

**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,
SEPTEMBER 26, 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 August are enclosed for your review.
2. CONSIDER A MOTION AUTHORIZING A PUBLIC HEARING FOR 7:00 P.M. ON TUESDAY, NOVEMBER 28, 2006 FOR A PROPOSED TAX LEVY FOR YEAR 2006 COLLECTIBLE IN 2007. Enclosed is a draft of the proposed levy which calls for an increase 26.66% in the operating levy (from \$376,756.09 to \$477,176.90) for the General Fund and a decrease of 4.54% in the debt service levy for G.O. Bonds (from \$60,343.89 to \$57,720.00) for a total net increase of 22.37%. It is estimated that new development will cover all of this debt increase, as it has in prior years. In fact, the Village levies have seen a steady decline in the last two years on existing homes. In any event, a levy increase is capped at the cost of living index on existing property which is estimated to be 3.9%. The \$100,000 in new dollars to be collected from the property tax levy will come from the new homes which have been placed on the tax rolls in the prior year. The Township Assessor estimates that the EAV of the Village may increase by as much as \$20 million. Village staff anticipates that the Village property tax rate will remain stable or decline in the coming year despite this dramatic levy increase. Please see the enclosed material.
3. COMPETING COMPANIES VIE FOR VILLAGE ELECTRIC POWER PURCHASES. With the advent of open market power purchasing, there are other companies which offer wholesale power for street lighting costs and pumping. Village staff has examined these competing offers and is of the opinion that it is too early to accept bids from other companies until we know for sure what the Comm Ed rates will be in January. We have been advised that rate increases will be in the area of 20% from Comm Ed, and it is hard to believe that other companies can offer cheaper rates since Comm Ed is purchasing in larger bulk than any other company. The other problem the Village has is that all of its

street lights at this time are leased from Comm Ed and may not be eligible for wholesale power purchase. There is also a broker fee for purchasing power from another company, and Comm Ed still is allowed to apply its distribution fees. We can jump into the open market at almost any time, so staff recommends we hold for now until more companies enter the market. Please see the enclosed material.

B. PUBLIC SAFETY COMMITTEE

1. CONSIDER AN ORDINANCE ESTABLISHING A TREE BOARD AND NEW TREE REGULATIONS IN THE VILLAGE. This ordinance has been recommended by the Tree Board for adoption and drafted by the Village Attorney and is enclosed for your review.
2. UPDATE ON YOUTH AND SENIOR ACTIVITIES IN THE VILLAGE SPONSORED BY THE POLICE DEPARTMENT will be provided by the Chief.
3. UPDATE ON CERTS PROGRAM BEING CONSIDERED BY THE VILLAGE ESDA. An informational meeting has been scheduled for interested residents on Thursday, October 19th at 7:00 p.m. at the Township Center. The Chief will explain this program.

C. STREETS AND ALLEYS COMMITTEE

1. MFT RESURFACING PROJECT UPDATE. Work is expected to begin next week and be completed by November 15th. A pre-construction conference to handle logistics was held last week.
2. PUBLIC WORKS POSITION UPDATE. 39 applications were received for the position. All applicants were advised of written and physical agility exam which will take place at 9:00 a.m. on Saturday, September 30th at the Township Center. From these exams, 6 candidates will be selected for interviews on Wednesday, October 11th. At the October 10th meeting in executive session, the six candidates to be interviewed will be presented to the Board and the Committee will ask for permission to hire any one of the six. The new hire will begin on October 30th.
3. REPORT OF THE PUBLIC WORKS SUPT.
4. YARD WASTE BAG DISTRIBUTION DATES ARE ONLY WEEKS AWAY. Three Trustees are assigned to work on October 7th from 9-12 and on October 21st from 9-12. Two lists will be used this year; one for 10 bags and one for 20 bags. 11,500 bags will be available for distribution.
5. LEAF COLLECTION TO BEGIN ON MONDAY, OCTOBER 9TH. A minimum of one pass will be made in the leaf collection zone each week and although we may do more this is not guaranteed. Leaf collection will end the week of Thanksgiving. There will be no pick-up after Thanksgiving since the trucks must be made ready for snow removal.

D. SEWER AND WATER COMMITTEE

1. CONSIDER PAYMENT IN THE AMOUNT OF \$149.00 TO PERM-A-SEAL FOR CRACK-SEALING AND SEAL COATING DRIVEWAY AT 816 CATALPA. This was the deal the Village made with this resident so that we could use his driveway to transport heavy equipment into the rear easement to connect the sanitary relief sewer to the existing sewer line last Winter.

E. PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION

1. FIREMEN'S PARK UPDATE. The Committee Chair went to Springfield to testify on behalf of our application for \$190,000 in OSLAD grant funds to improve Firemen's Park. Grant awards are expected to be announced in October with work commencing immediately after July 4th, 2007. This project will require \$380,000 in up-front Village cash since this is a reimbursement grant and \$190,000 as a local match for the project. The Park Improvement Fund does not have this level of fund balance and a 10 year installment contract for \$380,000 is an option. At current interest rates, this would require an annual payment of \$49,400 for 10 years. The \$190,000 in grant funds would be used to pay the first four years of the loan and money would have to be set aside from park impact fee collections during this period to pay off the remaining six years of payments.

2. VILLAGE NEEDS STORAGE SPACE FOR RECORDS. The Village Hall is completely out of room for records storage. Several boxes were on the floor in one of the storage rooms and a sewer back-up destroyed these documents. The Committee needs to seek alternatives for cold storage. There are several options. The Township Center may have space but the Township Board needs to be asked and there are questions of whether these documents can be secured at that facility. Another option is renting a storage space at Knuth's mini-warehouses and building shelving units in the space for record storage for Police and Administration. Tom Knuth has offered a unit to the Village for \$1,000 per year paid in advance. This item is for discussion only.

3. NEWSLETTER UPDATE. Newsletters are scheduled to be mailed next week and draft will be available for review at the meeting.

4. NANTUCKET COVE PARK UPDATE

5. PRAIRIE PARK UPDATE

6. WELTON STEDT PARK UPDATE.

F. PLANNING, BUILDING AND ZONING COMMITTEE

1. MGM DEVELOPMENT REQUEST FOR AN AMENDED PLANNED DEVELOPMENT has been deferred to the October 10th meeting at the request of the petitioner so that additional information can be provided to the Board and staff. The petitioner also stated that he intends to hold an informational meeting with the surrounding residents at the golf course prior to October 10th.

Board members have been provided a copy of the development agreement for their review. Staff is also working with the Village Engineer to provide a synopsis of the up-front cash MGM must provide to the Village for water and sewer improvements since MGM vs going over their limit of 508 units and new capital costs apply. This information will be available at the October 10th meeting.

2. CONSIDER AN AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH FIELDGATE AND THE SCHOOL DISTRICT FOR AN AMENDED SITE PLAN. The original site plan attached to the development agreement called for 243 single family homes and 140 townhomes for a total of 383 units. In the process of engineering the site plan for this project, it was realized that insufficient space was allocated for stormwater detention. A new site plan was developed which eliminated several cul-de-sacs and reduced the number of single family homes to 199. The number of townhome units was increased to 179, for a total of 378 units; 5 unit less than the original site plan. The street layout, lot sizes and setbacks per R-1 ordinance remains the same. The development agreement has to be amended to include this new site plan which requires approval from the School District and Village Boards sine this was a three party agreement. Staff recommends approval of the site plan change since overall density is reduced and the fewer number of single family homes mean less of an impact to the schools. One concern is the architecture of the townhome units but these designs would have to be approved by the Village Board and Plan Commission prior to approval of any final plats. Since there is no builder for the townhome portion of the project we do not know what the product will look like.

In short, the developer is requesting a reduction of 44 single family lots and an increase of 39 townhome units from the original agreement.

3. CONSIDER REFERRAL TO THE PLAN COMMISSION: REQUEST FOR APPROVAL OF FINAL P.U.D. SITE PLAN FOR BEECHER PLAZA, 981 DIXIE HIGHWAY (DENNIS DOOLEY, KILLIAN CONSTRUCTION). This is the 1.6 acre parcel located between the Grant Park Bank and First Community Bank. The petitioner has hired Mike Stanula which has designed a brick building of similar style to the Knuth strip mall and Hallmark. The building will be 154 feet off the front property line in line with the Grant Park bank and provide 75 parking spaces. Detention will be provided in the rear as a buffer to the townhomes. The plan appears to be in conformance with all zoning, subdivision and building codes. A front elevation and site plan detail will be provided at the meeting for review.

In the annexation agreement, the Village has the right to review final site plans for both of the outlots north and south of the Prairie Pointe mall. Public hearings were already held on the land use provisions of this property. This site plan has been placed on the Plan Commission agenda for Thursday night pending referral by the Board.

4. PLAN COMMISSION MEETING SCHEDULED FOR SEPTEMBER 28TH AT 7:00 P.M. Items on the agenda include a review of the proposed architectural code and a review of the 2006 resident survey.

G. VILLAGE PRESIDENT REPORT

1. THIRD AIRPORT UPDATE to be provided by staff at the meeting.
2. UPDATE ON TRAFFIC SIGNAL AT CHESTNUT AND DIXIE to be provided by staff at the meeting.
3. REQUEST FOR CLOSED SESSION TO DISCUSS PENDING LITIGATION. The Village Attorney has requested an executive session with the Village Board to discuss threatened and pending litigation with the Village Board. The Attorney will be present at the meeting.

H. NEW BUSINESS/OLD BUSINESS