

**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT  
& BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER  
HELD AT THE WASHINGTON TOWNSHIP CENTER,  
30200 TOWN CENTER ROAD, BEECHER, ILLINOIS  
MARCH 14, 2006 -- 7:00 P.M.**

All present joined in the Pledge to the Flag.

President Lohmann called the meeting to order.

**ROLL CALL**

PRESENT: President Lohmann and Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

ABSENT: None.

**STAFF PRESENT:** Clerk Janett Conner, Administrator Robert Barber, Chief Jeffrey Weissgerber, Treasurer Nelson Collins, Engineer Ray Koenig and Economic Development Director Ed Papesh.

**GUESTS:** Terry Gatlin from the Beecher Herald, Bill Byrns from the Daily Journal, Andrew Ahrendt, Ron Stluka, Robert Heinberg of Dracc Mosquito, Tom Brislane, Wayne Wiechen, John Glyman, Tom Kessler of Clarke Mosquito Control, Larry Martisek, Pat Crean, Brad Hensle of Landmark Engineering, Don and Barb McWhorter, Andy Fitz from Montalbano Homes and Debbie VonAlven.

President Lohmann asked for consideration of the minutes of the February 28, 2006 Board meeting and Public Hearing. Trustee Rehborg made a motion to approve the minutes as written. Trustee Heldt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

**CLERK'S REPORT:** 1) A report on income received since the last meeting was provided. 2) Clerk Conner stated that an open letter from the Regional Planning Board was provided in the packet, soliciting potential members to a "Citizens Advisory Committee". An application for the committee was attached for anyone who may be interested in serving.

**RECOGNITION OF GUESTS:** General contractor Pat Crean was present requesting a variance to move forward with the building of his homes. It was learned the end of the previous week that Mr. Crean has put in two footings so far on five lots in Prairie Crossings South, and changed the elevations without consulting the Village first. Engineer Ray Koenig stated that if the buildings would have followed the exact specifications in the plan it would have been okay but the excavator for the builder said that water would not drain properly from the driveways if the elevation had not been changed. Administrator Barber explained that this property is the same property that the Village paid to have the

grade lowered, due to complaints from residents in Lange's Subdivision. Since the end of last week,

Mr. Crean and his engineer made some adjustments and now don't need to change the top of foundation grade. The builder will put in a knee wall, raise the garage floor by 6' and have 8' ceilings in the basements. This would not be a problem for engineering, per Engineer Koenig. Trustee Ahrendt raised some questions about if it would comply with what was previously promised to Lange's Subdivision residents. Trustees Kuhlman and Ahrendt suggested notifying residents in Lange's Subdivision for their input, prior to approval. It was questioned whether Mr. Crean still needed a variance since he is no longer proposing to change the top of foundations and putting in a knee wall instead? After much discussion, Trustee Ahrendt made a motion to require the builder, Pat Crean, to tear out the existing two footings and put in new footings that comply with the original plans for the top of foundation and building. Trustee Wehling seconded the motion.

AYES: (3) Trustees Kuhlman, Wehling and Ahrendt.

NAYS: (4) Trustees Rehborg, Peterson, Heldt and President Lohmann.

Motion Failed.

Mr. Crean was given permission to move forward with his revised plans for a knee wall with no change in the top of foundation.

Ron Stluka was present regarding the piece of land on Reed Street, next to Women's Club Park. Mr. Stluka has a contract on the land and wants to divide the parcel into three lots. There is no sanitary sewer currently there, and it would have to be extended to that parcel. Trustee Wehling made a motion to refer Mr. Stluka's request to the Zoning Board of Appeals for a variance for front and rear yard setbacks. Trustee Rehborg seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Andy Fitz of Montalbano Homes, representing Nantucket Cove, explained his request for an amendment to the Planned Unit Development (PUD) and a final plat of subdivision for Nantucket Cove Unit II, converting 28 townhomes to 13 single-family lots on Monhegan Drive, having an average lot size of 11,000 square feet. After due notice and public hearing, the Plan Commission unanimously recommended approval of this PUD amendment and the final plat. The Village Engineer has also approved the modified design, removing certain easements and service lines. Trustee Rehborg made a motion to approve the amendment to the PUD and final plat of subdivision for Nantucket Cove as proposed by Mr. Fitz. Trustee Heldt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

The Board considered a preliminary Planned Unit Development as an exhibit to an annexation agreement for 50 single-family lots and 10 acres of commercial land on 28.5 acres, currently known as the Martisek property. Andy Fitz of Montalbano Homes explained the proposal. The Plan Commission approved this request with a vote of 5-1, subject to two conditions: 1) Four lots would be removed from the interior of the subdivision to allow for 10,000 square foot minimum lots and 75' of frontage; 2) Setbacks shall be 30' in the front, 30' in the rear, and a total of 17' on the sides with a minimum of 7' on one side. This request is an addition to the Nantucket Cove Subdivision. Trustee Rehborg made a

motion to approve the amendment to the PUD as an exhibit to an annexation agreement as proposed

by Mr. Fitz. Trustee Heldt seconded the motion.

AYES: (4) Trustees Rehborg, Peterson, Heldt and President Lohmann.

NAYS: (3) Trustees Kuhlman, Wehling and Ahrendt.

Motion Carried.

Mr. Fitz voiced his concerns about moving forward and spending more money on this if the project wouldn't have enough votes to get a final plat approved. The Board was asked what type of objections they have to the plan. No Board members spoke to explain their "no" vote, so the proposal was withdrawn.

## **A. FINANCE AND ADMINISTRATION COMMITTEE**

**TREASURER'S REPORT:** A copy of the Treasurer's report was provided to the Board for review and the Treasurer was present to answer questions.

A list of bills totalling \$268,232.82 to be paid was available for review. A summary of the list of bills was provided. Trustee Peterson made a motion to approve payment of the list of bills as presented. Trustee Ahrendt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

## **B. PUBLIC SAFETY COMMITTEE**

The Police Department monthly report was provided for review.

The Tree Board is working on a new tree ordinance.

The tree inventory is in process but has not yet been completed.

The Arbor Day celebration is scheduled for Friday, May 12<sup>th</sup> at 3:00 p.m. The Tree Board needs to select a location, a tree, and a group of youth to assist with the tree planting.

The Board considered revised bids for the 2006 mosquito abatement program. There was a \$368.92 difference in the two bids, with Dracc Mosquito's bid being lower. The references for Dracc Mosquito came back satisfactory. Dracc and Clarke representatives asked questions of the Board. Trustee Kuhlman made a motion to accept the proposal from Dracc Mosquito for the 2006 mosquito control program. Trustee Rehborg seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

President Lohmann raised the question with Chief Weissgerber regarding high school students parking on Hodges Street instead of the student parking lot, when there is space provided along Miller Street. This is creating ruts along Hodges Street. It was reported that Freshmen and Sophomores are not

allowed to park in the school parking lot, due to school policy. Parking on school property is a privilege for Juniors and Seniors only. School Board Representative Debbie VonAlven will speak to School Superintendent Obradovich about this matter to try and work something out.

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

The Board considered a revised street resurfacing program for 2006. Staff and the Village Engineer have re-examined the list of streets to be paved and is recommending that the Board add Oak Park Avenue from Indiana Avenue to Penfield Street, and Miller Street from Dunbar Street to Elliott Street. These two sections of road are in bad shape and will not make it to 2009. A memo regarding the resurfacing program was provided in the packet for review. This would increase the cost of the road program from \$325,000 to \$380,000. Trustee Heldt made a motion to approve the revised street resurfacing program for 2006, adding the paving of the portions of Oak Park Avenue and Miller Street as stated above. Trustee Wehling seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Trustee Heldt made a motion authorizing the Village President and Clerk to enter into an installment contract with First Community Bank and Trust for a period of ten years in the amount of \$380,000 at 4.23% interest. Trustees Rehborg and Peterson requested to be excused from the meeting due to stock ownership in the bank, and therefore left the room while the vote was taken. Treasurer Collins explained the benefit of borrowing the money now and that he had received two sealed bids in order to obtain the best rate. Trustee Wehling seconded the motion.

AYES: (4) Trustees Kuhlman, Wehling, Ahrendt and Heldt.

NAYS: (0) None.

ABSTAIN: (2) Trustees Rehborg and Peterson.

Motion Carried.

Trustee Heldt reported that the drainage district has begun removing trees in Trim Creek.

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

The Water and Sewer Department monthly reports were included in the packet for review.

A Water Billing Register Report was provided in the packet for review.

The Board considered authorizing the replacement of a watermain on Miller Street from Oak Park Avenue to Elliott Street, and doing the work in-house. This work should be done before the road is resurfaced.

Trustee Rehborg asked if Public Works should do this work? This project could be added to the current Dunbar Street watermain job. Trustee Rehborg doesn't feel that Public Works has the experience to do this job. The matter was deferred to be discussed during the budget workshop sessions.

Engineer Koenig stated that the final completion date for the Meadow Lane watermain replacement is set for May 15<sup>th</sup>.

Engineer Koenig provided an update on the Trim Creek Relief Sewer. They are currently working on punch list items. Money to pay for this project may have to be encumbered into the next budget year.

Engineer Koenig reported on the Area #1 sewer rehab project. Work is expected to begin soon on sewer lining and spot repairs. Permission has been granted to access the spot repair in the rear easement on Oak Park Avenue in exchange for a french drain for a sump pump discharge. April 24<sup>th</sup> is set as the substantial completion date.

Engineer Koenig reported on the Area #2 sanitary sewer evaluation. He wishes to complete this survey and pay out the job by May 10<sup>th</sup>.

An update was provided on the Dunbar Street watermain design. Work is to begin after July 4<sup>th</sup>.

An update was provided on the well #5 drilling. A kick-off meeting was held last week. Engineer Koenig is working on getting permits.

Engineer Koenig provided an update on the sewer treatment plant Phase I report. The Illinois Environmental Protection Agency (IEPA) is sitting on the review of this. Engineer Koenig will keep on the IEPA to get it moving.

Trustee Rehborg made a motion to approve a proposal from Robert Deenik in the amount of \$6,630 to hydroseed approximately three acres of disturbed ground in Firemen's Park and around the Elementary School pumping station. Trustee Wehling seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

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

The next Firemen's Park Board meeting is scheduled for Tuesday, April 4<sup>th</sup> at the Village Hall.

The Washington Township Board approved their survey. This survey will be mailed out and returned to a drop box at the Village Hall. A copy of the Village survey was also provided in the packet for review. The Village survey will be included in the April newsletter.

An update was provided on the municipal facilities plan. The architect is waiting for word if we have obtained

the title to the 5.5 acre piece at Town Center Road and Indiana Avenue. Attorney Kuiper requested a closed session be held to discuss land acquisition. School Board member Debbie VonAlven asked to be included in the closed session.

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

An update was provided regarding the Plan Commission. The Zoning Map has been reviewed and will be considered for a hearing at the next Plan Commission meeting. The text of the new zoning ordinance will also be released at that time. A committee consisting of Gayle Ahrendt, Althea Machtemes, and Nick Grutzius was formed to begin work on the architectural code and landscape plan. The next Plan Commission meeting is scheduled for Thursday, March 30<sup>th</sup>, at 7:00 p.m.

Status was provided on the proposed developments on the south side of the Village. Staff has been advised that the Olthof senior housing proposal (Summerfield) has been withdrawn and they will be requesting a refund of their escrow monies. A meeting was held with Chuck Bruti to decide what to do with the landlocked piece he now owns. J Land Development has closed on 80 acres and intends to close on the rest. They state that they will build something either in the Village or in the County but they have not provided a final word on their plans.

A letter from the Beecher Economic Development Authority (BEDA) was provided in the packet for review. Chairman Nelson Collins commented on the letter. It addressed the effects of developments being on the north end of the town, and some existing businesses are to the south. Therefore, many newer residents do not shop locally. Chairman Collins stated that it would help to have new development on the south side of town.

The Board considered a \$20,000 commercial facade and signage program in all business and industrial districts proposed by Economic Development Director Ed Papesh. He explained this is a proposal to encourage reinvestment in existing buildings and as an enticement for new businesses to consider purchasing existing buildings. The grant would be a 50/50 match with a maximum of \$2,000 per building. This would allow for a minimum of 10 grants in one year. A copy of the proposal was provided in the packet for review. Ed Papesh asked the Board for their input. All Board members felt this was a good concept and asked Mr. Papesh to provide an ordinance to look at by the next Board meeting.

A monthly report from the Director of Economic Development was provided in the packet for review. Mr. Papesh reported that he is working on getting to know the community.

## **G. VILLAGE PRESIDENT'S REPORT**

President Lohmann expressed concerns that Administrator Barber needs some clear direction as to what to do with new developers. President Lohmann asked the Board members to give him input and direction.

An update was provided on the Third Airport. Senate Bill 2981, the Development District bill, passed the Senate by a vote of 43-4 and is now in the House.

President Lohmann and Administrator Barber attended a Peotone Access League (PAL) meeting Monday, March 13<sup>th</sup>. No one from PAL showed up, therefore no meeting was held.

An update was provided on the Hunter's Chase drainage issue. Nothing new has been worked out as of yet. The drainage didn't appear to be a problem during the recent rains.

The April 11<sup>th</sup> Village Board meeting will be held immediately after the Township's Annual Town Meeting. President Lohmann will not be able to attend. Since Village President Pro-Tem Wehling will also be out of town, Trustee Heldt will run the meeting.

President Lohmann commented that last year the Village took care of grass cutting at the Beecher Mausoleum and felt the Township should handle the grass cutting this year.

The Drivin' the Dixie and Street Dance is scheduled for Saturday, June 17<sup>th</sup>.

## **H. NEW BUSINESS**

Trustee Kuhlman asked about the water detention at Dixie Commons.

Trustee Ahrendt asked about the lettering on the caboose and when it is expected to be done.

Larry Martisek asked to speak as a property owner since the Board voted down Montalbano Homes' proposal for his property, as to what type of proposal would work and if he can do anything with his property. He asked the Trustees what they wanted. There was no response.

There being no further business to be discussed in open session, Trustee Ahrendt made a motion to adjourn into executive session at 9:05 p.m. to discuss land acquisition. Trustee Heldt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Trustee Wehling made a motion to return to regular session at 9:34 p.m. Trustee Heldt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

There being no further business, President Lohmann asked for a motion to adjourn. Trustee Heldt made a motion to adjourn the meeting. Trustee Wehling seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 9:34 p.m.

Respectfully submitted by:

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Janett Conner  
Village Clerk