

**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