

**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  
SEPTEMBER 26, 2006 -- 7:00 P.M.**

All present joined in the Pledge to the Flag.

In the absence of President Lohmann, President Pro-Tem Heldt called the meeting to order.

**ROLL CALL:**

**PRESENT:** Trustees Rehborg (arrived at 8:13 p.m.), Kuhlman, Wehling (arrived at 7:50 p.m.), Peterson, Ahrendt and Heldt.

**ABSENT:** President Lohmann.

**STAFF PRESENT:** Clerk Janett Conner, Administrator Robert Barber, Chief Jeffrey Weissgerber, Treasurer Nelson Collins, Public Works Superintendent Harold "Bud" Cowger and Attorney Tim Kuiper.

**GUESTS:** Terry Gatlin from the Beecher Herald, Bill Byrns from the Daily Journal, Lloyd and Barbara Alioto, David Laster, Tom Stluka, Sam Winemiller, Tom Brislane, Bob Polarek, John Weisel, Kathy Rago, Brian and Danna Neville, Mitch Cadwallader, Fred Uhl, Michael Stanula, David Serafin and Doug Terpstra with Fieldgate Development.

President Pro-Tem Heldt asked for consideration of the minutes of the September 12, 2006 Board meeting. Trustee Peterson made a motion to approve the minutes as written. Trustee Ahrendt seconded the motion.

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

**NAYS:** (0) None.

**ABSENT:** (2) Trustees Rehborg and Wehling.

Motion Carried.

**CLERK'S REPORT:** 1) A report on income received since the last meeting was given. 2) The Board had no objections to a request for a block party for October 1<sup>st</sup> on Hawthorne Lane from Poplar to Aspen. 3) Trustee Peterson made a motion to approve payment to the Chamber of Commerce in the amount of \$4,000 for the Village's portion of the community brochure. Trustee Ahrendt seconded the motion.

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

**NAYS:** (0) None.

**ABSENT:** (2) Trustees Rehborg and Wehling.

Motion Carried.

4) Bills were presented for the Beecher 4<sup>th</sup> of July Commission (\$600.00) and the Beautification Commission (\$7.80). Trustee Heldt made a motion to approve the bills in the amount of \$607.80 as listed on the Clerk's Report. Trustee Peterson seconded the motion.

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

NAYS: (0) None.

ABSENT: (2) Trustees Rehborg and Wehling.

Motion Carried.

**RECOGNITION OF GUESTS:** The Board considered an amendment to the development agreement with Fieldgate Development 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 units less than the original site plan. The street layout, lot sizes and setbacks per R-1 ordinance remain the same. Doug Terpstra of Fieldgate Development provided a presentation on the proposal. Fieldgate Development indicated that they plan to build the townhomes themselves. They will not sell the property for other contractors to build. The Board and audience were given an opportunity to ask questions. After some discussion, Trustee Peterson made a motion to authorize the Village Attorney to draft an amended development agreement and authorize the President and Clerk to sign the agreement. Trustee Heldt seconded the motion.

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

NAYS: (0) None.

ABSENT: (2) Trustees Rehborg and Wehling.

Motion Carried.

The Board considered referral to the Plan Commission for a request for approval of a final Planned Unit Development (PUD) site plan for Beecher Plaza, to be located at 981 Dixie Highway. This is the 1.6 acre parcel located between the First National Bank of Grant Park and First Community Bank and Trust. The building will be 154 feet off the front property line, in line with the First National Bank of Grant Park, and will provide 75 parking spaces. Detention will be provided in the rear as a buffer to the townhomes. Public hearings were already held on the land use provisions of this property. Architect Mike Stanula provided a presentation on the proposal for a retail shopping center. Questions were asked of Mr. Stanula. Trustee Peterson made a motion to refer to the Planning and Zoning Commission the proposal for request for approval of a final PUD site plan for Beecher Plaza, 981 Dixie Highway for their September 28<sup>th</sup> meeting. Trustee Ahrendt seconded the motion.

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

NAYS: (0) None.

ABSENT: (2) Trustees Rehborg and Wehling.

Motion Carried.

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

Variance reports for the previous month were included in the packet for review.

Trustee Peterson made a motion authorizing a public hearing for 7:00 p.m. on Tuesday, November 28<sup>th</sup> for a proposed tax levy for year 2006 collectible in 2007. A draft of the proposed levy was provided in the packet for review. Trustee Ahrendt seconded the motion.

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

NAYS: (0) None.

ABSENT: (2) Trustees Rehborg and Wehling.

Motion Carried.

The Board considered competing bids for wholesale power for street lighting costs and pumping. Staff believes that it is too early to accept bids from other companies until we know for sure what the ComEd rates will be in January, 2007. Rate increases from ComEd are predicted to be around 20%. Material was provided in the packet for review.

## **B. PUBLIC SAFETY COMMITTEE**

Trustee Kuhlman explained an ordinance establishing a Tree Board and new tree regulations for the Village. Trustee Ahrendt asked about developers or builders planting trees. This may be added to the Ordinance at a later time. Trustee Ahrendt asked why a Pin Oak tree was not on the list of approved trees. The list of approved trees may expanded at a later time. Trustee Kuhlman just wanted to have an updated Ordinance on the books that is easier to enforce as soon as possible. Trustee Peterson felt that the ordinance was just another layer of bureaucracy in government that is not needed. He felt it gave the Tree Board too much authority. Trustee Kuhlman explained the reasons that the Tree Board needs this ordinance. Trustee Peterson was uncomfortable with the section stating that the Village has the right to declare trees on private property as hazardous and make residents remove them or the Village will remove them and place a lien on the property.

Trustee Wehling arrived at 7:50 p.m.

ORDINANCE #1052 - An ordinance establishing a Tree Board and new tree regulations in the Village. Trustee Kuhlman made a motion to adopt Ordinance #1052. Trustee Wehling seconded the motion.

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

NAYS: (1) Trustee Peterson.

ABSENT: (1) Trustee Rehborg.

Motion Carried.

Chief Weissgerber provided an update on the youth and senior activities sponsored by the Police Department. The free Senior Breakfast is scheduled for Wednesday, October 18<sup>th</sup>. Tickets are available at the Village Hall.

Chief Weissgerber provided an update on the CERTS Program being considered by the Village Emergency Services Disaster Agency (ESDA). An informational meeting has been scheduled for interested residents on Thursday, October 19<sup>th</sup> at 7:00 p.m. at the Washington Township Center.

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

An update was provided on the Motor Fuel Tax (MFT) resurfacing project. Work is expected to begin the week of October 1<sup>st</sup> and be completed by November 15<sup>th</sup>.

An update was provided on the Public Works position. 39 applications were received and all applicants were advised of a written and physical agility exam scheduled for Saturday, September 30<sup>th</sup> at the Washington Township Center. From these exams, six candidates will be selected for interviews scheduled for Wednesday, October 11<sup>th</sup>. In executive session at the October 10<sup>th</sup> Board meeting, the candidates' names will be presented to the Board and the Committee will ask permission to hire any one of the six candidates. The new hire will begin on October 30<sup>th</sup>.

Superintendent Cowger reported on the Dunbar Street watermain. Work should be completed by October 1<sup>st</sup>.

Superintendent Cowger reported that the equipment has been prepared for leaf collection season.

Yard waste bag distribution dates are scheduled for October 7<sup>th</sup> and 21<sup>st</sup>, 9 a.m. to 12 noon at Firemen's Park. Two lists will be used this year: one for 10 bags and one for 20 bags, depending on the resident's location. 11,500 bags will be available for distribution.

Leaf collection is scheduled to begin on Monday, October 9<sup>th</sup>. A minimum of one pass will be made in the leaf collection zone each week. Leaf collection ends the week of Thanksgiving.

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

The Board considered payment in the amount of \$149.00 to Perm-A-Seal for crack-sealing and seal coating the driveway at 816 Catalpa. This was the deal the Village made with this resident in winter 2005 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.

Trustee Rehborg arrived at 8:13 p.m.

Trustee Kuhlman made a motion to approve payment in the amount of \$149.00 to Perm-A-Seal for crack sealing and seal coating the driveway at 816 Catalpa. Trustee Rehborg seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Trustee Kuhlman commented that the sewer plant pond has smelled very bad over the last two weeks and he has received complaints from Melrose Lane residents. Superintendent Cowger responded that chlorine has been added to the pond to try and fix the problem. Equipment has also been ordered to treat the water. Administrator Barber commented that the problem is due to a very wet summer.

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

Trustee Wehling reported that he 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 4<sup>th</sup>, 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. Trustee Wehling stated that it is a waiting game right now. Grant winners will probably be announced just before the election. Trustee Wehling also asked about getting Duraplay spread on fields this year and getting the infield sprayed for weeds. Public Works would do the work. Trustee Wehling also wants to get roofs put on the dugouts over the winter.

Staff reported that 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. An 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. Trustee Ahrendt asked about microfilming the records. Board members asked about different options for storing documents. Staff can get a proposal for the cost of storage units and bring it back to the Board for consideration. No action was required.

Clerk Conner reported that the fall 2006 newsletter has been completed and delivered to the printer. It is scheduled to be mailed the week of October 1<sup>st</sup>.

An update was provided on the Nantucket Cove Park. Preliminary drawings should be available the week of October 1<sup>st</sup>.

Proposals are being obtained for implement of design for Prairie Park.

An update was provided on Welton Stedt Park. The Committee is looking for good black dirt for the ballfields. The project is running late because of the rain. Administrator Barber noted that next year's maintenance of the

new ballfields will take extra work and special equipment.

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

MGM Development's request for an amended planned development has been deferred to the October 10<sup>th</sup> Board 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 10<sup>th</sup>. Board members have been provided a copy of the development agreement for their review. Trustee Ahrendt felt the Board members should be invited to the informational meeting. Trustee Peterson said that the original agreement stated that MGM is supposed to develop along Indiana Avenue and the contractor is not proposing this.

The next Plan Commission meeting is scheduled for September 28<sup>th</sup> 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'S REPORT**

Staff provided an update on the third airport.

Administrator Barber is scheduled to meet with the Illinois Department of Transportation (IDOT) on September 27<sup>th</sup> regarding the traffic signal at Chestnut and Dixie Highway. The project should be on schedule for installation in spring of 2007.

Administrator Barber requested a closed session be held to discuss pending litigation.

There being no further business to be discussed in open session, Trustee Wehling made a motion to adjourn into executive session at 8:40 p.m. to discuss pending litigation. Trustee Ahrendt seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Trustee Rehborg made a motion to return to regular session at 9:47 p.m. Trustee Wehling seconded the motion.

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

NAYS: (0) None.

Motion Carried.

There being no further business, President Pro-Tem Heldt asked for a motion to adjourn. Trustee Ahrendt made a motion to adjourn the meeting. Trustee Rehborg seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 9:47 p.m.

Respectfully submitted by:

---

Janett Conner, Village Clerk