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
Denise Abbink
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, September 24th, 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 PREVIOUS MEETING

IV. RECOGNITION OF THE PUBLIC

V. PUBLIC HEARING: 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. 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 SPECIAL USE TO OPERATE A PARAMEDICAL TATTOOING BUSINESS IN THE B-3 BUSINESS DISTRICT AT THE PROPERTY COMMONLY KNOWN AS 715 DIXIE HIGHWAY. A recommendation will be made pending the results of the public hearing.

VII. PUBLIC HEARING: 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. A motion is needed to open and close the public hearing.

VIII. RECOMMENDATION: CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD FOR 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. A recommendation will be made pending the results of the public hearing.

IX. PUBLIC HEARING: CONSIDERATION OF A REQUEST FOR A VARIATION 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. 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 VARIATION FROM THE MINIMUM FLOOR AREA REQUIREMENTS OF THE ZONING ORDINANCE FOR CONSTRUCTION OF 1,499-SQUARE-FOOT HOMES IN THE R-1A RESIDENTIAL DISTRICT AT THE PROPERTIES COMMONLY KNOWN AS 648 & 652 PENFIELD STREET. A recommendation will be made pending the results of the public hearing.

XI. DISCUSSION: Property located across from DeJong Equipment. This lot is being used to display Agricultural Equipment. The owners believe they had an AG exemption from a previous agreement.

XII. DISCUSSION: Review information presented at the Steering Committee meeting to discuss next steps regarding the findings.

XIII. NEXT MEETING DATE: The next regular PZC meeting is scheduled for October 22nd, 2026

XIV. OTHER BUSINESS

XV. ADJOURNMENT