

---

**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 McCawley

**Administrator**

Charity Mitchell

**Treasurer**

Donna Lippelt

**Trustees**

Todd Kraus

Joe Tieri

Roger Stacey

Erik Gardner

David Weissbohn

Brian Diachenko

---

**MEETING OF THE BEECHER PLANNING AND ZONING COMMISSION**

**(THE PZC)**

***Thursday, April 24, 2025 at 7:00 p.m.***

***Beecher Village Hall***

***625 Dixie Highway***

***Beecher, Illinois***

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. CONSIDER APPROVAL OF MINUTES OF THE PREVIOUS MEETING
- IV. RECOGNITION OF THE PUBLIC
- V. WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON THURSDAY, MAY 22, 2025 AT 7:00 PM TO CONSIDER A REQUEST TO REZONE THE PROPERTY LOCATED AT 605 REED STREET. The petitioner will be in attendance to discuss the request.
- VI. THE NEXT PZC MEETING IS SCHEDULED FOR MAY 22, 2025 AT 7:00 PM.
- VII. OLD BUSINESS
- VIII. NEW BUSINESS
- IX. ADJOURNMENT

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

***Thursday, January 23, 2025 at 7:00 p.m.***

***Beecher Village Hall***

***625 Dixie Highway***

At 7:02 p.m., Chairman George Schuitema called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Eich (arrived at 7:04 p.m.), Gardner, Hearn, Heim and Schuitema.

Members absent: Commissioners Barber and Serviss.

Staff present: Secretary Patty Meyer, Administrator Charity Mitchell and Pete Iosue of Teska Associates.

Guests: Village President Marcy Meyer, Trustee Erik Gardner and Josh Baumgartner.

CONSIDER APPROVAL OF THE MINUTES OF THE DECEMBER 12, 2024 MEETING.

Commissioner Heim made a motion to approve the minutes of the December 12, 2024 meeting as written. Commissioner Gardner seconded.

AYES: Commissioners Gardner, Hearn, Heim and Schuitema.

NAYS: None.

ABSENT: Commissioner Eich.

Motion carried.

RECOGNITION OF THE PUBLIC. – None.

CONSIDER REQUEST FOR RESUBDIVISION OF THE PROPERTY LOCATED AT 53 W. CHURCH ROAD. The petitioner, Josh Baumgartner, was in attendance to explain his request. He recently purchased five acres at 53 W. Church Road and would like the PZC to consider allowing him to re-subdivide that property to allow the existing home on 2 acres and split the remaining 3 acres into two 1.5 acre parcels.

Commissioner Eich arrived at 7:04 p.m.

Commissioners discussed the various options proposed by Mr. Baumgartner. Under the new revised zoning ordinance, the residential estate (R-E) zoning would require a 2.5 acre minimum and some expressed not allowing any lots less than 2.5 acres. Since this request was received prior to the new zoning ordinance being in effect, smaller lot sizes could be considered. Lot frontage was discussed. Under the current ordinance, lots in R-E must have a minimum frontage width of 100 feet.

If 53 W. Church Road would be divided into two parcels, frontage and lot size would be okay for current Estate Lot (R-E) zoning. If the property is divided into three parcels as proposed, the

existing house on 2 acres would have appropriate frontage, but two smaller parcels would have to be rezoned R1 or R1A, or a variance would need to be requested. Spot zoning is not encouraged.

Commissioners expressed concerns about much smaller lot sizes than others in the R-E zoning district. Questions were raised about pole barns on the narrower lots.

The existing home on 53 W. Church has a well and Village sewer. If the property is divided into more parcels, Village water and sewer would need to be brought to those lots. The PZC questioned if Village sewer and water would be required on the new lots and if the developer, Josh Baumgartner, would be responsible for the costs involved with getting the Village water and sewer to those lots.

The preliminary plats were reviewed by the PZC. If the petitioner wishes to re-subdivide the property into three parcels, he would need to apply for a variance or rezoning. Staff will consult with Public Works Superintendent as to how infrastructure would get to these lots and will consult with the Village Attorney to determine if installation of infrastructure would be required as part of the re-subdivision or after re-subdivision. In order to move forward, petitioner will need to decide if he wishes to re-subdivide into 2 or 3 parcels and contact Village staff to apply for a variance or request a re-subdivision.

**PUBLIC HEARING: CONSIDER PROPOSED ZONING ORDINANCE TO REPLACE ORDINANCE #1046 AND AMEND THE ZONING DISTRICT MAP.** Due notice has been published.

Commissioner Heim made a motion to open a public hearing at 7:48 p.m. to consider the proposed zoning ordinance to replace Ordinance #1046 and amend the zoning district map. Commissioner Hearn seconded.

AYES: Commissioners Eich, Gardner, Hearn, Heim and Schuitema.

NAYS: None.

Motion carried.

Pete Iosue reported that revisions have been ongoing for over a year. A Steering Committee was established which went through the ordinance chapter by chapter. Numerous meetings were held. The goals were to take out a lot of old and outdated sections, add some missing information and just make the ordinance much easier for the general public and staff to understand. Processes for variances and special uses were included in the revision. Permitted uses for various zoning districts were simplified.

Commissioner Heim requested that the section referencing recreational trailer, camper and boat parking be reworded to read “all trailers, including recreational...”.

Administrator Mitchell mentioned that an auto body shop is not currently an allowed use in I-1. The existing body shop is currently permitted as a special use. Pete Iosue will make that change.

Administrator Mitchell mentioned that she received an inquiry regarding a proposed party venue in Beecher Plaza. That use was permitted based on ordinance. Pete Iosue will add “Event

Center” to the list as a special use, and if needed conditions can be placed on that special use in a B-3 district.

Pete Iosue mentioned some minor modifications that were made to the zoning map as previously recommended by the PZC. A couple locations had been rezoned since the map was last printed.

Local B2, business and office research districts were eliminated. Office research district was changed to government institutional. The old Police Department zoning was changed to B1H.

The PZC discussed the property at Reed and Miller to the north along railroad tracks. Zoning was changed to B3.

Commissioner Schuitema thanked Pete Iosue for his input – he was very valuable throughout the revision process.

There being no further comments or testimony to be heard, Commissioner Heim made a motion to close the public hearing at 8:42 p.m. Commissioner Hearn seconded.

AYES: Commissioners Eich, Gardner, Hearn, Heim and Schuitema.

NAYS: None.

Motion carried.

#### CONSIDER MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE PROPOSED ZONING ORDINANCE AND AMENDED ZONING DISTRICT MAP.

Commissioner Heim made a motion of recommendation to the Village Board on the proposed zoning ordinance and amended zoning district map. Commissioner Eich seconded.

AYES: Commissioners Eich, Gardner, Hearn, Heim and Schuitema.

NAYS: None.

Motion carried.

#### CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD TO AMEND THE FEE SCHEDULE FOR STAFF AND CONSULTANT REVIEW OF APPLICATIONS RELATED TO LAND USE.

Administrator Mitchell mentioned she has had conversations with a resident that wants to put up another shed on their property, putting them considerably over on lot coverage. The \$750 variance fee seems excessive. Resident would be okay with a \$100 or \$250 fee for a variance application.

Pete Iosue stated that fees could be different for residential requests versus commercial requests. He will send Administrator Mitchell a sample fee schedule and a sample application. Fee schedule can be changed at any time – zoning ordinance would not have to be changed. Administrator Mitchell can create a fee schedule and provide to Village Board for approval.

The next regularly scheduled meeting for the PZC is Thursday, February 27, 2025 at 7:00 p.m.

OLD BUSINESS.

President Meyer reported on status of various businesses in the Village. There was no new update on the marijuana craft growing facility.

On December 1, 2024, Lennar Homes closed on several lots in Hunter's Chase East. The Village is in negotiation with them regarding the new fees, now that the moratorium has expired.

NEW BUSINESS – None.

ADJOURNMENT. Commissioner Eich made a motion to adjourn the meeting. Commissioner Gardner seconded.

AYES: Commissioners Eich, Gardner, Hearn, Heim and Schuitema.

NAYS: None.

Motion carried.

Meeting adjourned at 8:54 p.m.

Respectfully submitted,

Patty Meyer  
Secretary