

**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,
NOVEMBER 14, 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 & ADMINISTRATION COMMITTEE

- 1. TREASURER'S REPORT
- 2. APPROVAL OF BILLS FOR THE MONTH OF OCTOBER
- 3. CONSIDER A MOTION APPROVING A FIVE YEAR CAPITAL IMPROVEMENTS PLAN.
The Sewer and Water Committee and Streets and Alleys Committee have met and recommend their portion of plan for adoption. The Streets and Alleys Committee also recommended the establishment of a Transportation Improvement Fund and that this Fund be provided a revenue source of either the vehicle stickers or a additional 1/2% sales tax per the plan. A referendum is required for the sales tax increase and this referendum would have to be held (according to the enclosed memo from the Village Attorney) either on February 27, 2007, April 3, 2007 or March 18, 2008. Staff would recommend the March 18, 2008 election since this would not interfere with local Trustee elections and would give us over one year for education efforts of the public. The tax would then go into effect on October 1, 2008 with the Village receiving its first collections in January, 2009 which means we would have to sell stickers for three more years. A referendum this year would reduce the vehicle sticker sales to two more years. This is the first main issue.

The second major issue is the borrowing of funds to implement the OSLAD Grant out of the Park Improvement Fund. This is a \$380,000 project with \$190,000 being reimbursed. We would need about \$200,000 in additional cash to fund this project and the CIP calls for a 10 year installment contract to cover this loan.

All of the funds are balanced in this plan. The important fund to balance is the debt service fund, and this fund was taken out to six years to prove a negative trend reversal and that the Village can afford to enter into a \$5 million loan agreement with the IEPA to expand the sewer plant in 2009.

The Village President expressed concern about the viability of the CIP if the Village experiences a downturn in the number of building permits due to a poor economy. This is a legitimate question that needs to be answered and the enclosed report addresses this concern.

Staff is recommending that this plan be approved so that the annual budget preparation process can begin. The CIP was provided in early October under a separate cover and let me know if you need another copy.

B. PUBLIC SAFETY COMMITTEE

1. POLICE DEPARTMENT MONTHLY REPORT is enclosed for your review.
2. INTRODUCTION AND SWEARING IN OF ENRIQUE BUSTOS AS PART-TIME POLICE OFFICER.

C. STREET AND ALLEYS COMMITTEE

1. ROAD RESURFACING PROJECT UPDATE to be provided by the Village Engineer.
2. CONSIDER A ONE YEAR CONTRACT IN THE AMOUNT OF \$19,998 (SIX MONTHLY INSTALLMENTS OF \$3,333) TO DEENIK LANDSCAPING FOR MOWING AND TRIMMING ALL RIGHTS OF WAY AND VARIOUS PARK LANDS IN THE VILLAGE FOR 2007. This contract includes all but Firemen's Park and Welton Stedt Park and requires a weekly mowing of all areas. It is \$3,000 more than last year and this is due to increased fuel and labor costs. The Village cannot do this in house for cheaper than this rate. Please see the enclosed proposal.
3. COMED TO BEGIN TREE TRIMMING IN ALL EASEMENTS AND RIGHTS OF WAY IN THE VILLAGE where there are overhead power lines. Work will start November 1st and be completed by February 1st. All residents in affected areas will receive a mailing from Comm Ed. This is a four year cycle plan and it has been four year since the last trimming occurred. Please see the enclosed material.
4. INTRODUCTION OF NEW PUBLIC WORKS EMPLOYEE DUSTIN OLIVER.
5. REPORT OF THE PUBLIC WORKS SUPT.
6. UPDATE ON BROKEN TILE AT INDIANA AVENUE AND THE RAILROAD TRACKS. The Village Engineer has sent the enclosed letter to the railroad and we are awaiting a response. An update will be provided.

7. U.S.E.P.A. ADVISES VILLAGE THAT SCHOOL DISTRICT/VILLAGE/TRIM CREEK DRAINAGE DISTRICT HAS RECEIVED THE 2006 CONSERVATION AND LANDSCAPING AWARD. Please see the enclosed letter.

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. WATER BILLING REGISTER for the months of September and October is enclosed.
4. CONSIDER A COMPREHENSIVE AMENDMENT TO THE WATER AND SEWER ORDINANCES OF THE VILLAGE. The Committee has met and is recommending that the enclosed draft be approved. The two major changes is the annual \$0.10 rate increase on both the water and sewer rates which we have done for the last five years and a \$25 new account charge to cover the cost of final readings and administrative costs of converting accounts. The remainder of the changes cleans up the ordinance which has not been updated since 1994 to reflect present practice.
5. REPORTS OF THE VILLAGE ENGINEER:
 - A. WELL #5 UPDATE: The wellhouse and pump are currently being designed. The engineer will report on when these projects will be ready for bid.
 - B. UPDATE ON WATER SYSTEM MASTER PLAN. This plan is being funded by a surcharge being placed on new developments which was agreed upon last year.
 - C. AREA #1 SEWER REHAB. The Village has not yet been billed the \$53,000 for this portion of the work but the work has been completed. The engineer is to review the tapes to make sure that the lines were properly slip-lined.
 - D. AREA #2 SEWER REHAB INVESTIGATION HAS BEEN COMPLETED. All sanitary sewers between the creek and the railroad tracks have been cleaned and televised. The Engineer has submitted a final report recommending \$315,425 in repairs. These figures will be plugged into the CIP so that both areas #1 and #2 can be completed within the next five years. The Village has committed about \$75,000 each year for sanitary sewer rehab work.
 - E. DUNBAR/MILLER WATERMAIN UPDATE. This project is nearing completion and restoration is set to begin.
 - F. DESIGN OF COUNTRY LANE WATERMAIN REPLACEMENT. All services and utilities have been located and the engineer will report as to which side of the road this main

will be located. The project will be bid right after the holidays with completion by April 30, 2007. This is a \$160,000 project with \$100,000 being provided by a CDBG Grant.

E. PUBLIC BUILDINGS AND PROPERTIES COMMITTEE

1. FIREMEN'S PARK UPDATE. The Village has received a \$190,000 OSLAD Grant for the \$380,000 Phase I implementation of the park plan. The Chairman will review with the Board exactly what improvements will be made with this project, since some Board members forgot what Phase I entails. Please see the enclosed material.
2. WELTON STEDT PARK UPDATE.
3. NANTUCKET COVE PARK UPDATE. A meeting was held with Montalbano and it was agreed that the project should be let for bids in January and if the price exceeds \$50,000 another meeting would be held to discuss what to do. Enclosed is a copy of the site plan.
4. PRAIRIE PARK UPDATE. It was also decided that this project be let for bids in January and if the cost exceeds \$50,000 a meeting would be held with Castletown Homes to decide what to do. Enclosed is a copy of the approved site plan.
5. CONSIDER AN ARCHITECTURAL SERVICES AGREEMENT WITH JMA ARCHITECTS FOR THE DESIGN AND CONSTRUCTION MANAGEMENT OF THE PUBLIC WORKS FACILITY AND MASTER PLAN OF THE MUNICIPAL COMPLEX.
6. REQUEST FOR CLOSED SESSION TO DISCUSS LAND ACQUISITION. This is a continuation of the previous session at which the Village Board is considering an offer for some land for economic development.

F. PLANNING, BUILDING AND ZONING COMMITTEE

1. UPDATE ON REQUEST FOR AN AMENDED PLANNED DEVELOPMENT: THE PRESERVE AT CARDINAL CREEK (MGM). Jack Mayher has requested to be on the agenda of the November 28th Village Board meeting to request referral of his amended PUD. The Village Attorney, Planner and Administrator will meet with Jack on Wednesday, November 15th to review the proposed site plan and determine conformance with the development agreement. When Jack appears before the Board, the Village Attorney will advise the Board as to their obligation to refer him to the In Commission.

The Plan Commission is required to hold a public hearing 45 days after it first meets to consider the planned development. Therefore, if this item is placed on the November 30th agenda the hearing would have to occur either before or during the holidays. It is more prudent to place this item on the January agenda of the Commission and hold the hearing at the February meeting. This gives all parties involved enough time to consider all of the elements of the proposal. This has been discussed with Jack and he

appears to be amenable to this schedule.

2. **CONSIDER AUTHORIZING THE VILLAGE ATTORNEY TO DRAFT AN ORDINANCE ADOPTING AN ARCHITECTURAL CODE.** The Plan Commission and the architectural committee have been working for months trying to come up with a code which is flexible for the builder yet provides for anti-monotony and a good aesthetic appearance. Some of the main points in the ordinance are 6/12 roof pitch, first floor brick, foundation plantings, and different elevations for models. The architectural review officer (ARO) would be appointed by the Village President and at this time the Commission recommends that Don Thomas, Village Planner be the ARO. A fee of \$100 per building permit would be assessed for this review. Appeals of the decision of the ARO would be made to the Village Board after a \$500 appeals fee is paid. The ordinance also establishes an escrow account for the planting of parkway trees which would be controlled by the Village. One of the main concerns continues to be, however, is the field enforcement of the construction to ensure that the buildings are built to the plans submitted. The inspectors only look for changes in square footage and BOCA code issues. This is the one unsolved key to the issue of enforcement. Please review the enclosed draft document.

3. **STATUS OF CLEAN UP 460 FAIRWAY.** Jack Mayher has been advised by phone and by the enclosed letter from the Village Attorney as to the importance of cleaning up this property.

4. **CONSIDER A MOTION OF CONDEMNATION OF WEHMHOFFER HARDWARE BUILDING.** Bud Von Alvon has been advised of the November 16th deadline for demolition proceedings and he intends to address the Village Board at the meeting to state his case on this matter. The roof has been installed but other violations still exist. A motion of the board is needed to continue this process.

5. **CONSIDER A MOTION OF CONDEMNATION: STORAGE BARN AT 1202 DIXIE HIGHWAY.** At the June 14th Village Board meeting, the Village Board granted Betty Nicks until September 15th to either repair or demolish the barn at 1202 Dixie Highway after she requested more time. The Board then passed a motion "to take further action" against the property owner if these items were not resolved. On June 21st, Fannie Loitz sent the Village the enclosed letter stating that all of the outstanding issues would be addressed by September 13th and requested that no further action be taken against her. The deadline has passed and the actions have not been taken. Mrs. Loitz has been asked to appear before the Village Board to explain why the repairs are not completed. The Board must decide what further action to take.

6. **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.** Storm sewers, underground holding tanks, and a retaining wall have been installed per plans.

- b. MGM DEVELOPMENT: STATUS OF LIFT STATION FINAL WALK-THROUGH AND TESTING OF GENERATOR.
- c. PRAIRIE POINTE NORTH RETENTION POND. We are waiting for Bill Riechert to make the restorations to the pond as promised to the residents.
- d. HUNTERS CHASE WEST PONDS FAILURE TO DRAIN
- e. PEDESTRIAN CROSSING LIGHTS AT CHURCH AND DIXIE (LUTTON)
Permits need to be obtained for this crossing.
- f. MONTALBANO WET BOTTOM PONDS DRAINS TO UNDERSIZED 6" PIPE AT RIETVELDS. A meeting was held with Montalbano to resolve this matter. The engineer will explain the status of this issue.
- g. KNUTH MINI-WAREHOUSE DETENTION PONDS - has the detention facility been approved by the Engineer? Tom Knuth claims all work is completed and has filed for a certificate of occupancy. The landscaping also needs to be installed as approved by the Board as a condition of the special use permit.
- h. FINAL LIFT APPLIED TO REMAINING STREETS ORIGINAL HUNTER'S CHASE, GROVE STREET, KEENAN AVENUE, AND PRAIRIE CROSSINGS UNIT #3.
- i. PRAIRIE CROSSINGS UNIT #1 WET BOTTOM POND EROSION ISSUES AND TROUGH CLEANING IN DRY BOTTOM POND IN UNIT #2..
- j. MARTISEK'S PONDING WATER IN FIELD. The Martiseks have granted permission for the Village to enter the property and fill in with black dirt to an elevation which will allow this pond to drain. We need to find a contractor now that will grade this black dirt.
- k. UNBURIED CABLE AND SCRUB TREES IN EASEMENT IN REAR OF 267 AND 271 PINE. Public Works has removed the trees and brush and we are on Comcast to bury the lines. Bruti has been billed for the tree removal. The homeowners also need to final grade the rear yards and install drainage swales.
- l. STATUS OF SIDEWALK ALONG CHURCH ROAD AT HUNTER'S CHASE EAST. This needs to be connected with Pheasant Chase Circle.

7. STATUS OF PRAIRIE CROSSINGS HOMEOWNER'S ASSOCIATION. Please see the enclosed letter from Tom Knuth who has been retained by Lee Meyers to assist in creating the association.

G. VILLAGE PRESIDENT'S REPORT

1. RESULTS OF ILLIANA EXPRESSWAY MEETING held in Beecher on October 30th will be reported on at the meeting.

2. DISCUSSION ON THE FUTURE OF THE TREE BOARD, A NEW TREE ORDINANCE FOR THE VILLAGE, AND THE STATUS OF THE FOURTH OF JULY COMMISSION AND BEAUTIFICATION COMMISSION. The Village President and Trustee Kuhlman have discussed the Tree Board and the proposed ordinance which was vetoed. It was agreed that Trustees Kuhlman, Heldt, the Public Work Supt. and the Village Administrator meet to draft a new tree ordinance. However, it was also learned that several other Commissions of the Village were established by resolution several years ago and there may be a need to formalize their existence through an ordinance. A separate packet was provided on this matter a few week ago.

The Park Commission is clear in that the school district, Beecher Rec, the township, the fire district and the Village each appoint their own members to the Commission so this commission is less of a problem as to who is on it. These items are for discussion at the meeting.

3. CONSIDER A REQUEST TO EXTEND LIQUOR LICENSE HOURS ON SUNDAY, DECEMBER 25TH AND DECEMBER 31ST FOR A PERIOD OF TIME EARLIER THAN 11:00 A.M. These two Sundays are prior to holidays and several businesses are concerned that the loss of the liquor sales in the morning will affect their business. Kankakee has changed their hours per the enclosed letter. The Liquor Commissioner is asking for guidance on this matter.

4. WILL COUNTY GOVERNMENTAL LEAGUE ANNUAL HOLIDAY RECEPTION INVITATION is enclosed for your review. We send four Village representatives annually to this event so if you are interested please let us know.

5. REQUEST FOR CLOSED SESSION: LAND ACQUISITION. The Village has been approached regarding another opportunity for the location of a Village Hall or police station and the Board needs to be aware of this request. There will be no action taken on this item.

H. NEW BUSINESS/OLD BUSINESS