

**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 27, 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. VARIANCE REPORTS for the month of June are enclosed for your review.

B. PUBLIC SAFETY COMMITTEE

1. PUBLIC SAFETY REPORT ON KID'S FEST, GARAGE SALE DAYS AND STREET DANCE to be provided by the Chief of Police.

2. STATUS OF FOURTH JULY FESTIVAL SECURITY PREPARATION to be provided by the Chief of Police.

3. STATUS OF TREE INVENTORY REPORTS provided by Mark Duntemann will be provided by Village staff at the meeting.

4. MOSQUITO SPRAYING has been scheduled for Thursday, June 29th and Monday, July 3rd. 90 day briquettes were installed in all basins the week of June 12th.

5. REQUEST FOR CLOSED SESSION TO DISCUSS PERSONNEL. This session is being requested to continue discussion on the Chief's contract concerning vehicle use.

C. STREETS AND ALLEYS COMMITTEE

1. STATUS OF CRACK SEALING, SEAL COATING AND PAINT STRIPING PROJECTS will be provided at the meeting.

2. STREET SWEEPING was conducted for the last time this year on Tuesday, June 20th.

3. BIDS TO BE OPENED ON JULY 11TH FOR 2006 ROAD RESURFACING PROGRAM.

D. SEWER AND WATER COMMITTEE

1. WELL #5 DRILLING UPDATE will be provided by staff at the meeting.

2. BIDS TO BE OPENED ON JULY 6TH FOR DUNBAR/MILLER WATERMAIN REPLACEMENT.

E. PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION

1. MUNICIPAL FACILITIES UPDATE. Since the Village has secured the land, Jacobs and Masjewski have been asked to submit the final report to the Village Board. This will occur at the second meeting in July or the first meeting in August. Following acceptance of this report, the Village needs to do the following:

1. Direct Baxter and Woodman to engineer the site for drainage and utility connections.
2. Have an excavator clear and level the site and dig any detention facilities.
3. Hire an architect to design the facility within certain parameters, such as price.

These items can be discussed further at the meeting.

2. FIREMEN'S PARK UPDATE to be provided at the meeting.

3. VILLAGE SURVEY UPDATE. The results are tabulated and a final report is being drafted for review at the next Board meeting.

F. PLANNING, BUILDING AND ZONING COMMITTEE

1. CONSIDER AN ORDINANCE ESTABLISHING A VARIANCE FOR FOR A FENCE IN THE FRONT YARD SETBACK OF A CORNER LOT AT 451 SADDLE RUN LANE. The application for the variance is enclosed. The petitioner, Michael Rodriguez, obtained a building permit for a pool and fence and installed the fence 10 feet closer to the public sidewalk in the front yard of a corner lot than what was described on the site plan for the building permit, infringing upon the front yard setback. The petitioner is requesting relief from the ordinance since the fence and pool have been installed. The Planning and Zoning Commission held a public hearing on this matter on June 22nd and after the hearing it recommended unanimously that the variance be approved. Staff concurs, since the rear of this property is now being looked at as a commercial use.

2. ARCHITECTURAL CODE UPDATE. The PZC discussed this matter at its June 22nd meeting and the Committee which was formed will meet on Wednesday, August 2nd at 6:30 p.m. at the Village Hall to begin drafting an ordinance for review by the full Commission.

3. 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.

At the last Village Board meeting, this item was tabled so that Village staff and Chuck Bruti could discuss a downscaled version of the plan that would be acceptable to the residents in the area. Mr. Bruti has offered a downscaled option for Board consideration. This is Option A and is compared to the next two options:

Option A: 34 lots zoned R-E residential estate, 20,000 sq. ft. minimum lots, 100' x 200' park site, bridge access road would be relocated due to new configuration, 30 ft. back-to-back with curb and gutter and no parking on one side of street, fees capped at \$18,000 per lot regardless of who gets what (Village can decide), and this would also include the bridge escrow, letter of credit would include amount for maintenance and repair to existing streets and repairs would be determined by agreement between Village Engineer and Developer's Engineer.

Option B: 42 lot zoned R-1 single family, 11,500 sq. ft. minimum lots, park site, bridge access with 27% cash escrow, 33 ft. road back-to-back with curb and gutter, \$33,000 in fees per lot based on template agreement, letter of credit would include amount for maintenance and repair to existing streets and repairs would be determined by agreement between Village Engineer and Developer's Engineer.

Option C: vote down both options which gives petitioner the option to file for a 20 unit subdivision in the County.

Mr. Bruti has agreed not to attend this Village Board meeting so that these options could be openly discussed and to give the Board time to decide. He will be attending the July 10th meeting to formally request a vote on option A or B as he is entitled to by law. This is for discussion only at the meeting but staf would like to give Bruti some feedback.

4. CONSIDER A MOTION APPROVING THE USE OF TEMPLATE FACADE GRANT AGREEMENT. Enclosed is the copy of the grant agreement which has been modified ad approved by the Village Attorney. \$20,000 was placed in the budget for this program and up to \$2,000 in matching funds will be provided for a minimum of 10 grants to be awarded for a total of \$40,000 or more in facade and signage improvements in the community.

5. CONSIDER A PRE-ANNEXATION AGREEMENT STRATEGY FOR PARCELS UP TO GOODENOW ROAD. At the last Board meeting, the Board agreed to pursue pre-annexation agreements with land owners all the way up to Goodenow Road in response to Crete's decision to not cooperate on a boundary agreement. Staff has begun work on this but the question of zoning and land use has arisen. What type of zoning does the Board want for these parcels? Should the land use plan be followed? Are we aware that contiguity would automatically bring these parcels into the Village allowing them to develop? Do we have water and sewer capacity for these parcels? Should we skip those parcels that are contiguous for now to avoid immediate annexation? The land use plan will be on display at the meeting for open discussion by the Board.

G. VILLAGE PRESIDENT'S REPORT

1. THIRD AIRPORT UPDATE to be provided at the meeting if there is anything new to report.
2. PEOTONE ACCESS LEAGUE UPDATE to be provided by the Administrator at the meeting.
3. ARRANGEMENTS FOR PARADE. What are we doing this year and who is doing it? Will we use Reising's golf cart again this year?
4. REQUEST FOR CLOSED SESSION TO DISCUSS PERSONNEL: FUTURE OF ECONOMIC DEVELOPMENT POSITION. A meeting was held with Ed Papesh to chart a new direction of the position in the coming months and the Village President will share the details of this meeting with the Board.