

MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)
Thursday, May 22, 2025 at 7:00 p.m.
Beecher Village Hall
625 Dixie Highway

At 7:01 p.m., Commissioner Serviss called the meeting to order.

All present joined in the pledge to the flag.

ROLL CALL. Members present: Commissioners Barber, Eich, Gardner, and Serviss.
Members absent: Commissioners Hearn and Heim, and Chairman Schuitema.

Staff present: Administrator Charity Mitchell and Pete Iosue of Teska Associates.

Guests: Village President Marcy Meyer, Trustee Roger Stacey, Trustee Jessica Smith, and Bruce Izzo.

CONSIDER APPROVAL OF THE MINUTES OF THE APRIL 24, 2025 MEETING.
Commissioner Barber motioned to approve the minutes of the April 24, 2025 PZC meeting as submitted. Commissioner Gardner seconded.

AYES: Commissioners Barber, Eich, Gardner and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried.

RECOGNITION OF THE PUBLIC - None.

PUBLIC HEARING: CONSIDER A REQUEST TO REZONE THE PROPERTY LOCATED AT 605 REED STREET FROM B1 HISTORIC DOWNTOWN TO RESIDENTIAL.

Commissioner Gardner motioned to open the public hearing at 7:04 p.m. Commissioner Eich seconded.

AYES: Commissioners Barber, Eich, Gardner and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried.

Pete Iosue provided an overview of the thorough discussion that was held during the workshop on April 24, 2025. The petitioner, absent from the meeting, uses the lower level of the building as a music studio. They mentioned in the workshop that they might sell the property and have seen increased interest in the property if it were zoned residential. Mixed use is allowed in the current zoning of B-1 Historic but straight residential is not permitted, so this is why the petitioner is interested in rezoning. The entire block is commercial but there are several legal non-conforming properties.

Commission discussed tabling the hearing to allow petitioner more time gauge interest in

purchasing the property. If the public hearing is tabled then the hearing would not be required to be re-published.

At 7:08 p.m. Commissioner Barber motioned to table the public hearing until the next meeting on June 26, 2025 at 7 p.m. Commissioner Eich seconded.

AYES: Commissioners Barber, Eich, Gardner and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST TO REQUEST THE PROPERTY LOCATED AT 605 REED STREET. - Tabled with the public hearing until the next meeting on June 26, 2025.

PUBLIC HEARING: CONSIDER PROPOSED TEXT AMENDMENTS TO SECTION 6 - ZONING DISTRICTS, SECTION 13 - MISCELLANEOUS USES, AND SECTION 14 - RULES AND DEFINITIONS OF THE VILLAGE OF BEECHER ZONING ORDINANCE NO.1418. Commissioner Eich motioned to open the public hearing at 7:10 p.m. Commissioner Gardner seconded.

Pete Iosue explained that two existing stand-alone ordinances, one relating to solar panels and one related to wind turbines had been left out of the zoning ordinance re-write. The amendments added these ordinances and their associated definitions.

There being no further testimony, Commissioner Eich motioned to close the hearing at 7:13 p.m. Commissioner Gardner seconded.

AYES: Commissioners Barber, Eich, Gardner and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE PROPOSED TEXT AMENDMENTS. Commissioner Eich made a motion of recommendation to the Village Board to approve proposed text amendments to Section 6 - Zoning Districts, Section 13 - Miscellaneous Uses, and Section 14 - Rules and Definitions of the Village of Beecher Zoning Ordinance No.1418. Commissioner Eich motioned to recommend Village Board approval. Commissioner Gardner seconded.

AYES: Commissioners Barber, Eich, Gardner and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried

DISCUSSION AND RECOMMENDATION REGARDING RECREATIONAL VEHICLE LOCATED AT 517 PASADENA.

Administrator Mitchell stated the Village Code Enforcement Officer, David Harrison received complaints regarding this property, that there was a recreational trailer being stored in the

driveway in the front yard area of the property. Mitchell reviewed the ordinance and parking a recreational trailer in the driveway in the front yard area is not permitted. Mitchell explained, the setback is different than the front yard. 517 Pasadena happens to have a deep front yard. Mr. Izzo could attempt to be granted a special use by applying for a special use permit under miscellaneous uses for off-street parking in the R-1A district.

Mr. Izzo stated there is a storm sewer on the east side of his house that he would be concerned about paving over this area to store his trailer. Mr. Izzo stated he was given permission to park there in 2022 because his yard is setback 100 feet and the trailer was being parked behind the required front yard setback for homes. Commissioner Barber stated the trailer was supposed to be screened by bushes as well.

Mr. Izzo stated he purchased the property because it has two garages and he has several vehicles. He also state he buy cars, no more than 5 a year, typically from municipalities and state auctions. He licenses and insures them, cleans them up and sells them.

There was discussion about different areas on Mr. Izzo's property where he could potentially park the trailer. Parking on the east side of the house was mentioned again but Mr. Izzo doesn't want to pave over that area because of the storm sewer. Public Works Superintend Conner stated there are catch basins through there.

The backyard has a second garage and a part-public, partially-vacated alley. The issue is there is not easy access to Mr. Izzo's second garage from there. Discussion was had about means of access for Mr. Izzo to store his trailer in the back yard while ensuring the trailer is stored on an impervious surface. Either try to find a way for him to have access to the rear yard or apply for special use.

Commissioner Barber suggested since Mr. Izzo works on cars there and has a couple cargo trailers maybe he could apply for commercial zoning. Mr. Izzo indicated he was not interested in commercial zoning.

Other options discussed were amending the code, reviewing the property survey to verify property lines and vacated alley for ease of access to rear yard, and paving of the east side of the property.

Mr. Izzo stated that he could put the trailer in storage as he has another vehicle in storage in Beecher, but he would like to go through the system first. He stated, currently the trailer is in southern Illinois on some of his rental property but he will be bringing it back. Administrator Mitchell stated the ticket would be held and no additional tickets will be issued until this matter is resolved.

There was a consensus of the Commissioners to table this item until the next meeting.

The next regularly scheduled meeting for the PZC is Thursday, June 26, 2025 at 7:00 p.m.

OLD BUSINESS.

Administrator Mitchell and Public Works Superintendent Conner had a meeting with Surf Fiber. A Right of Way agreement was signed with Surf, though most of the construction/ installation of the fiber network will occur in the utility easements in the back of properties. Surf indicated they planned on starting around June 2, 2025. They will be doing the work in phases. They plan to notify residents in each phase a couple weeks prior to starting in their area.

NEW BUSINESS - None

ADJOURNMENT. Commissioner Eich motioned to adjourn the meeting. Commissioner Gardner seconded.

AYES: Commissioners Barber, Eich, Gardner and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried.

Meeting adjourned at 8:32 p.m.

Respectfully submitted,

Charity Mitchell
Village Administrator