

**MEETING OF THE
VILLAGE OF BEECHER PLANNING AND ZONING COMMISSION
WASHINGTON TOWNSHIP CENTER
APRIL 24, 2008**

At 7:00 p.m., Chairman Phil Serviss called the meeting to order.

Bob Barber noted that Phil Serviss is now Chairman of the PZC and new member Dan Walsh was appointed to replace Nick Grutzius.

Members present: Phil Serviss, Kevin Bouchard, Wayne Wiechen, Denis Tatgenhorst, Kim Koutsky and Gayle Ahrendt. Absent was Althea Machtemes (who arrived tardy).

Staff present: Bob Barber and Don Thomas.

AGENDA ITEM III: CONSIDER A MOTION OF APPROVAL FOR THE MINUTES OF THE MARCH 27th MEETING. A motion was entered by Tatgenhorst and seconded by Bouchard to approve the minutes as presented. Roll call: 6 Ayes (Walsh, Tatgenhorst, Bouchard, Wiechen, Koutsky, Serviss), 0 Nays, 0 Abstain

AGENDA ITEM IV: CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD: REQUEST FOR A PLANNED DEVELOPMENT ON 52 ACRES SOUTH AND WEST OF DIXIE AND CHURCH; CREEKSIDE EAST SUBDIVISION (R.A. REICHERT DESIGNS AND PERRY DEVELOPMENT). Ron Reichert of R.A. Reichert Designs noted that the south side of the proposed subdivision meets the north side of existing lots on Willow Lane. He requested the new lots be reduced to 100' in depth to provide for a 30' to 35' conservation easement at the rear of the lots. due to plantings, sheds, gardens with railroad ties, and other obstructions that have been constructed by present Willow St. residents that are creating dams that prevent storm water flow from east to west. The conservation easement will move his swale further north, will save the current vegetation planted by the Willow Street residents but will allow storm water to flow. The conservation easement will be an out lot with a separate lot number that will belong to the Homeowner's Association. Present residents on Willow Street will have to be informed that they have no rights to this land even though they have been using it. Fences will be prohibited in the Covenants.

Regarding the commercial lot on Dixie Highway, it will have its own entrance off of Dixie Highway. The state cannot refuse access to the lot by refusing an extra curb cut. The sidewalk between lots 20 and 21 will be an out lot.

Joe Perry of Perry Development answered concerns that were expressed in the March 27 meeting about a development in Manteno that was built by Perry. Perry explained that the Manteno development is non-age-restricted whereas the Beecher development will be age-restricted to senior citizens only. The photos that were presented at the March meeting were explained. Since the Manteno development was built in the winter, no landscaping had been installed at the time of the photos; exposed wiring had been left by ComEd, who the developer cannot control. He explained that they manage their developments as tightly as possible within what the law allows and he urged the Commission to visit some of their senior projects for a fairer comparison or to contact Mayors of towns where these developments have been built. He proposes outside storage areas for grills and other personal property.

Barber stated that he would prefer a second entrance to the development, landscape fence between patios, and berms behind the units for interest.

Perry noted that the financing term of the project is 31 years, only residents that are 62 years of age or older would be allowed to live in the development and the developer faces significant fines if this

is violated. There will be washer/dryer hookups in the units and there will be parking available for more than one car per unit. Garbage would be kept in several screened collectors. Rents will be approximately \$450 per month and there is no Homeowners Association.

Barber asked if the Village could be allowed to have the right of first refusal if and when Perry Development chose to sell the development once the financing term was complete and he would like this request included in the finding of fact. Perry stated that although there are incentives for developers to sign up for an additional 31-year financing term, allowing the Village right of first refusal would not violate the lending agreement.

A motion was entered by Tatgenhorst to send a positive recommendation to the Village Board for approval of an exploratory proposal of the planned development on 52 acres south and west of Dixie and Church Road, Creekside East Subdivision, including the following conditions:

1. A secondary access to the 27 units of the senior complex is provided with the location and construction of this access to be determined at Preliminary Plan.
2. Dense landscaping along the backs of units 30 through 37 to provide some privacy to the residents.
3. Development of financing and resident eligibility information for the senior development is provided at Preliminary Plan.
4. The requested twenty-five foot front yard setback along with a forty-five foot rear yard for the lots backing Willow Lane be permitted in order to provide better drainage and reduce overflow to the lower land along Willow.
5. The ten-foot sidewalk dedication between lots 20 and 21 to provide pedestrian movements to the commercial areas along Dixie Highway is included.
6. A landscape screen between the commercial lot on Dixie and the residential lots to the south should be provided
7. The Village of Beecher is granted right of first refusal if and when the property is sold.

The motion was seconded by Walsh. Roll call: 7 Ayes (Walsh, Tatgenhorst, Bouchard, Wiechen, Koutsky, Machtemes, Serviss), 0 Nays, 0 Abstain.

AGENDA ITEM V: STATUS OF PUBLIC HEARING ON TRINITY INDUSTRIAL REQUEST FOR I-T ZONING UPON ANNEXATION FOR PHASE III LANDS. The petitioners requested a deferral of the originally scheduled public hearing since they do not have legal interest in the next properties they wish to acquire. Bob Barber will out of town on May 22 for the next scheduled PZC meeting and asked if the Commissioners would like to keep the meeting as scheduled or reschedule it for May 29. After discussion between Staff and the PZC members, Bouchard entered a motion to change the date for the next Planning Zoning Commission meeting, which would include a public hearing on Trinity Industrial's Phase III land, to May 29, 2008. Wiechen seconded the motion. Chairman Serviss called for a vote and it carried unanimously.

AGENDA ITEM VI: CONSIDER A REQUEST FOR SITE PLAN APPROVAL: PHASE II OF BEECHER MANOR NURSING HOME EXPANSION. Jay Bradarich of Landmark Construction provided an update on the nursing home expansion. He requested approval of two additional wings of the back of the nursing home as part of Phase I and addition of a construction road off of Church Road. The whole phase would be wrapped up by Fall.

Don Thomas read his Staff Report. His main concerns are the following:

- Parking. The existing building has 93 beds; the number of beds in the new wings will be 39, total 132 beds. There will be a total of 58 employees on the largest shift. The Zoning Ordinance requires one parking space per four beds and one space per two employees; i.e., 62 spaces.

There are 73 spaces indicated on the plan, including 3 handicapped spaces. This parking consumes all the available space on the west side of the building. The present number of spaces fulfills zoning requirements and there are enough handicapped spaces to fulfill ADA requirements.

- Circulation. The existing parking area will continue to operate as it does now. Side yards are not adequate to provide for any driveways to the east side of the building. Future expansion will require a driveway from Church Road.
- Because the new additions are on the east side of the building and, as noted above, there are no adequate side yards to allow for movement between the east and west sides of the building, all construction traffic should come from Church Road.

Most of the discussion concerned parking. Anecdotal evidence is that there can occasionally be limited parking available during the day shift, when there is the highest number of employees, if a large number of visitors/volunteers are also present.

Jay Bradarich of Landmark Construction said they would be creating a temporary parking lot on the east side of the nursing home for the construction workers with an entrance off of Church Road. It would be possible to engineer this lot to be a permanent parking lot for approximately 20 cars. There was concern that gravel parking lots are generally not allowed in the Village so it was agreed that the lot would be paved with a binder course following completion of construction either later this fall or early next spring.

Commissioner Koutsky entered a motion to approve the two new wings on the east side of the Beecher Manor Nursing Home with the understanding that the temporary construction parking lot would become permanent by Spring of 2009. The motion was seconded by Tatgenhorst. Roll call: 7 Ayes (Walsh, Tatgenhorst, Bouchard, Wiechen, Koutsky, Machtemes, Serviss), 0 Nays, 0 Abstain.

AGENDA ITEM X: NEW BUSINESS. With no new business brought forth, Tatgenhorst entered a motion and Walsh seconded that the meeting stand adjourned. The Chairman called the motion to a vote and it carried unanimously. The meeting stood adjourned at approximately 8:50 pm. The next meeting will be held on May 29, 2008.

Respectfully submitted,

Marcy Meyer
Secretary