
Village of Beecher

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**President**

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Roger Stacey

Erik Gardner

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Jessica Smith

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

Thursday, June 18, 2026 at 6:00 p.m.

Beecher Village Hall

625 Dixie Highway

Beecher, Illinois

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. CONSIDER APPROVAL OF MINUTES OF THE MAY 28, 2026 MEETING
- IV. RECOGNITION OF THE PUBLIC
- V. PUBLIC HEARING: CONSIDER A REQUEST FOR A VARIANCE FROM THE MAXIMUM LOT COVERAGE REQUIREMENTS OF THE R-1A SINGLE-FAMILY RESIDENCE DISTRICT TO INCREASE LOT COVERAGE FROM 40% TO 49% FOR THE INSTALLATION OF A CONCRETE SIDEWALK AND THE EXPANSION OF AN EXISTING PATIO AT 313 ASPEN DRIVE. A motion is needed to open and close the public hearing.
- VI. RECOMMENDATION: CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD REGARDING A REQUEST FOR A VARIANCE FROM THE MAXIMUM LOT COVERAGE REQUIREMENTS OF THE R-1A SINGLE-FAMILY RESIDENCE DISTRICT TO INCREASE LOT COVERAGE FROM 40% TO 49% FOR THE INSTALLATION OF A CONCRETE SIDEWALK AND THE EXPANSION OF AN EXISTING PATIO AT 313 ASPEN DRIVE. A recommendation will be made pending the results of the public hearing.
- VII. PUBLIC HEARING: CONSIDER A REQUEST FOR A VARIANCE FROM THE MINIMUM SPACING REQUIREMENTS BETWEEN DETACHED BUILDINGS, AS SET FORTH IN THE LOT COVERAGE REGULATIONS OF THE B-3 GENERAL BUSINESS AND SERVICE DISTRICT, TO REDUCE THE REQUIRED MINIMUM SEPARATION BETWEEN DETACHED BUILDINGS FROM TWENTY (20) FEET TO APPROXIMATELY THREE (3) FEET FOR THE INSTALLATION OF A SHED AT 613 DIXIE HWY. A motion is needed to open and close the public hearing.

- VIII. RECOMMENDATION: CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD REGARDING A REQUEST FOR A VARIANCE FROM THE MINIMUM SPACING REQUIREMENTS BETWEEN DETACHED BUILDINGS, AS SET FORTH IN THE LOT COVERAGE REGULATIONS OF THE B-3 GENERAL BUSINESS AND SERVICE DISTRICT, TO REDUCE THE REQUIRED MINIMUM SEPARATION BETWEEN DETACHED BUILDINGS FROM TWENTY (20) FEET TO APPROXIMATELY THREE (3) FEET FOR THE INSTALLATION OF A SHED AT 613 DIXIE HWY. A recommendation will be made pending the results of the public hearing.
- IX. PUBLIC HEARING: CONSIDER A REQUEST FOR A VARIANCE FROM THE SIGN REQUIREMENTS OF THE VILLAGE OF BEECHER ZONING ORDINANCE FOR THE INSTALLATION OF A POLE SIGN AT 744 W INDIANA. A motion is needed to open and close the public hearing.
- X. RECOMMENDATION: CONSIDER A MOTION OF RECOMMENDATION TO THE VILLAGE BOARD REGARDING A REQUEST FOR A VARIANCE FROM THE SIGN REQUIREMENTS OF THE VILLAGE OF BEECHER ZONING ORDINANCE FOR THE INSTALLATION OF A POLE SIGN AT 744 W INDIANA. A recommendation will be made pending the results of the public hearing.
- XI. CONSIDER A MOTION TO CHANGE THE REGULAR MEETING DAY OF THE PLANNING AND ZONING COMMISSION.
- XII. NEXT MEETING DATE
- XIII. OTHER BUSINESS
- XIV. ADJOURNMENT