

**REGULAR MEETING OF THE VILLAGE OF BEECHER, BOARD OF TRUSTEES  
TO BE HELD AT THE WASHINGTON TOWNSHIP CENTER, 30200 TOWN CENTER DRIVE,  
BEECHER, ILLINOIS AT 7:00 P.M. ON TUESDAY, JUNE 13, 2006.**

**AGENDA**

- I. PLEDGE TO THE FLAG
- II. ROLL CALL
- III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING
- IV. VILLAGE CLERK REPORT
- V. RECOGNITION OF AUDIENCE

**A. FINANCE AND ADMINISTRATION COMMITTEE**

- 1. TREASURER'S REPORT
- 2. APPROVAL OF BILLS
- 3. GASB 34 REPORT for the Village Auditor has been prepared and is enclosed for your review.
- 4. CONSIDER AN ORDINANCE ESTABLISHING PREVAILING WAGES FOR 2006/2007. This is a standard ordinance which is required to be passed annually by state law.
- 5. CONSIDER A MOTION PROVIDING BLANKET APPROVAL FOR THE PAYMENT OF FOURTH OF JULY BILLS IN AN AMOUNT NOT TO EXCEED \$50,000 IN AGGREGATE OR \$10,000 PER VENDOR FOR THE MONTHS OF JUNE AND JULY. This is a standard practice to satisfy the cash flow requirements of the Fourth of July Celebration.
- 6. CONSIDER A MOTION AUTHORIZING THE PAYMENT OF BILLS AFTER SERVICES RENDERED OR PRODUCTS DELIVERED FOR AN AMOUNT TO EXCEED FOR THE FOLLOWING:

Budweiser	\$15,000
Melrose Pyrotechnics	\$17,500
R.L. Reising Sales	\$19,500
- 7. MAYORS CAUCUS BEGINS NEGOTIATIONS WITH AT+T FOR STREAMING VIDEO IN CHICAGO AREA'S 272 MUNICIPALITIES. This will place AT+T on a level playing field with Comcast. Please read the enclosed memo.

## **B. PUBLIC SAFETY COMMITTEE**

1. POLICE DEPARTMENT MONTHLY REPORT for May is enclosed for your review.
2. STATUS OF TREE INVENTORY REPORTS. Mr. Dauntemann has submitted the enclosed tree removal report and has met with Supt. Cowger to re-examine these trees. A status report will be provided.
3. TREE BOARD UPDATE. A meeting was held on June 1<sup>st</sup> and a status report will be provided.
4. ESDA QUARTERLY MEETING was held on June 1<sup>st</sup> and a status report will be provided. The Village has obtained two grants: one in the amount of \$28,000 for 100% of the cost of installing a back-up generator at the Township building from Lisa Dugan, and one in the amount of \$14,000 for 50% of the cost of installing a new warning siren at the Township building and upgrading the existing warning siren system to 800 MHZ radio activation from George Scully. The Village would have to provide \$14,000 for its portion of the second grant and this funding was budgeted.
5. CONSIDER A MOTION AUTHORIZING THE VILLAGE PRESIDENT AND CLERK TO SIGN A GRANT AGREEMENT FOR 100% OF THE COST OF INSTALLING A GENERATOR AT THE WASHINGTON TOWN CENTER IN AN AMOUNT NOT TO EXCEED \$28,000. The Village will act as lead agency on this grant.
6. CONSIDER A MOTION AUTHORIZING THE VILLAGE PRESIDENT AND CLERK TO SIGN A GRANT AGREEMENT FOR 50% OF UP TO \$28,000 FOR A NEW WARNING SIREN AND SIREN UPGRADES. This will be the Village's grant project.

## **C. STREETS AND ALLEYS COMMITTEE**

1. CRACK SEALING, SEAL COATING AND PAINT STRIPING PROJECT has begun and will be completed by June 30<sup>th</sup>.
2. TREE TRIMMING AND REMOVAL PROGRAM TO BEGIN AFTER THE FOURTH OF JULY. The list of tree to be trimmed and removed will be developed in the coming weeks and the work will begin in mid-July.
3. 2006 ROAD RESURFACING PROGRAM UPDATE to be provided by the Village Engineer.
4. DRAINAGE ISSUE AT 842 PENFIELD STREET. The Village Engineer has visited this address and has provided the enclosed letter. A status report will be provided.
5. VILLAGE IS NOTIFIED THAT IT HAS RECEIVED A \$385,000 GRANT FROM IDOT TO IMPROVE GOULD STREET FROM INDIANA AVENUE TO HODGES. This grant was applied for in 2005 and all hope was given up on this application last year. Low and behold, it gets funded. This is for bump

outs, new street lighting, landscaping, brick pavers, etc. We are trying to ascertain the exact amounts of the local match (which appears to be 80% or \$77,000) and when we have to do the project. It appears we have three years to complete the project which means we would begin in 2007 or 2008. This will be discussed further at the meeting.

#### **D. SEWER AND WATER COMMITTEE**

1. WATER DEPARTMENT MONTHLY REPORT is enclosed for your review.
2. SEWER DEPARTMENT MONTHLY REPORT is enclosed for your review.
3. VILLAGE ENGINEER STATUS REPORTS on the following projects will be provided at the meeting:
  - a. TRIM CREEK RELIEF SEWER RESTORATION (Chuck Schultz concerns)
  - b. MEADOW LANE WATERMAIN RESTORATIONS
  - c. WELL #5 DRILLING
  - d. AREA #1 SANITARY SEWER REHAB WORK (status of flowing tile at Krabbe's)
  - e. AREA #2 SANITARY SEWER CLEANNG, TELEVISIONING AND EVALUATION
  - f. DUNBAR AND MILLER STREET WATERMAIN REPLACEMENT

#### **E. PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION**

1. CONSIDER A MOTION AUTHORIZING THE VILLAGE PRESIDENT AND CLERK TO SIGN AN OSLAD GRANT APPLICATION AND PROVIDE A 50% MATCH. A motion did not receive a second at the last meeting and the Firemen's Park Committee has met ith Beecher Rec to discuss and resolve the issues. A recommendation for an OSLAD grant may be made at the meeting.
2. STATUS OF INTERGOVERNMENTAL AGREEMENT WITH SCHOOL DISTRICT AND BID SPECS FOR INSTALLATION OF BALLFIELDS AT BEECHER EAST PARK. At the last meeting this item was deferred since some Board members wished to review the specs and bid this project themselves. If the Village does not use the School District bid, it would have to hire someone like Todd Stanton to let the bids and run the job since we have no expertise in this area. This is for discussion but staff does need some direction. Also, the School District's bid is no longer valid after June 27<sup>th</sup>.
3. MUNICIPAL FACILITIES UPDATE. A status report on the acquisition of land will be provided by the Village Attorney. If the land is acquired, we can then finish the plan.
4. VILLAGE SURVEY UPDATE. Survey tabulation is now about 75% complete. The final report should be available for the first meeting in July.

#### **F. PLANNING, BUILDING AND ZONING COMMITTEE**

1. CONSIDER RECOMMENDATION FROM THE PLAN COMMISSION: REQUEST FOR R-1 ZONING UPON ANNEXATION: PRAIRIE MEADOWS SUBDIVISION LOCATED AT THE SOUTH

END OF WOODWARD AND SOUTHFIELD DRIVES. Chuck Bruti purchased this 27 acre piece but was unable to purchase the remaining 73 acres on the east side of the creek commonly known as the Heldt farm. He now wishes to annex to the Village and abide by the new R-1 zoning requirements. This would allow for 42 single family lots having a minimum size of 11,250 square feet. If he does not get annexed, he plans to build 20 lots on well and septic in the County. The Village Attorney has written the enclosed opinion that the Village may have the right to block access to Woodward and Southfield Drive if traffic safety can be well documented. Please read this letter. This may have to be interpreted by court and would not be an issue with Will County's approval process. Access to Route #1 is not possible since Mr. Bruti did not purchase the eastern portion of the parcel. The Village has already heard of a petition going around on Woodward and Southfield asking the Village to block this development since Woodward would be the only access point for heavy construction trucks and future residential traffic. Staff is also concerned about the length of the dead end street from Indiana Avenue south for 3/4 mile.

This is an example of poor planning allowing such a long street with limited access. However, the Village may be faced with 40 lots to our R-1 standards or 20 one acre lots on well and septic in the County with no Village control or at least a court fight over road access. We could enter into an agreement requiring the posting of a cash escrow for 27% of the bridge cost so when the remainder of the Heldt farm develops a portion of the cost is provided. Please see the enclosed site plan.

The Plan Commission, after a one hour public hearing in which several residents testified as to their concerns with damage to local roads from construction, increased traffic and lack of emergency access due to the length of the roadway, recommended approval of the site plan on the condition that a secondary access be provided to Dixie Highway. Whether or not the Village annexes this property, action is required on the request for R-1 zoning. If the Village wishes to not annex this property, then staff recommends that it deny the site plan based on construction traffic and lack of emergency access.

2. CONSIDER REZONING FROM A-1 TO B-3 PUD UPON ANNEXATION FOR 28.5 ACRE PARCEL COMMONLY KNOWN AS THE MARTISEK PROPERTY, NORTH OF HUNTER'S CHASE WEST AND WEST OF MONTALBANO HOMES. The petitioners failed to secure an option on this property and did not show at the Plan Commission meeting. Therefore, this proposal is dead. However, 33 residents signed the enclosed petition opposed to commercial zoning of the property because it is incompatible with the surrounding residential and violates the land use plan. Please read the enclosed petition. This leads to another question: if the Village Board desires to have this parcel zoned commercial in the future, will we face these residents in opposition again? Mr. Martisek does not know what to do with his land. This item is for discussion only.

3. CONSIDER AUTHORIZING THE VILLAGE PRESIDENT AND CLERK TO SIGN AN ORDINANCE GRANTING VARIANCES TO PERMIT THE INSTALLATION OF A FENCE IN THE FRONT YARD OF CORNER LOTS AT 1349 CROOKED CREEK AND 251 TIMBERS BLUFF IN THE HUNTER'S CHASE SUBDIVISION. Paul Caldwell of 1349 Crooked Creek and Kurt and Stacy Larson of 251 Timbers Bluff wish to fence in their rear yards, a portion of which front a street since they are corner lots. They claim hardship of having small children and dogs which they want to keep secure. They have also claimed to talk to all of their neighbors. A diagram of where the fences will be located on each parcel is

enclosed. The petitioners will be present to explain their requests and answer questions. The fences will be PVC picket not to exceed 5' tall and be 50% open at right angles to the fence. The developer will also have to approve of the fence design and location prior to the Village issuing a building permit.

The Zoning Board of Appeals, after due notice and hearing, recommended approval of the variances. If the Board wishes to grant these variances, an ordinance number will be assigned and the Attorney will draft the ordinance for signature.

4. CONSIDER AUTHORIZING THE VILLAGE PRESIDENT AND CLERK TO SIGN AN ORDINANCE GRANTING A VARIANCE TO PERMIT A POOL IN A FRONT YARD SETBACK AT 533 BIRCH STREET. Mr. and Mrs. Michael Indicavitch wish to install an above-ground pool on the Elm Street side of 533 Birch (Mrs. Clausing's old home). Their hardship is that there is only 10 foot rear yard for this home. They claim to have spoken to all of the neighbors and they do not object. The petitioners will be present to explain their request and to answer any questions.

After due notice and hearing, the Zoning Board of Appeals recommended granting the variance on the condition that a solid fence be installed around the pool to block visibility from the frontage as long as the visibility of the intersection of Birch and Elm is not obstructed. This seemed to be what the neighbors wanted. If the Board wishes to grant this variance, an ordinance number will be assigned and the Attorney will draft the ordinance for signature.

5. CONSIDER AN ORDINANCE PROVIDING FOR A COMPREHENSIVE AMENDMENT TO THE 1989 BEECHER ZONING ORDINANCE. Copies of the new zoning code are provided under separate cover. Enclosed is an executive summary from the Village Planner outlining the major changes to the current ordinance. After due notice and hearing, the Plan Commission unanimously recommended approval of the comprehensive amendment.

It should be noted that once this ordinance is adopted, a new Commission is formed called the Planning and Zoning Commission, which combines the Zoning Board of Appeals and the Plan Commission. The Village President will need to appoint all new members of this Commission, which may or may not be the current members. Also, the Village President is required to appoint a Chairman of the Commission and designate the Zoning Administrator. The Zoning Administrator of the 1989 Code was the Village Administrator according to Ordinance #814 dated April 12, 1999. A new ordinance would have to be drafted if the Village wishes to have the Village Administrator be the Zoning Administrator and a temporary appointment would have to be made by motion.

6. CONSIDER AN ORDINANCE REPEALING BOUNDARY AGREEMENT WITH THE VILLAGE OF CRETE. This was requested by the Board at the last meeting since Crete is unwilling to execute the agreement.

7. UPDATE ON CONDEMNATION PROCEEDINGS FOR BUCHMEIER VON ALVON AND LOITZ BUILDINGS. The property owners have been notified of the Village's intentions. Von Alvon is repairing his building and has pulled permits with 90 day expiration dates. Buchmeier and Loitz wish to address the Village Board with their hardships. Neither of these parties have made progress to complete repairs as promised but

they wish to address the

Board with their concerns. Depending on the outcome of this meeting, condemnation can proceed if the Board so directs.

8. SUBDIVISION ISSUES UPDATE. The Village Engineer will update the Board on the following issues of concern which have surfaced in the past month:

- a. KNUTH STRIP MALL DRAINAGE PLAN
  
- b. MGM DEVELOPMENT: BRIDGE RAILS, LIFT STATION INSTALLATION, STREET LIGHTS IN JACK PLANO PHASE, AND CONDITION OF DITCHES ALONG THE NORTH SIDE OF INDIANA AVENUE
  
- c. BENCHMARK ISSUE IN PRAIRIE PARK SUBDIVISION
  
- d. HUNTERS CHASE WEST PONDS FAILURE TO DRAIN
  
- e. PEDESTRIAN CROSSING LIGHTS AT CHURCH AND DIXIE (LOTTON)
  
- f. MONTALBANO WET BOTTOM PONDS DRAINING BELOW LOW WATER LEVEL
  
- g. KNUTH MINI-WAREHOUSE DETENTION POND - WHEN DO THEY GO IN?
  
- h. FINAL LIFT NEEDED IN REST OF ORIGINAL HUNTER'S CHASE
  
- i. HUNTER'S CHASE EAST - HOLDING PERMITS UNTIL DESIGN IS APPROVED AND HARD SURFACE ROADS PROVIDED
  
- j. RECAPTURE REQUESTED BY LOTTON FROM MONTALBANO FOR OVERSIZING SEWERS AND WATERMAIN

9. CONSIDER A MOTION APPROVING A FACADE GRANT PROGRAM FOR THE VILLAGE.

Please see the enclosed agreement. \$20,000 was budgeted for this project which provides grants of up to \$2,000 for signage and facade improvements to commercial buildings. The Economic Development Director is asking for approval of this program.

10. CONSIDER A MOTION APPROVING A \$4,000 MATCH WITH THE BEECHER CHAMBER OF COMMERCE TO DRAFT A NEW COMMUNITY BROCHURE FOR THE VILLAGE. This item is in the budget. Please see the enclosed proposal from a new local business which is moving from Indiana to Beecher. The Chamber wishes to expand on the brochure so that it can again be mailed to all in the 60401 zip code. This will require 3,000 copies. The remaining 2,000 copies will be used by the Village Hall (1,250) and the

Township Assessor (750) to hand out to new residents over the next four to five years. This brochure replaces the 2004 brochure which was completed with local advertising dollars. This time the Village will pay \$4,000 and the Chamber will pick up the remainder of the \$11,500 cost. The Township will also be asked to contribute. This brochure will contain ads but will be paid for by the Chamber with its share as a business promotion. Staff recommends approval of the proposal.

11. CONSIDER ACCEPTANCE OF UNITS I AND II OF PRAIRIE CROSSINGS SUBDIVISION AND UNIT I OF PRAIRIE CROSSINGS SOUTH SUBDIVISION. A maintenance bond has been posted and the Village Engineer has recommended acceptance. Once the Village accepts these units the one year maintenance period will begin. Staff recommends approval.

### **G. VILLAGE PRESIDENT REPORT**

1. THIRD AIRPORT UPDATE

2. PEOTONE ACCESS LEAGUE UPDATE. A meeting was held last week and several issues were resolved. Please see the enclosed memo outlining the meeting. There is also a plea for volunteers to help with PAL.

3. CONSIDER A MOTION APPROVING APPOINTMENTS TO BE MADE BY THE VILLAGE PRESIDENT. Enclosed is a listing of the appointments to be made.

4. REQUEST FOR CLOSED SESSION TO DISCUSS PERSONNEL. The Village President wishes to discuss the future of the position of Economic Development Coordinator.

### **H. OTHER ITEMS OF INTEREST**

1. IML LEGISLATIVE UPDATE is enclosed for your review.