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**Village of Beecher**  
625 Dixie Highway  
PO Box 1154  
Beecher, Illinois 60401  
Phone: 708-946-2261  
Fax: 708-946-3764  
www.villageofbeecher.org



President  
Greg Szymanski  
Clerk  
Janett Conner  
Administrator  
Robert O. Barber

Trustees  
Scott Wehling  
Gayle Ahrendt  
Ron Kuhlman  
Brian Cleary  
Jonathon Kypuros  
Marcy Meyer

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

*Thursday, May 28, 2015 at 7:00 p.m.  
Beecher Village Hall  
625 Dixie Highway*

**PLEASE NOTE THE NEW LOCATION FOR OUR MEETINGS!**

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. CONSIDER APPROVAL OF THE MINUTES OF THE MAY 28<sup>TH</sup> MEETING

IV. NEW VILLAGE LIAISON PROCEDURE. As you are aware, Trustee Ahrendt is the liaison between the Village Board and the PZC. Since she is a Trustee, the Village Attorney would be more comfortable having her sit in the audience than at the table. Therefore, she is electing to sit in the audience from now on and join the other Trustees that attend. She will still be the liaison between the two Boards.

V. ELECTION OF OFFICERS. The ordinance requires an annual election of a Chair and Vice Chair and we forget to do this every year. We are due to do this again, but we will have to delay until the next meeting since the appointments of three members presently up for consideration have not yet been made by the Village President. Once this occurs the PZC will then elect a Chairman and Vice Chairman.

VI. VARIANCE REQUEST WITHDRAWN. Paul Goldrick has decided to withdraw his request for a variance for a fence in the front yard setback since he believes his existing fenced in area will now be sufficient. Please see the enclosed letter.

VII. CONSIDER A RECOMMENDATION TO THE VILLAGE BOARD FOR A SITE PLAN FOR PHASE II THE BEECHER MANOR NURSING HOME EXPANSION PROJECT. In 2000, the Village entered into an annexation agreement with the nursing home that allowed for three additional phases of expansion. The first two phases were additions to the existing building and the last phase was a detached four story building for independent living. Beecher Manor has now applied for approval of Phase II which calls for one additional wing on the front and attaching the two wings in the rear with a new entry-way and additional parking off of Church Road to make up for the loss on Dixie Highway. This is in substantial conformance with the master plan for this project.

What the annexation agreement requires is the PZC and the Village Board to approve the site plan for the phases without any additional hearings which were held in 2000. It is not clear if Phase III will ever be built, but in 2020 the special use permits will fade away for Phase III and the owner would have to start all over with that phase of the project and adjust to market conditions. What we are dealing with here is the site plan for the addition to the existing building. Enclosed for your review is the original annexation agreement and original site plan, an amended site plan approved by the PZC in 2008, a 2015 overhead view of the facility, and the proposed 2015 addition. The architect for the petitioner will be at the meeting to present more detailed site plans and architectural renderings for your review and discussion.

VIII. CONSIDER A MOTION CANCELLING THE JUNE 25<sup>TH</sup> MEETING

IX. NEW BUSINESS

X. ADJOURNMENT - NEXT MEETING SCHEDULED FOR THURSDAY, JULY 23<sup>RD</sup> AT 7:00 P.M.