



VILLAGE OF BEECHER

INCORPORATED 1883

724 Penfield Street
P.O. Box 1154
Beecher, Illinois 60401

Phone (708) 946-2261
Fax (708) 946-3764

www.villageofbeecher.org

PRESIDENT
PAUL LOHMANN

CLERK
JANETT CONNER

TRUSTEES
SCOTT WEHLING
RONALD KUHLMAN
GAYLE AHRENDT
BRIAN CLEARY
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ADMINISTRATOR
ROBERT O. BARBER

MEETING OF THE BEECHER PLANNING AND ZONING COMMISSION

(THE PZC)

*Thursday, June 23, 2011 at 7:15 p.m.
Washington Township Center
30200 Town Center Road*

NOTE: THE MEETING STARTS AT 7:15 P.M.

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE JUNE 24, 2010 MEETING.

IV. CONSIDER A MOTION OF RECOMMENDATION FOR A PLAT OF RE-SUBDIVISION: MR. CHUCK ONIK AT 902 CATALPA. Mr. Onik purchased a total of 3.5 lots and built his home sideways on one of the lots facing Catalpa Street about 15 years ago. He now wishes to build a detached garage behind his home but the zoning ordinance does not permit him to build an accessory structure on a separate zoning lot. He wishes to have all 3.5 lots recognized as one single family residential lot so he can build his garage. The back lot is in a floodway and is not buildable so in effect the only buildable lot is lot #14 which is right behind his house.

Access to the garage in the future would be from a shared driveway in a dedicated ROW but Mr. Onik only plans to store a lawn tractor, implements and tools. He claims to have no need for vehicle access. The garage would be tucked into the tree line behind his home. There is a 66' dedicated ROW which is an extension of Country Lane and runs along the south property lines and dead-ends at the creek. There was a plan back in the 1960's to install a bridge at this location but floodplains on the west of the creek make this crossing difficult for development to the west and the last approved subdivision for land west of the creek did not utilize Country Lane for access. A north-south feeder road ran from Reed Street to Church Road. Staff has no objections to resubdividing this as one lot. The 66' ROW still exists for future access if needed. A motion is required to recommend approval or denial to the Village Board for this resubdivision. Please see the enclosed material.

One final matter is the required plat that has to be filed. Mr. Onik claims that the County will provide the resubdivided plat for the Village to sign once the Village approves. The Village Attorney will have to review the paperwork if this resubdivision is approved by the Board.

V. CONSIDER A LETTER OF OBJECTION OR NON-OBJECTION TO THE COUNTY: REQUEST FOR ECHO HOUSING WITHIN 1.5 MILES OF THE VILLAGE LIMITS. The petitioner will present their case at the meeting for this request to have a special needs parent live

with them on the property in a mobile home. Once the parent no longer lives there, the mobile home must be removed. The owners of the property have to file an affidavit every year with the County that the parent is still living there. Since this request is within 1.5 miles of the Village limits, we have the right to object to the request and invoke a 3/4 vote of the County Board to approve the request. The Village's non-objection has no bearing on what the County may do with the request, and any recommendation to the Village Board should be subject to the Township's recommendation. In the past the Village has not objected to such requests as long as the County ensures that the mobile homes are removed and do not become rental property when the parent is no longer living there or the property changes hands. The petitioners also understand this. Staff has no objections as long as the Township provides its recommendation before the Village Board takes action. We have 45 days to respond from the date we receive the application or it is considered that we have no objection, so delaying a recommendation is not advisable. Please see the enclosed application.

VI. UPDATE ON THE STOUGH GROUP'S APPLICATION TO THE STATE FOR AN INDEPENDENT, SUBSIDIZED SENIOR HOUSING PROJECT AT THE SOUTHWEST CORNER OF CHURCH AND DIXIE. At the time of this printing Mr. Racine, the project coordinator, was on vacation. When he returns, new information on the status of his application and the timeline for his project will be provided. We should have this information in time for the meeting and it will be shared with you at that time. It now appears that the Village approval process will take place in the Fall and he hopes to break ground in the Spring pending our approvals. This project is the same type and location as the Perry Development proposal except the entire 27 acre parcel is reserved for 100 units of senior housing (no single family lots) with the first phase being 60 units and the second phase several years down the road of 40 units. There will be adequate land for detention and buffers for the single family homes to the south, and Catapla Street will extend to Church Road. Other than this, the Village has not yet seen a site plan.

VII. INTERGOVERNMENTAL COMMISSION APPROVES NEW TEMPLATE ANNEXATION AGREEMENT DRAFT CHANGING THE FEE STRUCTURE FOR RESIDENTIAL DEVELOPMENTS. An ad hoc committee was formed in 2010 to review the draft template annexation agreement and make recommendations regarding the fee structure. This committee submitted its report to the full commission on May 23rd where it was recommended to the Village Board for approval. The Township wished to add a \$100 fee per lot for paratransit and senior programs and we are waiting for their adoption of this fee by formal action of the Board. Many of the fees which existed in the original agreement were changed to "negotiable" fees to remove the stigma of the \$33,000 building permit fee which existed in 2007. In exchange for this negotiable fee structure, the Village Board would agree to appoint an annexation committee consisting of one member from each of the local taxing bodies with the exception of the library district which has a set fee. The new draft of the agreement as it stands is enclosed for your review. This is just for information and discussion since the Village Board will have to act on this agreement at a later date.

VIII. NEW BUSINESS

IX. ADJOURNMENT