

PLANNING & ZONING COMMISSION MEETING MINUTES

October 14, 2008 - 6:00 p.m.

Clerk Wells called the meeting to order at 6:00 p.m. and called roll. Commission members present: Glenda Miller, Jim Pagles, John Killeen, Terry Smith and Carl Opper. Members Harry Stafford and Ken Gabrys was absent. Also present were Mayor Nolan and Administrator Nelson.

MPG Harvard, LLC and Vintage Living Development Reclassification from R3 to B3/Conditional Use for Operating a Nursing Home, Lot Area Variation, Parking Requirement Variation and Final Plat of Subdivision for Property Located at 5400 Marengo Rd.

Chairman Protem Miller opened the hearing in the petition of MPG Harvard LLC, c/o John Green, First American Properties, 1731 North Marice, Chicago, IL 60614 and contract purchaser Vintage Living Development, 305 2nd Street S.E. Suite 200, Cedar Rapids, Iowa 52401. The parties of interest were present. The fees have been paid. The Certificate of Publication was noted and entered into the record. Certified notices were sent to adjacent property owners. Clerk Wells presented into record the signed petition for approval of a final plat of subdivision, reclassification, conditional use to operate a nursing home, lot area variation and a variation from the required number of parking spaces as submitted by the petitioners. The location of the property subject to the petition is 5400 Marengo Rd., Harvard, IL.

Supporters/Objectors: None

Chairman Protem Miller asked for the identification of any objectors or supporters. There were none.

Presentation of Evidence by Petitioners

Bruce Takes, 190 N. 18th Ave., Hiawatha, Iowa and Vice President of Vintage Living Development was present on behalf of the petitioner, and upon being sworn in, reviewed the petition for subject property located at 5400 Marengo Rd., Harvard, Illinois as follows:

- Approval of a Final Plat of Subdivision as prepared by Manhard Consulting, Inc., dated 09/25/08
- Reclassification from R-3 Residential Use District to B-3 Commercial District
- Conditional Use to Operate a Nursing Home
- Lot Area Variation from 5 acres to 122,450.37 sq. ft.
- Variation from the required number of parking spaces be reduced from 76 to 40

The proposed development is comprised of 41 units designed for seniors; the average age is 80. The facility will offer meals, laundry and cleaning services within the price of the monthly rent. The lease is on a month-to-month basis. Amenities include a dining room, activity room, TVs, lounges and salon. There are five full time staff which include a manager, nurse, marketer, maintenance and activity coordinator. The location at the corner of Airport/Marengo will have an entrance on Marengo Rd. The exterior of the building will be constructed of brick and siding with an asphalt roof all on one level with an interior courtyard, pathways and walkways.

Chairman Protem Miller opened the floor to questions from the Commissioners

- The petitioner stated this is their third project with the other two facilities located in Iowa
- The proposed facility will offer the same services as shown in their brochure
- The square foot of individual apartments ranges from 500-650 sq. ft.
- The Commission discussed the parking lot requirements and the requested variation for a reduction in the number of spaces from 76 to 40 spaces due to the fact that only a few residents still own and utilize their own cars. At their facilities in Iowa, the average number of employees parking at peak times is 8 cars; the average number of visitors at peak times is 10 cars and the average number residents is 3 cars for a total parking at peak times is 21 cars.
- Each individual unit consists of a kitchen area with refrigerator and microwave, living area, bathroom and bedroom. The two bedroom units have a full kitchen with stove but the other units do not have a stove.
- Average rent is \$2,500 per month
- Minimum age requirement is 55 years of age
- A schedule of transportation for regular trips is provided for residents. Special trips can also be arranged. Once the facility is at 50%, they usually have a van
- Commissioner Smith noted that the proposed B-3 Commercial District is compatible with adjoining property, the conditional use for a nursing home is a permitted conditional use in a B-3 District according to the zoning code, the parking variation falls within the normal standards for this type of development and noted an area to the east of the subdivision which is not included in Lot 1 which will become landlocked. Commissioner Smith inquired about the lot area variation. Mayor Nolan responded that staff has reviewed this project and feels that the proposed variation for lot area is sufficient for this type of facility. Also that the proposed development is in a good location and a necessary facility in our community. Staff would like to move forward with the project.

Chairman Protem Miller asked for the identification of any objectors, supporters or anyone who would like to make any comments. There were none.

City Clerk Wells brought up discussion of adding a caveat to the conditional use that should the petitioner wish to discontinue the special use or change uses, a public hearing would be required, to ensure that the property will remain a nursing home.

Moved by Opper, seconded by Pagles to recommend to the City Council approval of the Final Plat of Subdivision as prepared by Manhard Consulting, Inc., dated September 25th, 2008. Roll call vote: Miller, aye; Pagles, aye; Killeen, aye; Smith, aye and Opper, aye. Motion approved five to zero.

Moved by Pagles, seconded by Killeen to recommend to the City Council approval of the petitioner's requests to reclassify the subject property from R-3 Residential Use District to B-3 Commercial Use District, a variation from the lot area requirement of 5 acres to 122,450.37 sq. ft., a variation to reduce the required number of parking spaces from 76 to 40 and granting a conditional use to operate a nursing home, with the condition that any intent to discontinue the special use to change the use or to add any additional uses to the subject property shall require the owner of record at that time to petition the Planning and Zoning Commission for a public hearing and its subsequent approval of the City Council. Said motion is based on the following findings of fact: that the proposed use is necessary and desirable to provide service for the betterment of the community and that the proposed use will not devalue the surrounding properties. Roll call vote: Pagles, aye; Killeen, aye; Smith, aye; Opper, aye and Miller, aye. Motion approved five to zero.

Clerk Wells noted that the recommendation will come before the City Council at their meeting at 7 p.m. and requested permission from the Planning and Zoning Commission to verbally present their recommendation and findings of fact to the City Council. Chairman Protem Miller granted Clerk Wells requested permission.

At 6:25 p.m., moved by Opper, seconded by Pagles to adjourn the meeting. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

Date: _____