

MINUTES OF THE BEECHER PLANNING AND ZONING COMMISSION
(THE PZC)
THURSDAY, APRIL 23, 2026 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, Eich(7:03PM), Gardner, Hearn, Heim, Schuitema, and Serviss.
Members absent: None.

Staff Present: Administrator Mitchell, Superintendent Conner, and Deputy Clerk Heidi Demas.

Guests: Village President Meyer, Trustee Stacey, Trustee Smith, Sandy and Jon Rukavina, Angel Smith, and Jimmy Thomas.

CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 26, 2026 MEETING.

Commissioner Serviss motioned to approve the minutes of the March 26, 2026 PZC meeting as submitted. Commissioner Eich seconded.

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

NAYS: None.

ABSTAIN: Commissioner Barber and Gardner.

Motion carried.

RECOGNITION OF THE PUBLIC - None.

WORKSHOP: CONSIDER A MOTION TO HOLD A PUBLIC HEARING ON THURSDAY, MAY 28, 2026 AT 6:00PM TO CONSIDER A REQUEST FOR A VARIANCE TO INSTALL A FENCE IN THE FRONT YARD OF THE PROPERTY LOCATED AT 1469 TRAILSIDE.

Sandy Rukavina explained that they would like to put up a fence for privacy and to be able to enjoy their yard. Commissioner Schuitema inquired if she wanted the fence to extend to the front edge of the house. Sandy explained she would like to go out to the sidewalk about 3 feet off and then go back to avoid uprooting a lot of landscaping and losing a portion of their yard. The committee discussed that it must be 3' off the sidewalk per village ordinance. Sandy added that they will have a gate toward the back for utility access. Commissioner Barber inquired if it was going to be a white vinyl fence and 6' tall. Sandy confirmed. No other questions. Commissioner Schuitema made a motion to hold a public hearing. Commissioner Serviss seconded.

AYES: Commissioner Barber, Eich, Gardner, Hearn, Heim, Schuitema, and Serviss.

NAYS: None.

ABSTAIN: None.

Motion carried.

WORKSHOP: CONSIDER A MOTION TO HOLD A PUBLIC HEARING ON THURSDAY, MAY 28, 2026 AT 6:00PM TO CONSIDER A REQUEST FOR A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR MIXED USE IN THE B-3 GENERAL BUSINESS DISTRICT FOR A RESTAURANT AND EXPANDED PARKING AND SECURE STORAGE FOR COMMERCIAL VEHICLES.

Angel Scott and Jimmy Thomas addressed the Committee to present their proposal for a mixed-use establishment. The concept includes a diner offering traditional food items such as hot dogs, burgers, and ice cream, along with a secondary component for large vehicle storage. The diner would feature a “barn or steel” theme, with interior furnishings designed to create a “trucking experience,” including a jukebox, themed booths, and games. The second component of the development would provide storage and parking for large vehicles, including RVs, boats, and trucks. Angel Scott noted that there is a high demand for large truck parking. She also emphasized that the property would be designed with aesthetics in mind, including landscaping to help buffer the view from nearby residential properties. Jimmy Thomas clarified that the establishment would not function as a truck stop. There would be no idling, overnight sleeping, or running of refrigerated trailers. However, accommodations would be made for semi-trucks to temporarily park while patrons dine at the establishment. A Commissioner inquired about the potential need for a lane to turn into the property due to high traffic volumes. Angel Scott responded that they are working with engineers and architects to ensure proper safety measures are in place and anticipate coordination with IDOT. Both applicants expressed their intent to remain compliant with all applicable requirements. Commissioner Barber requested additional details regarding parking. Jimmy Thomas explained that the truck storage area would be secured with an iron gate and code entry to monitor activity. Standard vehicle parking would be in front of the building, with an estimated capacity of approximately 35–40 spaces. Angel Scott also stated that she has been in contact with Clint from Mann-Made Plumbing regarding water and sewer infrastructure and expressed a preference for utilizing local contractors whenever possible. Commissioner Barber noted that Angel and Jimmy should continue to get more detailed plans from IDOT and the engineers before holding a public hearing because the residents will have more in-depth questions for them. Commissioner Barber inquired if they would agree to not allow refrigerated trailers to run due to the village ordinance, which they agreed to. Angel Scott and Jimmy Thomas plan to attend the next PZC meeting on May 28th 2026 at 6:00PM.

CONSIDER A MOTION TO CHANGE REGULAR MEETING TIME TO 6PM

Commissioner Hearn motioned to change the regular meeting time from 7:00PM to 6:00PM. Commissioner Eich seconded.

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

NAYS: None.

ABSTAIN: None.

Motion carried.

The next regularly scheduled meeting for the PZC is Thursday, May 28, 2026 at 6:00 PM.

OTHER BUSINESS- None.

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

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

NAYS: None.

ABSTAIN: None.

Motion carried.

Meeting adjourned at 8:00 PM

Respectfully submitted,

Heidi Demas
Planning and Zoning Secretary