, P.M. peak is 11 coming in, P.M. peak is 10 going out.

Width of Illiana Drive has not changed from concept plan. Parking would be restricted on west side of Illiana Drive.

Commissioner Bouchard confirmed that storage would only be permitted behind the front setback.

Pete Iosue reported on impact of industrial development on existing residential property values. Most studies refer to commercial development, not industrial. He concluded from studies he researched, typically determined by distance from industrial, type of industrial, noises, odors, that buffering and screening would minimize effects. A chart was provided in packet for reference. Added space of current proposal should help prevent negative impact.

Commissioner Weissbohn stated that it will be good for residents that the east section has been removed from plat. By adding visual buffering, this will be positive for residents. Light industrial will be a good distance from residential.

Art VanBaren spoke regarding potential presales for lots. Dutch American Foods will possibly put corporate offices in Phase 1, as well as a large warehousing storage building. Interested parties want to put up warehouses and storage facilities. An electrician has expressed interest in a small building for warehousing his materials.

Commissioner Serviss asked if one architect will be planning the buildings. Art VanBaren said they could utilize their own architect, or all use the same one.

Commissioner Tatgenhorst made a motion to approve preliminary plat for the Illiana Crossroads Business Park, pending Village Engineer approval of design engineering, without any substantial changes to the plat. Commissioner Schuitema seconded the motion.

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

NAYS: None.

Motion carried.

CONSIDER A FINAL PLAT OF SUBDIVISION FOR PHASE 1 OF THE ILLIANA CROSSROADS BUSINESS PARK. This is the phase that will be constructed first and all of the detailed engineering has been completed. Consideration of final plat of subdivision for Phase 1 of the Illiana Crossroads Business Park was deferred. Village staff and petitioners will meet to work out final details.

WORKSHOP: CONSIDER A PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR AN ANIMATED LED SIGN AT 1201 DIXIE HIGHWAY: BEECHER CHAMBER OF COMMERCE. The Chamber of Commerce wishes to install a monument 2-sided LED reader board sign with full color and day-night settings for promotion purposes. A rendering of the sign was provided in the packet for review. An approval letter has been received from Beecher Manor's Administrator. This LED sign will replace the existing billboard sign at the same location. Petitioner Larry Sanders (President) explained his request. Current billboard was paid for and installed by Beecher Chamber of Commerce over 20 years. Sign messages would be maintained by the Chamber of Commerce.

It was consensus of PZC to hold a public hearing on April 28, 2022 to consider the special use permit for the Beecher Chamber of Commerce LED sign at 1201 Dixie Highway. Nearby property owners would be notified and hearing would be posted.

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. A rendering of the sign was provided in the packet for review. 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. Administrator Barber explained the request.

Commissioner Bouchard made a motion to hold a public hearing on April 28, 2022 to consider the special use permit for an animated LED sign at 625 Dixie Highway, Village of Beecher.

Commissioner Weissbohn seconded the motion.

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

NAYS: None.

Motion carried.

NEW BUSINESS. Administrator Barber reported that the Penfield Street project is on target for June 17, 2022 bid letting.

President Meyer reported that a police station referendum will possibly be held in November.

The next regularly scheduled meeting for the PZC is Thursday, April 28, 2022 at 7:00 p.m. The Administrator has an LCC Board meeting that night and will not be able to attend.

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

Commissioner Weissbohn seconded the motion.

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

NAYS: None.

Motion carried.

Meeting adjourned at 8:37 p.m.

Respectfully submitted,

Patty Meyer
Secretary

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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NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Beecher Planning and Zoning Commission at the hour of 7:00 p.m. on Thursday, April 28, 2022 at the Beecher Village Hall, 625 Dixie Highway, Beecher, Illinois.

The purpose of the public hearing is to consider a request for a special use permit for an animated LED sign to be located in front of the Beecher Village Hall, 625 Dixie Highway, having a legal description as follows:

The north 181.0 feet of the south 1097.0 feet of the west 230.0 feet of the Southeast Quarter of Section 18, Township 33 North, Range 14 East of the Third Principal Meridian in Will County, Illinois.

The petitioner, the Village of Beecher, wishes to construct a brick monument style 2-sided LED reader board sign in front of 625 Dixie Highway for the purposes of publicizing Village and community events and to advise residents of any impending public health and safety hazards. Residents are invited and encouraged to attend the public hearing and shall be given an opportunity to be heard.

Phil Serviss
Chairman
Beecher Planning and Zoning Commission

Publish in the Vedette week of April 4th.

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APPLICATION FOR A SPECIAL USE PERMIT

Name: VILLAGE OF BEECHER

Address: 625 DIXIE

Phone Number: _____

Address of Location Where Special Use Permit is being Requested if Different from Above:

625 DIXIE

Type of Special Use Permit being Requested:

REQUEST FOR SPECIAL USE FOR AN LED SIGN

Section of the Zoning Code Pertaining to this Special Use Permit:

11.05 (b) (2) p. 106

Why Are You Requesting this Special Use Permit?: INFORMATION ON COMMUNITY

EVENTS AND MEETINGS

The following needs to accompany this application:

A plat of survey of the property which includes the legal description.

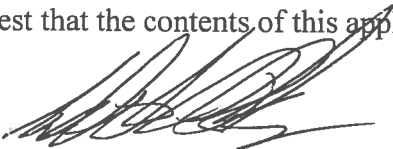
A diagram showing the exact location of any improvement to the property which is the subject of this special use permit request.

A photograph or photographs of the property where the special use permit is being requested.

Exact drawings of the improvements being proposed (blueprint, pictures of the improvement from a brochure, sketches.)

non-refundable fee of \$750.00 to the Village of Beecher to pay for legal notices, letters of notification, recording secretary, and staff support.

I hereby attest that the contents of this application is complete and true in fact.

SIGNED:  _____, Petitioner

(For office use only)

Date set for presentation to the Village Board: _____

Date set for PZC Workshop: _____

Date set for Public Hearing: _____

PROOF

AllRightSign.com 708-754-6366

NOTES

• Supply (1) d/f 8'5"(h) x 7'6"(w) x 2'2"(d) d/f LED internally illuminated monument sign consisting of:

(1) double tiered arch

(1) d/f 3'(h) x 7'(w) x 1'10"(d) LED internally illuminated cabinet with push through and vinyl lettering

(1) d/f 3'(h) x 7'(w) x 7"(d) full color EMC ThinkSign display and finished returns

NOTE: 1.5" 50/50 perforated material on top of EMC for access and ventilation; 1.5" gap under EMC for ventilation

(1) 2'(h) x 7'(w) x 1'10"(d) brick base (matching building) with 2" stone accent topper and 4"(h) pin mount address

• Sign foundation: 4" round steel pole

Unless colors are called out in Pantone color, we use industry standard CMYK colors for Epson.

Project:

Location: 625 S. Dixie Hwy Beecher, IL

Number: 220362

Drawing Number: 1.0

Date: 4/7/22 REV# 01 REV DATE: 4/14/22

Scale: N/A

CLIENT: Village of Beecher

Option 1

FRONT VIEW

SIDE VIEW



ALL RIGHT SIGN IS NOT RESPONSIBLE FOR ANY MISPELLINGS, ERRORS OR OMISSIONS AFTER APPROVAL OF DESIGN PROOF. APPROVAL INCLUDED VIA EMAIL, FAX AND SIGNED PRINTED COPY. ANY MISPELLINGS, ERRORS OR OMISSIONS AFTER APPROVAL WILL BE CHARGED TO CUSTOMER OF THE PROJECT.

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HERE



NOTES

- Supply (1) d/f 8'5"(h) x 7'6"(w) x 2'2"(d) d/f LED internally illuminated monument sign consisting of:
 - (1) double tiered arch
 - (1) d/f 3'(h) x 7'(w) x 1'10"(d) LED internally illuminated cabinet with push through and vinyl lettering
 - (1) d/f 3'(h) x 7'(w) x 7"(d) full color EMC ThinkSign display and finished returns

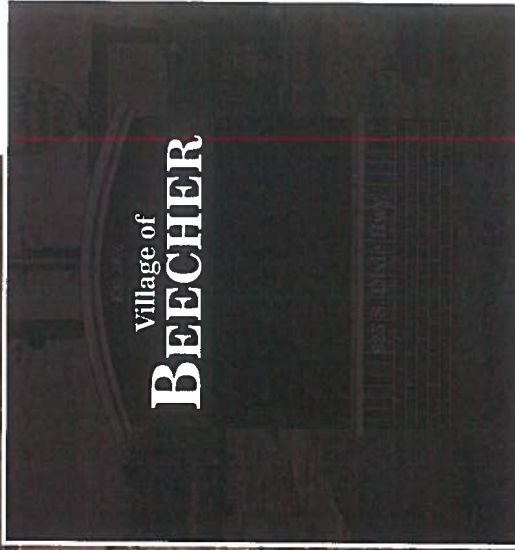
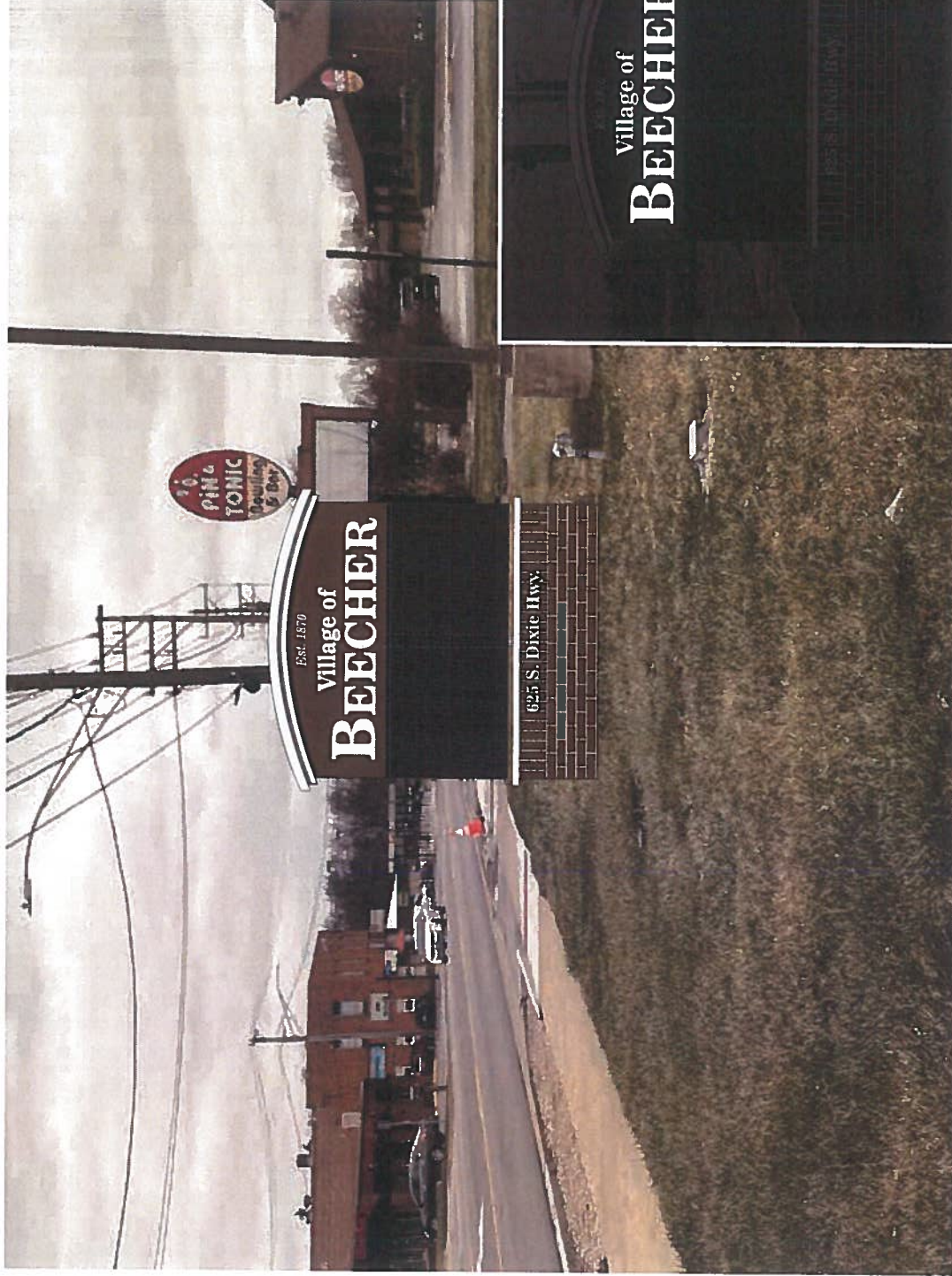
NOTE: 1.5" 50/50 perforated material on top of EMC for access and ventilation; 1.5" gap under EMC for ventilation

- (1) 2'(h) x 7'(w) x 1'10"(d) brick base (matching building) with 2" stone accent topper and 4"(h) pin mount address
- Sign foundation: 4" round steel pole

Unless colors are called out in Pantone color, we use industry standard CMYK colors for Epson.

CLIENT: Village of Beecher

Option 1



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Project:

Location: 625 S. Dixie Hwy Beecher, IL
 Number: 220362
 Drawing Number: 1.0
 Date: 4/7/22 REV# 01 REV DATE: 4/14/22
 Scale: N/A



NOTES

- Supply (1) d/f 9'5"(h) x 7'6"(w) x 2'2"(d) d/f LED internally illuminated monument sign consisting of:
 - (1) d/f 1'5.5"(h) x 7'(w) x 1'10"(d) LED internally illuminated cabinet with push through and vinyl lettering
 - (1) d/f 4'(h) x 7'(w) x 7"(d) full color EMC ThinkSign display and finished returns

NOTE: 1.5" 50/50 perforated material on top of EMC for access and ventilation; 1.5" gap under EMC for ventilation

- (1) 2'(h) x 7'(w) x 1'10"(d) brick base (matching building) with 2" stone accent topper and 4"(h) pin mount address

- Sign foundation: 4" round steel pole

Unless colors are called out in Pantone color, we use industry standard CMYK colors for Epson.

CLIENT: Village of Beecher

Option 2



Project:

Location: 625 S. Dixie Hwy Beecher, IL
 Number: 220362
 Drawing Number: 1.0
 Date: 4/7/22 REV# 01 REV DATE: 4/14/22
 Scale: N/A

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NOTES

CLIENT: Village of Beecher

Option 2

- Supply (1) d/f 9'5"(h) x 7'6"(w) x 2'2"(d) d/f LED internally illuminated monument sign consisting of:

(1) d/f 1'5.5"(h) x 7"(w) x 1'10"(d) LED internally illuminated cabinet with push through and vinyl lettering

(1) d/f 4'(h) x 7'(w) x 7"(d) full color EMC ThinkSign display and finished returns

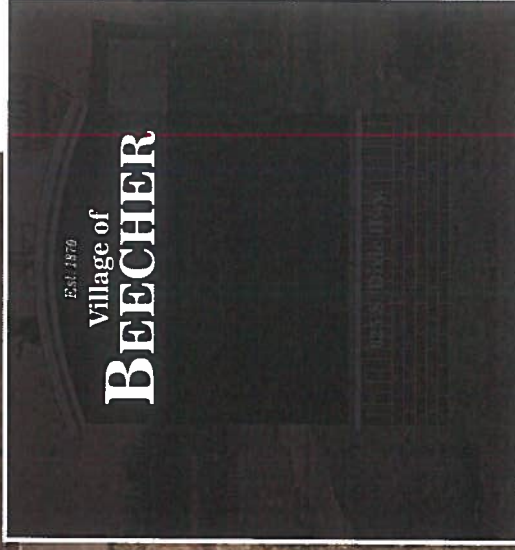
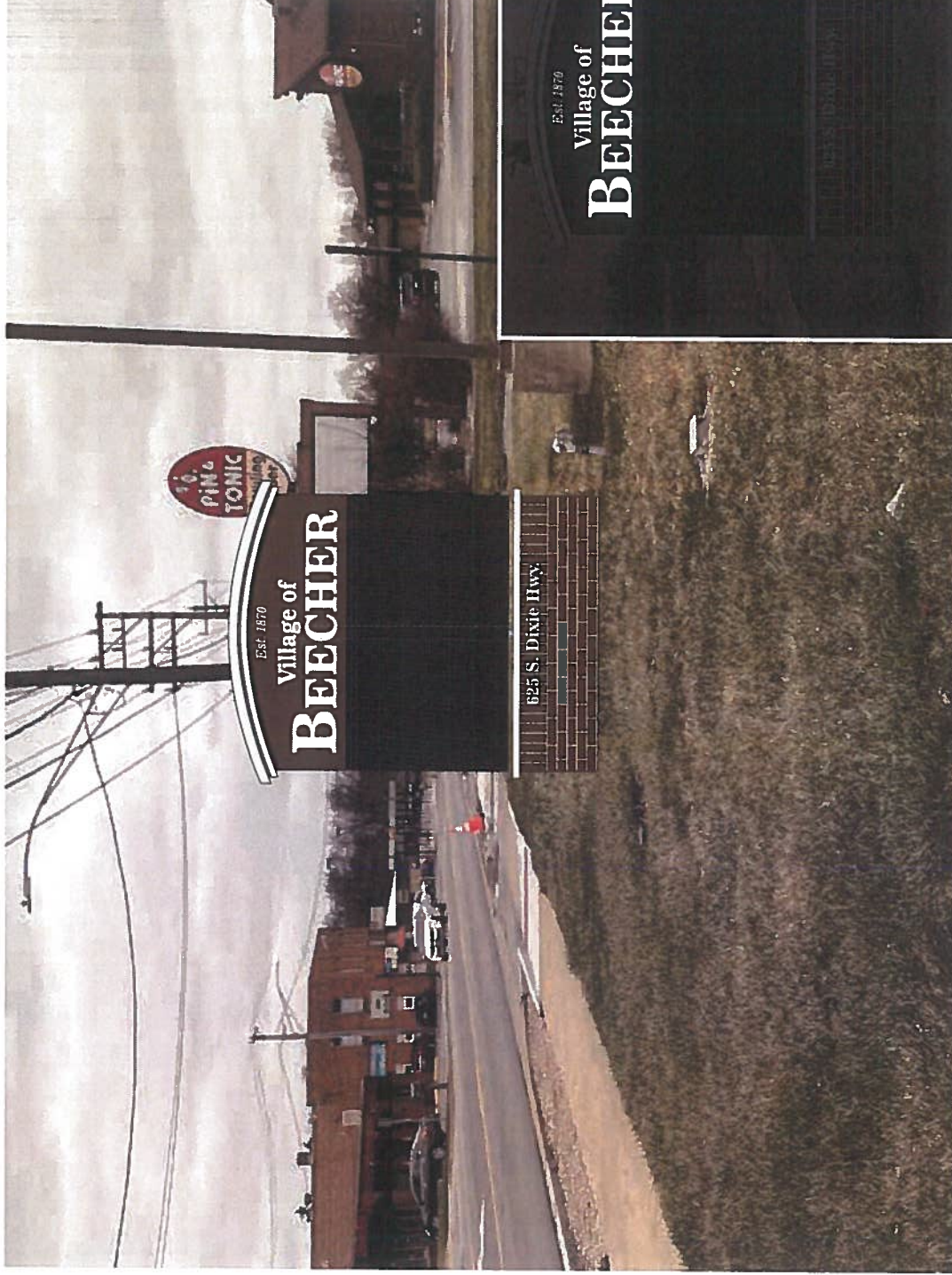
NOTE: 1.5" 50/50

perforated material on top of EMC for access and ventilation; 1.5" gap under EMC for ventilation

(1) 2'(h) x 7'(w) x 1'10"(d) brick base (matching building) with 2" stone accent topper and 4"(h) pin mount address

- Sign foundation: 4" round steel pole

Unless colors are called out in Pantone color, we use industry standard CMYK colors for Epson.



Project:

Location: 625 S. Dixie Hwy Beecher, IL
Number: 220362
Drawing Number: 1.0
Date: 4/7/22 REV# 01 REV DATE: 4/14/22
Scale: N/A

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HERE

ALL-RIGHT
Sign



Will County CCAO
Rhonda R. Novak, CIAO/
302 N. Chicago Street
2nd Floor
Joliet, Illinois 60432
Phone: 1-815-740-4648
Fax: 1-815-740-4696

PIN 22-22-16-403-027-0000

Parcel Information

<< Prev Parcel

Next Parcel >>

WASHINGTON TOWNSHIP

Owner Name: VILLAGE OF BEECHER

Street Address:
 625 DIXIE HWY
 BEECHER IL 60401



[View on Bing Maps](#)

Subdivision:

Property Class: 0090 Exempt Property

Homesite Acres: 0.00
Farm Acres: 0.00
Open Space Acres: 0.00
Total Acres: 0.96



<< Prev Picture

1 of 4

Next Picture >>

[GIS Map & Address Information](#)

[Will County Treasurer's Tax Information](#)

[View Local Taxing Bodies](#)

Assessment Information

Year	Assess Level	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total	Market Value	Instant Date	Instant Amount
2021	BOR	0	0	0	0	0	0		0
2021	SA/E	0	0	0	0	0	0		0
2021	TWP	0	0	0	0	0	0		0
2020	BOR	0	0	0	0	0	0		0
2019	BOR	0	0	0	0	0	0		0

Sale Information

Sale Date	Sale Amount	Document Number
12/01/2013	125,000	2013144750
06/01/2002	525,000	2007100748

Building Information

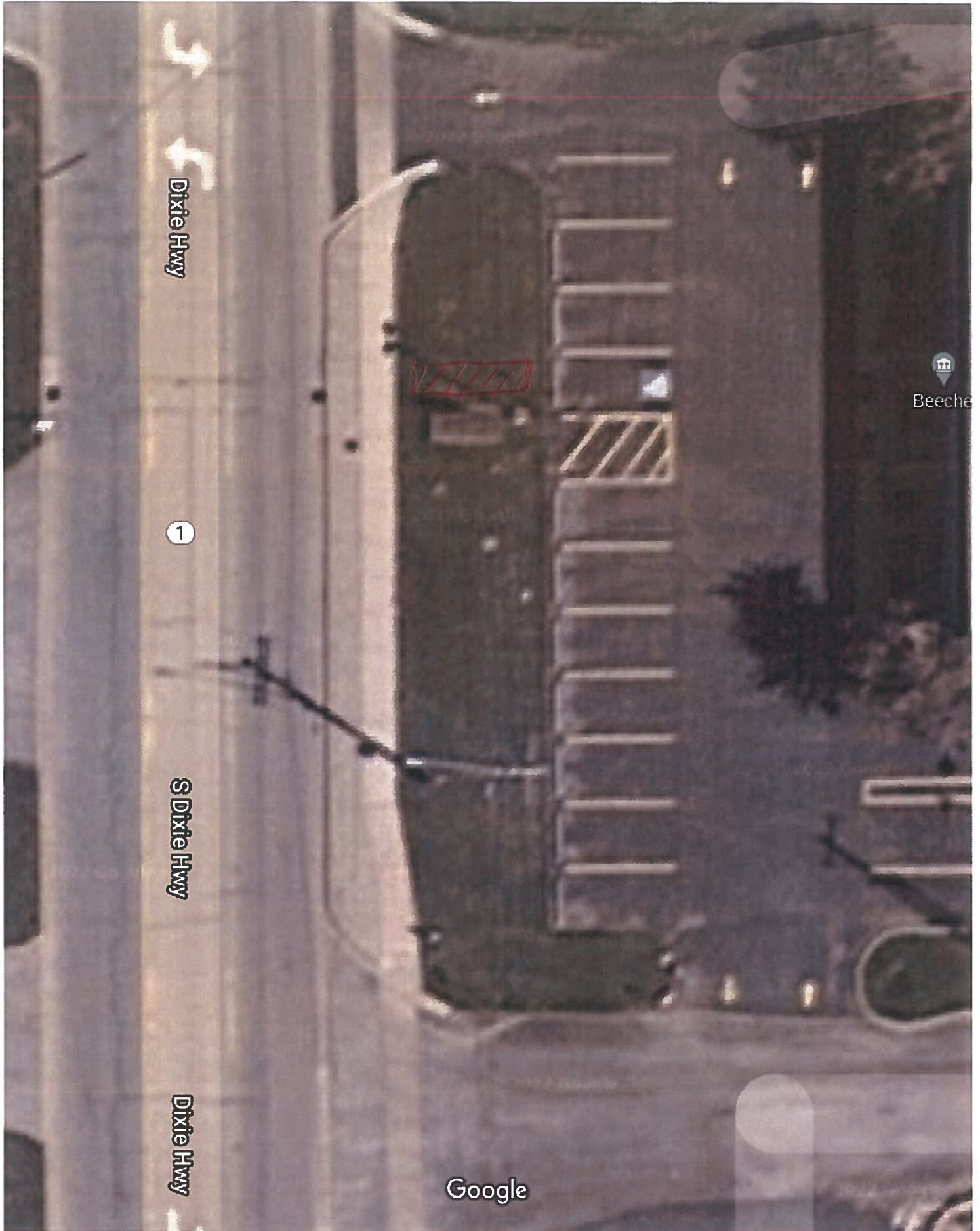
**** Building information is submitted periodically from the WASHINGTON TOWNSHIP Assessor; therefore, the building information listed may not be accurate or the most current. ****

Style:
Year Built: 1987
Total Sq. Ft: 2,483
Basement:
Garage:

Bathrooms:
Central Air:
Fireplace:
Porch:
Attic:

**** For the most comprehensive building characteristics and relevant information, please contact the WASHINGTON TOWNSHIP Assessor. ****

Legal Description



Beech

Google

Map data ©2022, Map data ©2022 20 ft

**RECIPIENTS OF VILLAGE LED SIGN
PUBLIC HEARING NOTICE
3/30/22**

**Ron Stluka (owner-628 Dixie)
268 Southfield Drive
Beecher, IL 60401**

**Beecher Dental Group LLC
612 Dixie Highway
Beecher, IL 60401**

**Pin & Tonic LLC
643 S. Dixie Highway
Beecher, IL 60401**

**Carmen Knuth (owner-618 Dixie)
213 Miller Street
Beecher, IL 60401**

**Buddys Drive In
298 Pine Street
Beecher, IL 60401**

**Brian Biederman (owner 642/644 Dixie)
30900 S. Cottage Grove
Beecher, IL 60401**

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Beecher Planning and Zoning Commission at the hour of 7:00 p.m. on Thursday, April 28, 2022 at the Beecher Village Hall, 625 Dixie Highway, Beecher, Illinois.

The purpose of the public hearing is to consider a request for a special use permit for an animated LED sign to be located in front of the Beecher Manor Nursing Home, 1201 Dixie Highway, having a legal description as follows:

The west 297.2 feet of Lot 1 in School Trustees Subdivision, in Section 16, Township 33 North, Range 14 East (except the north 248 feet thereof), and the south 10 feet of the east 120 feet of the west 297.2 feet of the 248 feet of Lot 1 of said Subdivision of the Third Principal Meridian in Will County, Illinois.

The petitioner, the Beecher Chamber of Commerce, wishes to replace an existing manual reader board with a 2-sided LED reader board sign using the same posts for the purposes of publicizing Chamber of Commerce and community events and promote its members. Residents are invited and encouraged to attend the public hearing and shall be given an opportunity to be heard.

Phil Serviss
Chairman
Beecher Planning and Zoning Commission

Publish in the Vedette week of April 4th.

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



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Benjamin Juzeszyn
Joe Tieri
Roger Stacey
Joseph Gianotti

APPLICATION FOR A SPECIAL USE PERMIT

X Name: Beecher Chamber of Commerce

Address: P.O. Box 292
Beecher, IL 60401

Phone Number: 708-946-6803

X Address of Location Where Special Use Permit is being Requested if Different from Above:

1201 Dixie Hwy Beecher, IL

Type of Special Use Permit being Requested:

Animated sign special use permit

Section of the Zoning Code Pertaining to this Special Use Permit:

SECTION 11.05 PERMITTED & NON-PERMITTED SIGNS

X Why Are You Requesting this Special Use Permit?: The present sign needs to
be rebuilt and we would like to update the
technology by installing a LED animated sign

The following needs to accompany this application:

A plat of survey of the property which includes the legal description. *(see EXHIBIT sheet)*

A diagram showing the exact location of any improvement to the property which is the subject of this special use permit request. *see EXHIBIT sheet*

A photograph or photographs of the property where the special use permit is being requested.

Exact drawings of the improvements being proposed (blueprint, pictures of the improvement from a brochure, sketches.)

_____ non-refundable fee of \$750.00 to the Village of Beecher to pay for legal notices, letters of notification, recording secretary, and staff support.

I hereby attest that the contents of this application is complete and true in fact.

X SIGNED: , Petitioner

(For office use only)

Date set for presentation to the Village Board: _____

Date set for PZC Workshop: _____

Date set for Public Hearing: _____



BEECHER
MANOR

March 21, 2022

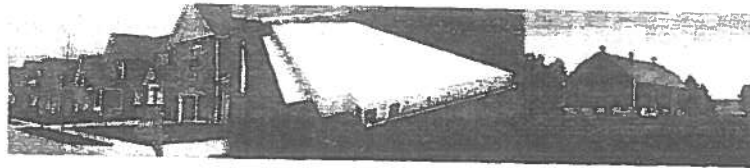
To Whom it May Concern:

This letter authorizes the Beecher Chamber of Commerce to remove the old signage and erect a new sign on the Beecher Manor property. Please contact me at 708-946-2600 with any questions.

Warm regards,

Dianne O'Connor

Administrator



Will County CCAO
 Rhonda R. Novak, CIAO//
 302 N. Chicago Street
 2nd Floor
 Joliet, Illinois 60432
 Phone: 1-815-740-4648
 Fax: 1-815-740-4696

PIN 22-22-16-200-028-0000

Parcel Information

<< Prev Parcel

Next Parcel >>

WASHINGTON TOWNSHIP

Owner Name: BEECHER PROPERTIES LLC

Street Address:
 1201 DIXIE HWY
 BEECHER IL 60401

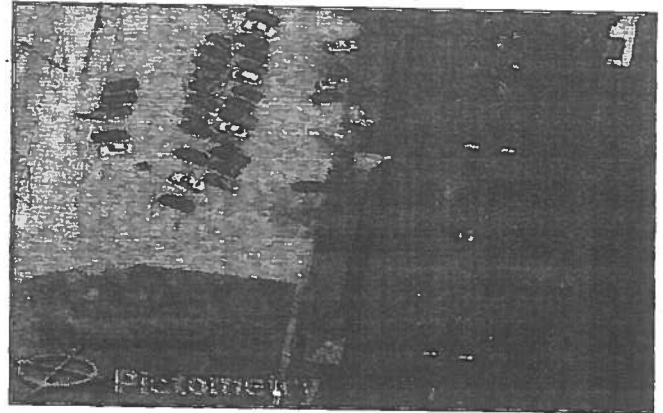


[View on Bing Maps](#)

Subdivision:

Property Class: 0060 Commercial

Homesite Acres: 0.00
Farm Acres: 0.00
Open Space Acres: 0.00
Total Acres: 2.32



<< Prev Picture

1 of 4

Next Picture >>

[GIS Map & Address Information](#)

[Will County Treasurer's Tax Information](#)

[View Local Taxing Bodies](#)

Assessment Information

Year	Assess Level	Land Unimproved/Farm	Land Improved	Building Other/Farm	Bullding	Total	Market Value	Instant Date	Instant Amount
2021	BOR	0	143,150	0	2,820,206	2,963,356	8,890,957		0
2021	SA/E	0	143,150	0	2,820,206	2,963,356	8,890,957		0
2021	TWP	0	143,150	0	2,820,206	2,963,356	8,890,957		0
2020	BOR	0	143,150	0	2,820,206	2,963,356	8,890,957		0
2019	BOR	0	143,150	0	2,820,206	2,963,356	8,890,957		0

Sale Information

Sale Date	Sale Amount	Document Number
02/01/2006	2,302,682	2006026384

Building Information

** Building information is submitted periodically from the WASHINGTON TOWNSHIP Assessor; therefore, the building information listed may not be accurate or the most current. **

Style:

Year Built: 1985
Total Sq. Ft: 33,998
Basement:
Garage:

Bathrooms:
Central Air:
Fireplace:
Porch:
Attic:

** For the most comprehensive building characteristics and relevant information, please contact the WASHINGTON TOWNSHIP Assessor. **

Legal Description

THE W 297.2 FT OF LOT 1 IN SCHOOL TRUSTEES SUB OF SEC 16, T33N-R14E (EX THE N 248 FT THROF) & THE S 10 FT OF THE E 120 FT OF THE W 297.2 FT OF THE N 248 FT OF LOT 1 OF SD SUB. DIVISION/CONSOLIDATION PER R95-51866 NDA:

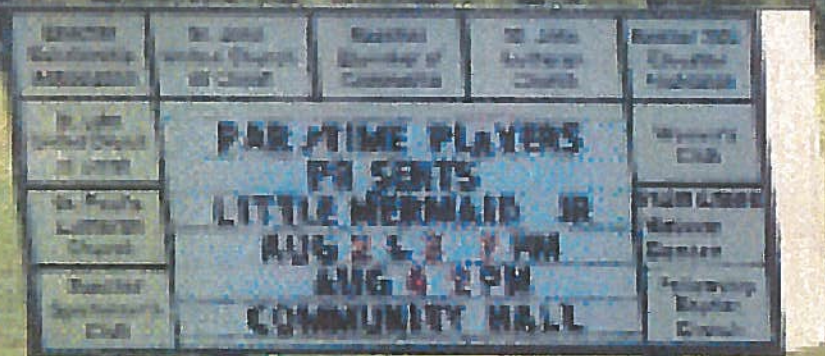


Beecher Chamber of Commerce Billboard at Beecher Manor



Proposal of Animated Sign Replacing Existing Billboard

Old Sign



New Sign

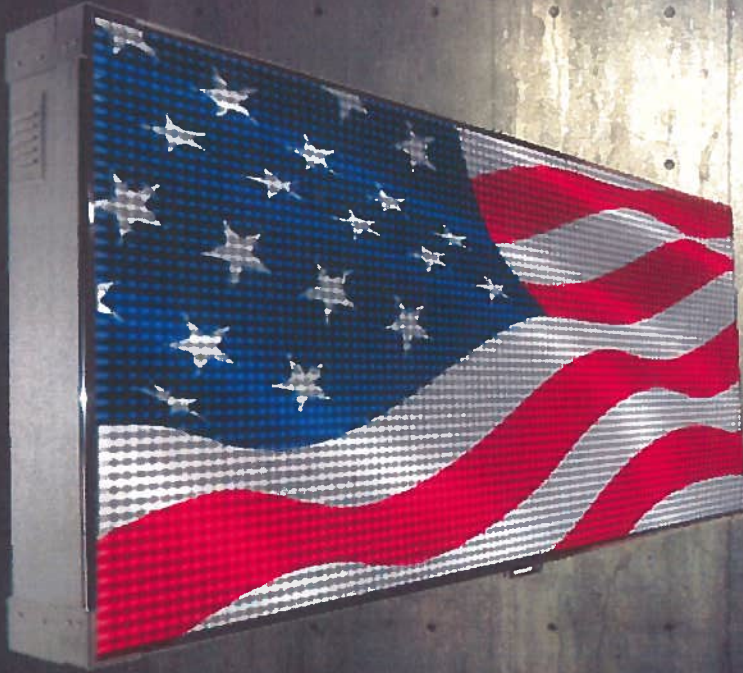


- ← Permanent Sign
- ← LED Animated Sign
- ← Possible Plastic Brick Panel

 **Matrix LED Signs**

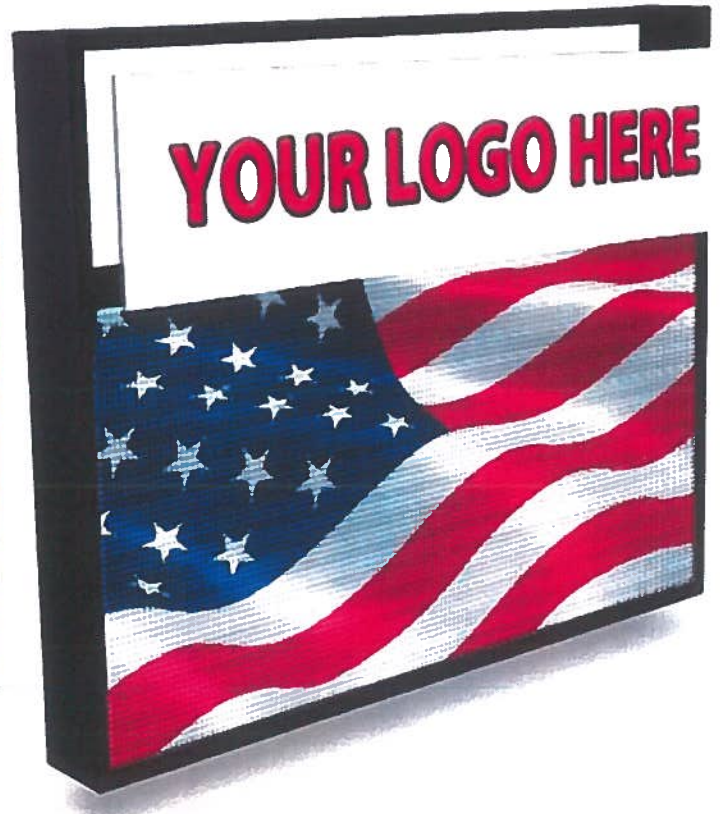
Front Service Outdoor Cabinet

**10mm
High
Res**



**10mm Pixel Pitch
Full Color**

Full 4 year Warranty



Matrix LED Signs

About Us.

Matrix LED Signs is one of the leading LED display manufacturers in the USA. For 16 years we have been engineering, designing and manufacturing a full line of LED programmable signs. Our goal is to provide you with the best LED display products available and back them up with excellent customer service, professional technical support and our industry leading warranty. Purchasing a programmable LED sign is a large investment and there are many companies to choose from. Let us show you why we are different.

It's Not About Us, It's About You!

Our promise to you is that your satisfaction is our utmost priority and rest assured that your sign will arrive on time and ready to go. Let our team of LED sign experts help you take control of your marketing today and start seeing increased revenue with a Matrix LED sign.

Customer Service

Our friendly customer service staff is here to help you select the right LED Sign for your business. Give them a call at 800-763-6864

Technical Support

Our signs are designed to be easy to use by anyone. If you ever have any questions you can contact our trained tech support team for help

Reliable Products

We put all our signs through rigorous testing before they ship to you. Your sign will arrive ready to provide many years of trouble free use.

Made in the USA

This is a key factor in maintaining the highest levels of quality and gives us an advantage over our competitors that import from China

After Sale Support

Our relationship with you does not end after the sale. We will provide you with software updates and handle any warranty services needed.

Matrix LED Signs
User Friendly PC Software

LED

Simply connect to the WIFI signal from your sign. Now you can instantly send Videos, Photos, Logos, Graphics and Text to the sign

VIDEOS
PHOTOS
TEXT

Matrix LED Signs
LED Display Anatomy

LED

LED Diodes: Individual LED's in Red, Green and Blue

LED Pools: Red, Green and Blue LED's are made into a pool.

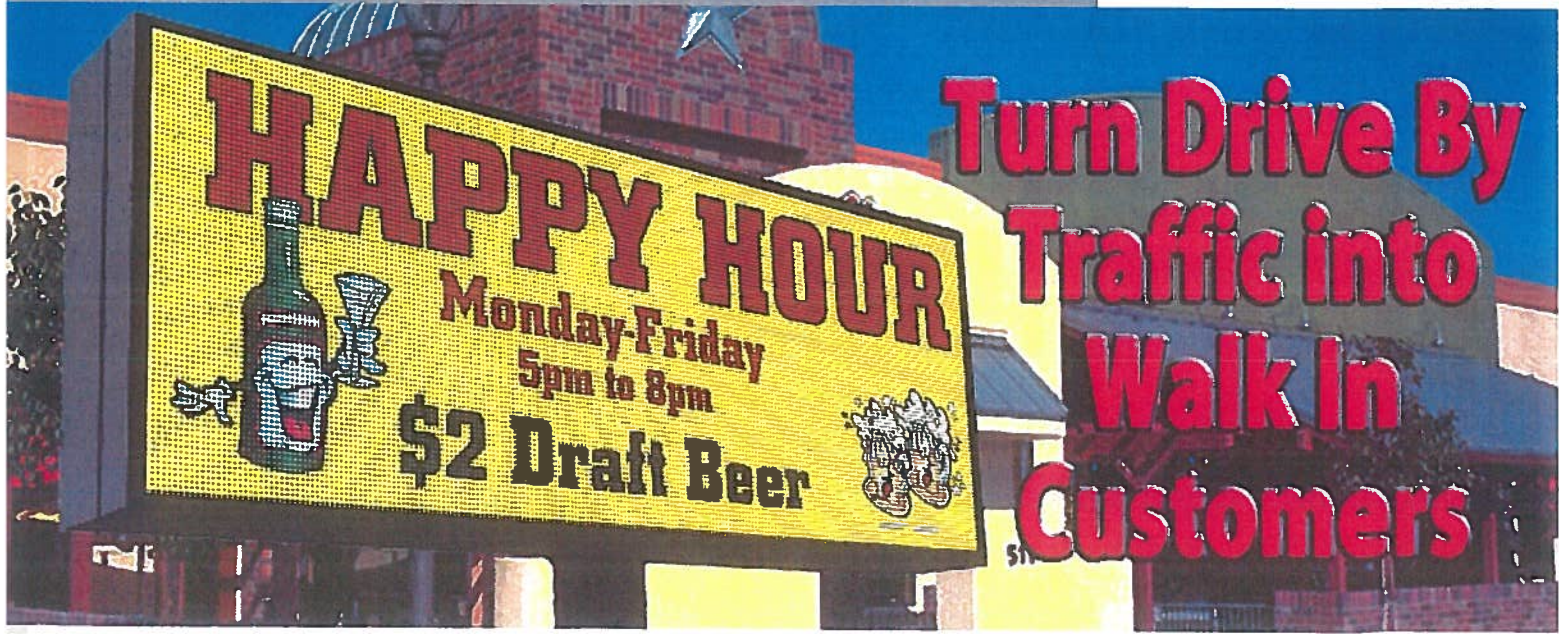
LED Modules: Pools are arranged on a circuit board to create a module. Pixel Pitch is the distance between pools.

LED Modules are arranged into a frame to create the display

MADE IN U.S.A.

Matrix LED Signs
Outdoor Signs Built Right

<p>UltraBright LED's</p> <p>Our competitors use low quality LED's to save money. We only use "UltraBright" LED's</p> <p>The brightest signs available</p>	<p>True Type Modules</p> <p>Matrix only uses True Type LED Modules. "Never Virtual"</p> <p>Would you buy a Virtual Porsche?</p>
<p>Front Service Cabinets</p> <p>Our Weather-tight Steel Cabinets are Designed to be Outdoors</p> <p>Easy access for maintenance</p>	<p>Matrix LED Signs</p> <p>800-763-6864</p>



RECIPIENTS OF CHAMBER OF
COMMERCE LED SIGN
PUBLIC HEARING NOTICE
3/30/22

Betty Nicks
1202 Dixie Highway
Beecher, IL 60401

Ann Loitz
1220 Dixie Highway
Beecher, IL 60401

Brian Booker
1166 Dixie Highway
Beecher, IL 60401

Michelle Rutledge
1184 Dixie Highway
Beecher, IL 60401