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**Village of Beecher**

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**President**

Marcy Meyer

**Clerk**

Denise Abbink

**Administrator**

Charity Mitchell

**Treasurer**

Donna Lippelt

**Trustees**

Todd Kraus

Joe Tieri

Roger Stacey

Erik Gardner

Brian Diachenko

Jessica Smith

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

***Thursday, August 20, 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 JUNE 18, 2026 MEETING
- IV. RECOGNITION OF THE PUBLIC
- V. WORKSHOP: CONSIDERATION OF A REQUEST FOR A SPECIAL USE TO OPERATE A PARAMEDICAL TATTOOING BUSINESS IN THE B-3 BUSINESS DISTRICT AT THE PROPERTY COMMONLY KNOWN AS 715 DIXIE HIGHWAY, AND CONSIDERATION OF WHETHER TO SCHEDULE A PUBLIC HEARING FOR SEPTEMBER 24, 2026.
- VI. DISCUSSION & CONSIDERATION: POTENTIAL AMENDMENTS TO THE ZONING ORDINANCE. Review and discuss potential amendments concerning driveway width; minimum floor area requirements for residential dwellings; fence requirements for corner lots; fence setbacks from side and rear property lines; zoning certificates; administrative variance standards; shipping containers and portable storage containers; and maximum lot coverage requirements.
- VII. WORKSHOP: CONSIDERATION OF A REQUEST FOR A VARIANCE FROM THE FENCE REQUIREMENTS OF THE ZONING ORDINANCE TO PERMIT A FENCE TO BE LOCATED MORE THAN ONE FOOT FROM THE REAR PROPERTY LINE IN THE R-1 RESIDENTIAL DISTRICT AT THE PROPERTY COMMONLY KNOWN AS 470 ORCHARD LANE, AND CONSIDERATION OF WHETHER TO SCHEDULE A PUBLIC HEARING FOR SEPTEMBER 24, 2026.
- VIII. CONSIDERATION OF A REQUEST FOR A VARIANCE FROM THE FENCE REQUIREMENTS OF THE ZONING ORDINANCE TO PERMIT A FENCE WITHIN THE FRONT YARD AREA OF A CORNER LOT IN THE R-1A RESIDENTIAL DISTRICT AT THE PROPERTY COMMONLY KNOWN AS 1569 SAWGRASS, AND CONSIDERATION OF WHETHER TO SCHEDULE A PUBLIC HEARING FOR SEPTEMBER 24, 2026.
- IX. CONSIDERATION OF A REQUEST FOR A VARIANCE FROM THE MINIMUM FLOOR AREA REQUIREMENTS OF THE ZONING ORDINANCE TO PERMIT THE CONSTRUCTION OF 1,499-SQUARE-FOOT HOMES IN THE R-1A RESIDENTIAL

DISTRICT AT THE PROPERTIES COMMONLY KNOWN AS 648 & 652 PENFIELD STREET, AND CONSIDERATION OF WHETHER TO SCHEDULE A PUBLIC HEARING FOR SEPTEMBER 24, 2026.

- X. NEXT MEETING DATE
- XI. OTHER BUSINESS
- XII. ADJOURNMENT