

**Meeting of the Village of Beecher
PLANNING AND ZONING COMMISSION
Washington Township Center
June 23, 2011**

At 7:20 p.m., Kim Koutsky called the meeting to order, in the absence of Phil Serviss. Members present: Kim Koutsky, Kevin Bouchard, George Schuitema, and Gayle Ahrendt. Absent: Phil Serviss, Althea Machtemes, Lance Saller and Dennis Tatgenhorst. Staff present: Paul Lohmann, Bob Barber and Don Thomas.

AGENDA ITEM III: CONSIDER A MOTION OF APPROVAL FOR THE MINUTES OF THE JUNE 24, 2010 MEETING. A motion was entered by Schuitema and seconded by Bouchard to approve the minutes as presented. Roll call: 3 Ayes (Koutsky, Bouchard, Schuitema), 0 Nays, 1 Abstain (Ahrendt). Motion carried.

AGENDA ITEM IV: CONSIDER MOTION OF RECOMMENDATION FOR A PLAT OF RESUBDIVISION: MR. CHUCK ONIK AT 902 CATALPA. The petitioner was not present. Barber explained that Mr. Onik purchased 3 ½ lots and built his home on one of the lots facing Catalpa Street. He now wishes to build a detached garage behind his home but the zoning ordinance does not permit an accessory structure on a separate zoning lot. He wishes to have all 3 ½ 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 the only buildable lot is #14, which is right behind his house.

Access to the garage in the future would be from a dedicated right-of-way 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 in the tree line behind his home. There is a 66' dedicated right-of-way, which is an extension of Country Lane, and runs along the south property line and dead-ends at the creek. There was originally a plan to install a bridge over the creek, but floodplains on the west side of the creek made this difficult. The last approved subdivision for the land west of the creek did not use Country Lane for access. The 66' ROW still exists for future access, if needed.

Commissioner Koutsky asked if the Village would want to keep the right-of-way. Barber noted they may want to vacate the ROW in the future, but since the house to the south uses this ROW for access to the garage on the west side of their house, the Village would probably not want to vacate it.

Staff noted the required plat has yet to be filed. Mr. Onik has told the Village 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.

Bouchard entered a motion to send a positive recommendation to the Village Board subject to the proper recordation of the Plat of Resubdivision with Will County. Schuitema seconded. Roll call: Roll call: 4 Ayes (Koutsky, Bouchard, Schuitema and Ahrendt), 0 Nays. Motion carried.

AGENDA ITEM 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 petitioners were present and explained that they wanted to place a mobile home behind their home to house their elderly, disabled parents. In order to qualify, the residents must be ill or over 62. Both of these qualifications have been met. They have a 15 acre parcel consisting of a 10 acre and a 5 acre parcel; the mobile home would be on the 10 acre parcel. They considered a home addition, but according to county requirements, it would have to equal 1/3 the size of their present home which would not be large enough for the parents. The mobile home would not be visible from the road. Every year they would have to sign an affidavit proving the parents were still residing in the unit. Once both parents are no present, it would have to be removed. The mobile home is a single-wide unit with

two bedrooms. County guidelines have been met and the Township has approved. The survey has been done and the neighbors will be contacted for approval. The homeowners are working on having the unit tap into the present well, septic and electric service. Staff recommends approval.

Schuitema entered a motion to send a positive recommendation to the Village Board. Bouchard seconded. Roll call: 4 Ayes (Koutsky, Bouchard, Schuitema and Ahrendt), 0 Nays. Motion carried.

AGENDA ITEM 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. The government offices have not yet approved the project. This could happen around July 1. If not, the next round of approvals would occur October 1. The project would run from the creek on the west, to Dixie Highway on the east; from Church Road at the north to Willow Street at the south. It includes the area where single-family homes were previously planned. The development will be less dense than the prior one that was submitted. Catalpa Street will be extended north to Church Road. Buffering for residents to the south will likely be considered, as well as addressing the grade difference between the new development and the existing single-family homes. There is no longer a road planned between Dixie Highway and the development. This will be added to a future agenda when the required approvals occur.

AGENDA ITEM VII: INTERGOVERNMENTAL COMMISSION APPROVES NEW TEMPLATE ANNEXATION AGREEMENT DRAFT CHANGING THE FEE STRUCTURE FOR RESIDENTIAL DEVELOPMENTS. At the most recent Intergovernmental Commission meeting, it was agreed by the taxing bodies that the new fee structure for residential developments will be negotiable, as long as they can be represented when negotiations occur with new developers. The Village Board would agree to appoint an annexation committee of one member from each of the local taxing bodies, with the exception of the library district which has a set fee. This would remove the stigma of the \$33,000 building permit fee which existed in 2007. The non-negotiable fees of \$14,000 were approved. The new draft agreement is for information and discussion only since the Village Board will have to act on this agreement at a later date. Koutsky offered an idea that perhaps fees can be reduced for developers agreeing to take over completion of prior subdivisions that were abandoned by builders who have gone out of business. This could incentivize them to finish these developments.

AGENDA ITEM VIII AND IX: NEW BUSINESS AND ADJOURNMENT.

The next PZC meeting will be tentatively scheduled for July 28, 2011 but if no issues are referred, the meeting could be cancelled.

With no new business brought forth, Schuitema entered a motion and Bouchard seconded that the meeting stand adjourned. Koutsky called the motion to a vote and it carried unanimously. The meeting stood adjourned at approximately 8:07pm.

Respectfully submitted,



Marcy Meyer
Secretary