



VILLAGE OF BEECHER

INCORPORATED 1883

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

Thursday, October 25th at 7:15 p.m.
Washington Township Center
30200 Town Center Road

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE SEPTEMBER 27, 2012 MEETING.

IV. WORKSHOP SESSION: CONSIDER HOLDING A PUBLIC HEARING ON A REQUEST FOR A VARIANCE TO PERMIT A SIX FOOT SOLID FENCE IN THE REAR YARD IN LIEU OF A MAXIMUM HEIGHT OF FIVE FEET AS REQUIRED BY THE ZONING ORDINANCE: 1655 FOXHOUND (DURANTE). The petitioner, who appeared before the Village and was referred to the PZC but has yet to submit a formal application, may appear before the PZC Thursday night requesting a public hearing for a variance to allow a six foot solid fence in lieu of a five foot fence in his rear yard due to a grade change which occurs in the rear yards. If the petitioner provides additional information, it will be provided at the meeting. He was asked to provide a letter of support for the variance signed by his neighbors, a plat of survey showing the location of the pool and the solid fence, a design or photo of the proposed fencing material, an approval letter from Phillippe as the HOA ARC (Homeowners Association Architectural Review Committee), a statement of the hardships being experienced, and photos of the back yard referencing the grade change. This information would be needed for the PZC to hold an effective workshop session on the matter. If a hearing is approved it would be scheduled for Thursday, November 29th.

V. WORKSHOP SESSION: CONSIDER HOLDING A PUBLIC HEARING ON A REQUEST FOR A VARIANCE FOR A FENCE IN THE FRONT YARD AT 281 ORCHARD LANE (PIEPHO). This resident constructed a monument wall along the front property line of a corner lot which they believed was their backyard. No permit was obtained for this wall but since it appeared to part of the landscaping no action was taken. The resident then approached the Village about constructing a wrought-iron fence inside this monument wall which now makes this structure in need of a variance. This fence does not provide any type of security and is purely for appearance. The resident is also in the process of acquiring the lot located behind the residence so that obstruction of view of the street is not a concern from this vacant lot. Staff has no objections to the request. The only remaining issues are: 1.) does the resident intend to extend the front yard fence further to the north along the frontage of the vacant lot being

purchased; and 2.), should the resident be required to extend the public sidewalk across the frontage of the vacant lot if the lot is never going to be built upon. These issues can be discussed further at the workshop. If a hearing is recommended to be held it will be scheduled for Thursday, November 29th.

VI. CONSIDER AMENDMENTS TO THE BEECHER ZONING ORDINANCE PERTAINING TO SPECIAL USE PERMITS FOR DIGITAL DISPLAY (LED) SIGNS. In August, The PZC recommended by a vote of 4-1 the enclosed ordinance pertaining to LED signs. Discussion centered mostly on whether legal non-conforming signs could be upgraded to digital signs. Would the Village not allow a pole sign to be upgraded? The PZC said no by a vote of 4-1, but the Village Board, without taking a vote, was not sure and wanted to seek more input from the PZC. This concern was based on the fact that De Jung's was issued a special use permit for an upgrade to a non-conforming sign. The changes to the ordinance pertaining to digital displays as recommended by the PZC prior to the joint workshop were as follows:

1. Changeable letter signs, readerboard signs, and digital signs which display time, temperature or gasoline prices in static form are to be considered permitted signs.
2. Remove conflicting language pertaining to flashing signs to state that rotating beacons, strobes, or repetitive flashing cannot be used.
3. No animated sign or digital sign outside of a building to be located in the B-1H old downtown business district.
4. Only one digital sign per zoning lot.
5. No digital sign upgrade to an existing legal non-conforming sign or pole sign. Digital signs shall be monument type.
6. Photometric evidence of that the sign will not adversely impact residential areas.
7. Programable dimming for daytime and nighttime use.
8. Messaging shall conform with Section 11 of the Zoning Ordinance.

At the workshop, the Trustees present expressed concern about item 5 above and wanted this criteria removed. The Trustees also asked to see more technical criteria for evaluating a special use permit request for LED signs. The PZC asked staff to produce a report based on criteria used by other municipalities and what is being recommended by sign manufacturers. Enclosed is a report showing 14 new criteria to be considered based on research in the field of LED signs. Once we agree on a new list of criteria, a new ordinance will be drafted for consideration. It is also possible that another public hearing be held on the matter since this is a substantial re-write of the LED sign ordinance which was the subject of a hearing back in August. If new criteria are accepted, this public hearing could also be scheduled for November 29th.

VII. ILLIANA EXPRESSWAY/LAND USE PLAN UPDATE. It appears that the B3 route will be the selected corridor for the expressway. The Federal Highway Administration is expected to make a Record of Decision on the recommendation around December 1st. Once this takes place, the corridor becomes official. We have also been told that there may be funding made available by IDOT to the communities along the corridor to update their land use plans and we were advised to wait until January before proceeding with any planning. We will wait until the January meeting before we proceed.

VIII. NEW BUSINESS

IX. ADJOURNMENT