



**PUBLIC HEARING
MINUTES
MARCH 1, 2016**

Council President Swan called the meeting to order at 7:45 pm. The Pledge of Allegiance followed.

ROLL CALL: Ellis, Healey, Hudak, Kahoe, Lanford, Lyons and Swan ABSENT: None.

OTHERS PRESENT: Mayor Beshara, Police Chief Morgan, Fire Chief Mihalek, Service Director Baker, Recreation Director Jocek, Planning & Zoning Director Frantz, Finance Director Turk, Law Director Hanna.

SUBJECT: Discussion of Ordinance No. 7-2016.

AN ORDINANCE AMENDING 1130 AND DELETING CERTAIN SECTIONS OF 1173 OF THE PLANNING AND ZONING CODE (These changes are for R-3 Cluster Residential District and Senior Housing Cluster definition).

DISCUSSION:

Director Frantz gave the history of the Ordinance development. He introduced Mike Majewski of Northstar Planning & Design, llc, who assisted in the development of the changes which came about because of the vague language in the current rules regarding senior housing. There is only one property zoned in R-3 for Senior/Cluster housing. That property owner has been contacted.

The major changes were: Maximum for Senior housing set at 4 units/acre and senior housing definition updated and clarified.
Single cluster detached set at 3 units/acre, previously 1.7 units/acre
Single cluster attached set at 2.3 units/acre, previously 2.3 units/acre
Senior and cluster housing are conditionally permitted uses.

Mr. Ellis asked if there was anything restricting the amount of property. Director Frantz stated that the parcel must be at least 11 acres.

Nancy Sandlin, 4485 Broadview, stated that she was glad that the Village was visiting this topic, as she knows of 3 seniors who are moving away as they cannot keep up with their larger properties. Director Frantz indicated that no rezoning is being proposed in this Ordinance, but it is to clarify and clean up language and encourage senior housing, making it easier for developers to proceed with these types of projects.

Mr. Lyons asked for clarification of the maximum units per acre for each type of conditional permitted use. The descriptions given above were stated plus an explanation of square footage requirements for each type of use.

Mr. Hudak wanted to know how the senior housing would be policed so that the building does not morph into something else. Director Frantz indicated that there will be deed restrictions and self-policing usually done by a Homeowners Association. The Village will need to make the decision if there is a firm enough commitment to senior housing when reviewing (call up authority) the conditional permit, so that the senior housing will not morph into something else. Director Frantz felt that with the cost per acre being high and the density is low the opportunity for it to morph into a low cost housing alternate is slight.

Dolores Leffler, 4288 Brush Rd., stated that she has been applying at many senior developments and the application does look at whether you qualify as a senior.

Mr. Hudak indicated that he is not disagreeing with the changes but wants to be sure that age is verified.

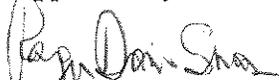
ADJOURNMENT President Swan adjourned the meeting at 8:20 pm.

Respectfully submitted,



Carolyn Sullivan
Council Clerk

Approved by,



Roger Davis Swan
President of Council