
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

Brian Diachenko

Jessica Smith

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

Thursday, August 28, 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. PUBLIC HEARING: CONSIDER A REQUEST TO REZONE THE PROPERTY LOCATED AT 605 REED STREET FROM B1 HISTORIC DOWNTOWN TO RESIDENTIAL. This Public Hearing remains open from the last PZC meeting.
- VI. CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST TO REZONE THE PROPERTY LOCATED AT 605 REED STREET. Pending the results of the public hearing.
- VII. PUBLIC HEARING: CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR A DAYCARE FACILITY IN THE B-3 GENERAL BUSINESS AND SERVICE DISTRICT AT THE PROPERTY LOCATED AT 993 DIXIE HWY. A motion is needed to open and close the Public Hearing.
- VIII. CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A SPECIAL USE PERMIT FOR A DAYCARE FACILITY IN THE B-3 GENERAL BUSINESS AND SERVICE DISTRICT AT THE PROPERTY LOCATED AT 993 DIXIE HWY. Pending the results of the public hearing.
- IX. THE NEXT PZC MEETING IS SCHEDULED FOR SEPTEMBER 25, 2025 AT 7:00 PM.
- X. OLD BUSINESS
- XI. NEW BUSINESS
- XII. ADJOURNMENT

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

Thursday, July 24, 2025 at 7:00 p.m.

*Beecher Village Hall
625 Dixie Highway*

Commissioner Schuitema called the meeting to order at 7:00 PM

All present joined in the pledge to the flag.

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

Staff present: Administrator Charity Mitchell and Superintendent Conner.

Guests: Trustee Stacey, Trustee Smith, Renee Grant, Al Cleve, Ariel Ibitoye and Bruce Izzo.

CONSIDER APPROVAL OF THE MINUTES OF THE JUNE 26, 2025 MEETING.
Commissioner Gardner motioned to approve the minutes of the June 26, 2025 PZC meeting as submitted. Commissioner Heim seconded.

AYES: Commissioners Barber, Gardner, Heim, Schuitema, 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 R-1 RESIDENTIAL.

Petitioner not present.

Commissioner Barber motioned to table to the next regular meeting. Commissioner Heim seconded.

AYES: Commissioners Barber, Gardner, Heim, Schuitema, and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried.

PUBLIC HEARING: CONSIDER A REQUEST FOR A VARIANCE TO INSTALL A 6 FOOT PRIVACY FENCE IN THE FRONT YARD OF THE PROPERTY LOCATED AT 502 DUNBAR STREET.

Commissioner Heim motioned to open the public hearing at 7:02 p.m. Commissioner Serviss seconded.

AYES: Commissioners Barber, Gardner, Heim, Schuitema and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried.

Administrator Mitchell provided a recap of the prior discussions. Petitioner, Renee Grant, explained she would like to extend her yard out so her children have more safe space to play. Being located off of Indiana Avenue scares her, and she just wants to know they are safe. Her autistic son enjoys being outside and has several sensory toys. Commissioner Schuitema asked how much yard she currently has, and Ms. Grant stated the fence that was approved was 164 feet and if the variance is approved it would increase to 189 feet.

Commissioner Schuitema read a letter from an anonymous concerned neighbor. The neighbor was opposed to a 6 foot privacy fence and thought a smaller picket fence would be more appropriate. The neighbor did not feel having an autistic child warranted a privacy fence.

Commissioner Barber discussed the possibility of the neighbor directly to the west of 502 Dunbar installing a fence. He does not believe this fence should be able to exceed the southeast corner of that house directly to the west. Commissioner Serviss brought up his concerns with sight lines down the street and agrees with the concerned neighbor. There are concerns that if it is granted to one resident, it will open the door for other residents asking for the same consideration. Ms. Grant stated from the front of her house to the street is 42 feet and she is requesting to put the fence out 25 feet and will not block the view of the street. How her house is located on the corner limits what would be considered her backyard. The front of the house faces Indiana and the garage faces Dunbar. Commissioner Heim stated he understood the concerns with Indiana Avenue. The Commissioners held further discussion to determine how much extra room they would allow the Ms. Grant for the fence while still maintaining uniformity with the house to the west, in the event that house would ever install a fence.

Commissioner Barber motioned to close the public hearing at 7:24 p.m. Seconded by Commissioner Heim.

AYES: Commissioners Barber, Gardner, Heim, Schuitema, and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A VARIANCE TO INSTALL A FENCE IN THE FRONT YARD OF 502 DUNBAR STREET.

Commissioner Barber motioned to recommend approval of a fence variance of 25 feet or to the southeast corner of the house on 503 Oak Park or whichever is less. Commissioner Heim seconded.

AYES: Commissioners Barber, Gardner, Heim, Schuitema, and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried.

PUBLIC HEARING: TO REQUEST A SPECIAL USE PERMIT FOR OFF-STREET PARKING IN THE R-1A DISTRICT AT THE PROPERTY LOCATED AT 517 PASADENA.

Commissioner Heim motioned to open the public hearing at 7:27. Commissioner Barber seconded the motion.

AYES: Commissioners Barber, Gardner, Heim, Schuitema, and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried.

Al Cleve from 516 Pasadena, explained that he has lived in Beecher over 50 years and lives right across the street from Mr. Izzo. He has no problem with Mr. Izzo parking his recreational vehicle there, it is the last house on the north side of the street, there is a parking lot next door, and a hedge row.

Commissioner Barber commented that at the last meeting there was some discussion regarding the sale of vehicles at the property and possibly limiting the number of vehicles allowed in the driveway as a condition of the special use when the trailer is on the property. Mr. Izzo stated that all of the cars in the driveway are licensed and insured, and he should be able to sell his personal vehicles without limiting the number. There was some discussion as to whether or not the selling of cars could be considered a business based on how many are being sold. Mr. Izzo also asked commissioners to keep in mind that his driveway is 35 feet by 85 feet. Commissioner Serviss brought up the zoning ordinance and what was allowed regarding recreational trailers. Discussion was had regarding where the trailer is currently. Commissioner Hiem state the ordinance would allow the trailer to be on the side of the house. Mr. Izzo commented that he was told he could store his recreational trailer there and had paid \$9,000 to widen his driveway so he could do so. Chairman Schuitema inquired how many vehicles were parked in the driveway to determine if there was a condition that could be agreed upon for the special use. There was discussion regarding the layout of the property and other areas the trailer could possibly be parked. Chairman Schuitema and Commissioner Gardner both felt if there was an agreement made with the prior zoning administrator then that agreement should be honored. Administrator Mitchell stated that is why a special use permit was being requested so there would be something in writing in case any other complaints were made about the trailer being stored in the front yard.

Commissioner Heim motioned to close the public hearing at 7:46. Chairman Schuitema seconded the motion.

AYES: Commissioners Barber, Gardner, Heim, Schuitema, and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried.

CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD ON THE REQUEST FOR A SPECIAL USE PERMIT FOR OFF-STREET PARKING IN THE R-1A DISTRICT AT THE PROPERTY LOCATED AT 517 PASADENA.

Commissioner Gardner motioned to recommend granting a special use for off-street parking of the recreational trailer with the condition that the trailer will be located on the paved driveway within 38 feet from the front of the home.

AYES: Commissioners Gardner and Schuitema

NAYS: Commissioner Heim.

ABSTAIN: Commissioners Barber and Serviss

Motion carried.

WORKSHOP: CONSIDER HOLDING A PUBLIC HEARING ON THURSDAY, AUGUST 28, 2025 AT 7:00 PM TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT TO OPEN A DAYCARE IN THE B-3 DISTRICT AT THE PROPERTY LOCATED AT 993 DIXIE HWY.

Petitioner, Ariel Ibitoye, introduced herself and stated she currently runs an indoor play place for children up to the age of 8 or 9 so some kids are already established. They come play and do arts and crafts. She stated she has lots of moms that come in looking for support and that already think it is a daycare. Ms. Ibitoye knows there is already a daycare in town, and it is her understanding that it is full and there is a waiting list. She would be looking to have no more than 20 kids at once, likely less, and would like the facility to be very elegant and private. Commissioner Serviss inquired if there would be an outdoor area. Ms. Ibitoye stated DCFS does not require outdoor space and she would utilize parks and the library. She stated they will have indoor space with a trampoline and a jumpy house. Commissioner Serviss inquired how many teachers would be on staff and Ms. Ibitoye stated that depends on how many children. She stated it is one teacher to 8 students ratio. Gardner asked how she would transport children to and from the library and parks. Ms. Ibitoye stated, they have a van they will use and they will take walks using appropriate safety measures. Administrator Mitchell stated she had spoken with Pete Iosue from Teska as he was unable to attend the meeting. His only concern was a potential issue with the proximity to the tobacco store and the gun shop. While the current use is an indoor play place, daycare facilities may have different regulations. Ms. Ibitoye stated she checked with DCFS and they informed her that as long as there is a separate entrance to the tobacco store and to the gun shop then there would not be an issue having a daycare facility in the proximity. Chairman Schuitema stated if the State of Illinois gives her a license to operate then there would not be an issue.

Commissioner Gardner motioned to hold a public hearing at the next regularly scheduled meeting on August 28, 2025 at 7:00 PM. Chairman Serviss seconded the motion.

AYES: Commissioners Barber, Gardner, Heim, Schuitema, and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried.

The next regularly scheduled meeting for the PZC is Thursday, August 28, 2025 at 7:00 PM.

OLD BUSINESS - None.

NEW BUSINESS - None.

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

AYES: Commissioners Barber, Gardner, Heim, Schuitema, and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Charity Mitchell
Village Administrator

Village of Beecher
625 Dixie Highway
PO Box 1154
Beecher, Illinois 60401



Phone: 708-946-2261
Fax: 708-946-3764
villageofbeecher.org

Zoning and Land Development Application

Applicant(s)

Principal Contact:

Name Phyllis Harden-West
Address 605 Reed St
Phone [REDACTED]

Email: [REDACTED]

Secondary Contact:

Name _____
Address _____
Phone _____

Agent or Attorney:

Name _____
Address _____
Phone _____

Property Owner(s)

Principal Contact:

Name Phyllis Harden-West
Address 605 Reed St
Phone [REDACTED]

Architect (if applicable):

Name _____
Address _____
Phone _____

Engineer (if applicable):

Name _____
Address _____
Phone _____

Is this property held in a Trust? No Yes

(If yes, provide a statement from the trustee verifying the names of all beneficial owners)

Name of Trust _____
Address _____
Phone _____

APPLICANT AND PURPOSE OF APPLICATION

a. Applicant is (check one) Property Owner Attorney Agent
Other (specify) _____

b. This application is a request for the following Village of Beecher action (check appropriate action(s) requested).

- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Re-Subdivision Approval |
| <input type="checkbox"/> Annexation Agreement Approval | <input type="checkbox"/> Special Land Use Permit |
| <input checked="" type="checkbox"/> Rezoning of Property | <input type="checkbox"/> Zoning Variance |
| <input type="checkbox"/> Subdivision approval | <input type="checkbox"/> Other (please specify) |

c. The reason for the requested action(s) are as follows:

Hardship For Financing

d. The specific section(s) of the Village Zoning Code or other Village ordinances which address the amendment, variance or other action being requested:

section 3-4-4 amendments

e. The following 2 questions must be answered ONLY if the application contains a request for a zoning variance:

1) Are the conditions which prevent the development of the property the result of action by an individual who has or had a property interest in the subject property?

Yes No

2) If the conditions were self-imposed (not hardship), please explain why the variance should be granted.

SITE AND SURROUNDING PROPERTY INFORMATION

a. Common address or property location of subject property:

605 Reed St.

b. Legal Description (Attach an additional sheet if necessary):

Attached

c. Permanent Real Estate Tax ID (PIN) # 22-22-16-307-009-0000

d. Parcel Size 10650 square ft 71 FEET dimension of lot frontage
 Acres 150 FEET dimension of depth of lot

e. What are the current land uses and zoning on the land and adjoining parcels of land surrounding the site?

ON SITE	CURRENT ZONING	CURRENT USE OF LAND
Property Abutting - North of Site	<u>B-1</u>	<u>Business</u>
Property Abutting - South of Site	<u>B-1</u>	<u>Dress Shop / Businesses / Apts upstairs</u>
Property Abutting - East of Site	<u>B-1</u>	<u>AT&T AT+T Building / Ameritech</u>
Property Abutting - West of Site	<u>B-1</u>	<u>Beecher Depot</u>

f. Describe any existing structures and the physical attributes of the site:

n/a

g. Please provide names and addresses of all owners of parcels of land abutting the subject property, including property located across any road or alley:

Name of Property Owner	Address of Property Owner
<u>Mike Hickey</u>	<u>759 Penfield</u>
<u>First community Bank</u>	<u>615 Reed</u>
<u>"</u>	<u>617 Reed</u>
<u>Ameritech</u>	<u>743 Penfield</u>
<u>Beecher Depot</u>	<u>620 Reed</u>

DESCRIPTION OF PROPOSED DEVELOPMENT

a. Please describe the proposed use of the land and/or buildings assuming approval of the request:

Residential

b. What is the proposed time frame for the build out of the proposed development?

NA

c. Please describe the number of buildings, square footage of each building and the total square footage of the development along with the required number of parking spaces for each intended use.

<u>Building Use</u>	<u>#of Buildings</u>	<u>Building Area (sq ft)</u>	<u>Total Building (sq ft)</u>	<u>Req'd Parking</u>
Single Family	<u>1</u>	<u>3700</u>		
Multi-Family				
Retail				
Office				
Industrial				
Other (Please specify type of use) _____				
TOTALS	<u>1</u>	<u>3700</u>		

d. The number of water and sewer connections this development will require:

<u>Building Use</u>	<u>Water Connections & Size</u>	<u>Sewer Connections</u>
Single Family	<u>NA</u>	<u>NA</u>
Multi-Family		
Retail		
Office		
Industrial		
Other		
Please specify type of use _____		
TOTALS	<u>NA</u>	<u>NA</u>

e. Please provide information concerning the amount of traffic and proposed road configuration the proposed development will have:

- 1) Average daily traffic count for the proposed development: NA
- 2) Peak traffic flow count for the proposed development: NA

- 3) How many lineal feet of roadway is proposed to be developed? NA linear feet.
- 4) How many cu-de-sacs will be constructed as part of this project? NA
- 5) How many curb cuts to Village, Township, County or State roads are proposed for this project? NA

f. Will the building within this proposed development house any hazardous materials at occupancy?

NA No Yes (if yes, please describe the type and quantity of materials:

g. Fire District Review of Site and Building Plans

Review Date: NA Comments/Conditions? Yes No
 (attach any comments/conditions)

By: _____ Title: _____

Signature and Declaratory Statement

a. Please describe the reason that this petition should be granted:

Financial hardship

Required Attendance at Plan Commission Meeting(s) and/or Public Hearing: The Plan Commission has established a policy requiring the applicant or a designated representative of the applicant shall be present at any meeting or public hearing at which the Plan Commission will consider the application. Failure of the applicant or designee of the applicant to appear before the Plan Commission may postpone consideration of the application by the Plan Commission

b. Declaratory Statement: I _____, hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge and further, I acknowledge the attendance responsibilities of the applicant as set forth in paragraph b above.

c. Applicant Signature: [Redacted Signature] Date: 3/28/25

d. Notary Public Certification Statement

I, _____ Notary Public in and for the State of Illinois hereby state that on the _____ day of _____, the above captioned Applicant appeared before me and, under oath, stated that all matters contained in this Application for Zoning / Land Development are

Notary Public

My Commission Expires: _____

Note to applicant: The original application must be filed in the Office of the Village Clerk.


REQUIRED AND REQUESTED ATTACHMENTS:

- a. Attach Plat of Survey with legal description.
- b. n/a Site plan of proposed use or project showing traffic patterns, parking locations and count, drainage patterns including detention areas, landscaping plans, exterior lighting location and illumination pattern, building facade portrait and building size and location dimensions.
- c. n/a Floodplain map (engineers drawing or FEMA map showing location of subject property).
- d. \$800⁰⁰ Application Fee Paid 3-28-25
- e. n/a Soil Conservation Analysis (if applicable).
- f. n/a Applications for permits (if applicable) (specify type):

- 1. IDOT
 - 2. IEPA
 - 3. Will County
 - 4. Others
- 

- g. n/a Endangered Species Certification (if applicable)

The following signature is required for verification that this is a valid and complete application to be considered by the Beecher Planning and Zoning Commission and the Village President and Board of Trustees


Village Administrator, Village Clerk, or Village Planner

Date: 4/10/25

Date set for PZC Workshop: 4/24/2025

Date set for Public Hearing: 05/22/25 and 06/26/25, 07/24/25, 08/26/25

Date set for Village Board Review: _____

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 Rooney

Trustees

Todd Kraus

Joe Tieri

Roger Stacey

Erik Gardner

Brian Diachenko

Jessica Smith

APPLICATION FOR A SPECIAL USE PERMIT

Date: 10/27/25

Name: Ariel Hitoye

Address: 993 Dixie Hwy

City/State/Zip: Beecher IL 60401

Phone Number: [REDACTED]

Email: [REDACTED]

Address of location where Special Use is being requested, if different from above.

~~22-22-16-203-060-0000~~

Property Index Number (PIN) of location where Special Use is being requested:

22-22-16-203-060-0000

Type of Special Use Permit being Requested:

DAYCARE - no more than 20 children.

6 weeks - 5 years

- 3-5 year old would be before after school

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

Why Are You Requesting this Special Use Permit?:

To open DAYCARE (facility is 1,280 sq ft.)

The following needs to accompany this application:

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

N/A 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

Date: 6/27/25 _____

(For office use only)

Date set for PZC Workshop: July 24, 2025 _____

Date set for Public Hearing: August 28, 2025 _____

Date set for presentation to the Village Board: _____

DYNAMIC
KIDZ PLAY CORNER

993

CLOSED

CRAFTS
GIFT
SHOP

SWEETS
INDOOR
PLAY

PRIVATE
PARTY

ROOM



