

**MEETING OF THE
VILLAGE OF BEECHER PLANNING AND ZONING COMMISSION
WASHINGTON TOWNSHIP CENTER**

FEBRUARY 28, 2008

At 7:00 p.m., Wayne Wiechen called the meeting to order in the absence of Chairman Nick Grutzius. A motion was entered by Phil Serviss and seconded by Althea Machtemes to allow Wiechen to act as Chairman for the meeting. Motion was called to a vote and carried unanimously.

Members present: Phil Serviss, Kevin Bouchard, Wayne Wiechen, Denis Tatgenhorst, Althea Machtemes, new member Kim Koutsky (replacing Brad Coats who resigned his position) and Gayle Ahrendt. Absent was Nick Grutzius.

Staff present: Bob Barber and Don Thomas.

AGENDA ITEM III: CONSIDER A MOTION OF APPROVAL FOR THE MINUTES OF THE JANUARY 24TH MEETING. The minutes of the January 24, 2008 meeting were presented and a motion was entered by Tatgenhorst and seconded by Bouchard to approve the minutes as presented. The Acting Chairman called the motion to a roll call vote. Motion carried unanimously.

AGENDA ITEM IV: CONSIDER A RECOMMENDATION AMENDING A CONDITION OF A SPECIAL USE PERMIT FOR THE BEECHER MANOR NURSING HOME ROOF DESIGN. Bob Barber briefly went over the information that was brought forth at the last PZC meeting regarding roof design for the nursing home. At the January meeting, it was disclosed that after the design was approved, it was determined that the former design wouldn't bear a snow load so Landmark Construction had requested approval of a new design with engineering that would withstand snow load. The consensus between PZC members last month was to approve the new design but since it was not an agenda item at that meeting, it could not be voted upon. A motion was made by Serviss and seconded by Bouchard to recommend that the Village Board amend the special use permit to allow a redesigned roof. The Chairman called the motion to a roll call vote and the motion passed with 5 Ayes (Machhtemes, Wiechen, Serviss, Tatgenhorst and Bouchard), 0 Nays, and 1 Abstain (Koutsky).

AGENDA ITEM V: WORKSHOP SESSION: CONSIDER A MOTION AUTHORIZING A PUBLIC HEARING FOR INTERMODAL INDUSTRIAL (I-T) ZONING UPON ANNEXATION: PHASE II LANDS. Dale Serig of Trinity Industrial came forth to request a public hearing to grant zoning upon annexation for the Phase II lands in which he has a legal interest. Parts of the Phase II land would be zoned I-T while other parcels would be zoned Commercial. He noted that he was working to acquire additional parcels that were not presently under contract. New parcels included the Meyer farm, the Bolos property, the Potempa property, the Schilling farm, and the McWhorter property.

Serig answered PZC commissioners' questions regarding the layout of the property. A temporary signaled road would be constructed south of the landfill from Route One into the Intermodal property, for construction traffic. After the Intermodal development was built, the temporary road would provide access to the commercial properties along Route One but would no longer connect to the Intermodal. There could possibly be an underpass at Miller Street for local and emergency traffic. Commercial centers would be built along Route One. The eventual permanent entrance into the Intermodal property (Beecher bypass) would be an overpass over the rail lines. The land east of Ashland would be detention and public recreation areas which would be negotiated in the development agreement. The track length is approximately 1.8 miles long. The Intermodal development has

approximately the same geometry as the Rochelle development, but is somewhat “looser” than Elwood. The homes along Ashland Avenue would be buffered from the Intermodal site.

Barber noted that this is still a conceptual plan but that in order to send it to a public hearing, the PZC has to determine if the proposed layout would work.

Koutsky asked if the developer was “jumping the gun” adding more land before he had completed the first part of the project. The Village Engineer responded that the Village is allowed 1,280 acres for an Intermodal development and the developer is trying to do the larger scale to maximize the tax advantages for both the developer and the Village. The developer added that he would have liked to have all the land under contract before he came before the PZC but he was unable to get it all under contract at the same time.

Barber asked the developer if he felt that this followed the Village’s Land Use Plan. The developer asserted that he believed it does. He stated that he was asking for zoning at this point, subject to site review later.

Koutsky stated that he was uncomfortable about adding the McWhorter property since it lies south of Church Road and that would bring the Intermodal property too close to the Village limits. Barber provided some history on McWhorter’s property. In the past, McWhorter had requested annexation to the Village with Residential zoning. The Residential zoning had been rejected in favor of using the parcel for Industrial uses. So, on the Land Use Plan that was adopted the previous year, McWhorter’s property was shown as industrial. This development would follow the use that had been previously approved for his land. The developer agreed that they could put rail-served industry on that land since there was already a rail spur on the Beatty property that had been planned to go to the west to serve industrial projects in that area.

Much discussion followed regarding whether or not the McWhorter property should be included in this Phase of the project. Several suggestions were made about buffering the residential areas from the industrial, as well as suggestions regarding the property the school district owns in the same general area. Eventually a motion was made by Tatgenhorst and seconded by Serviss to hold a public hearing on the Phase II lands, excluding any parcels south of Church Road. The motion was called to a roll call vote and it passed unanimously. A public hearing is scheduled for March 27, 2008.

AGENDA ITEM VI: CONSIDER HOLDING A PUBLIC HEARING ON A PLANNED UNIT DEVELOPMENT FOR THE EAST HALF OF THE ORIGINAL CREEKSIDE SUBDIVISION: TWR CONSTRUCTION. Ron Reichert of TWR Construction presented his site plan along with modifications that had been made from the original plans submitted by John Popp of RJR. The entry road off of Church Road had been taken out of the flood plain and a new drainage pond was added. Tony Perry of The Perry Group went over the plans for subsidized Senior apartments in the project. There would be a Senior housing area of 50 units with 100 parking spaces. The maximum annual income for a senior to qualify for housing would be approximately \$20,000 to \$25,000 per year. However, 10 units would be rented at market rates for seniors that do not meet the income parameters. There would be an on-site manager and an on-site clubhouse for the residents. A waiting list would be started as soon as Seniors began to express interest in the project. All residents must be over 62 years of age. The buildings would be all-brick, four-unit buildings; two units would have two bedrooms and two units would be one-bedroom units. The Perry Group does all the engineering, building, leasing, and management. Rent is approximately 80% of market rate, or about \$400 per month.

Application must be made by the developer for permission to build this housing. The only two dates this year for applications to be accepted are April and December. They would apply for the December cut-off date with construction beginning in Spring of ’09. Occupancy is estimated by the third quarter of 2009.

General discussion occurred regarding grade differences between the new single-family area and the present Country Terrace subdivision; and whether or not IDOT would allow a curb cut on Dixie Highway for access to the new commercial lot that would be at the east end of the development. Perry's engineer noted that IDOT cannot refuse a curb cut, nor force a business to use another business's private driveway for access.

Bouchard entered a motion that was seconded by Machtemes to grant a public hearing on the PUD for the east half of the original Creekside subdivision. The Acting Chairman called the motion to a roll call vote and it passed unanimously. The public hearing will be held on March 27, 2008.

AGENDA ITEM VII: CONSIDER A NEW APPLICATION AND CHECK-OFF FORM FOR REQUESTING VARIANCES TO THE VILLAGE'S ZONING ORDINANCE. A new form was presented to the PZC for their comments. After much discussion regarding requests for variances from handicapped residents, a motion was made by Machtemes to recommend approval of the new application to the Village Board with a fee change to: \$750 for all variances except, any resident requesting a variance due to handicapped-accessibility issues would pay a fee equal to a minimum of \$0 and a maximum of \$150. The motion was seconded by Bouchard. The motion was called to a roll call vote and it passed unanimously.

AGENDA ITEM VIII: NEW BUSINESS. With no new business brought forth, Tatgenhorst entered a motion and Serviss seconded that the meeting stand adjourned. The Acting Chairman called the motion to a vote and it carried unanimously. The meeting stood adjourned at approximately 9:55 pm. The next meeting will be held on March 27, 2008.

Respectfully submitted,

Marcy Meyer
Secretary