

**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  
MAY 15, 2007 -- 7:00 P.M.**

A reception was held at 6:30 p.m. in honor of the three outgoing Trustees.

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, Superintendent of Public Works Bud Cowger, Public Works Crew Leader Floyd Burger, Engineer Ray Koenig and Attorney Tim Kuiper.

**GUESTS:** Terry Gatlin from the Beecher Herald, Bill Byrns from the Daily Journal, Bill and Laura Voss, Chris, David and Joanna Szymanski, Joseph Venturella, Nancy and Tracy Heldt, Julie Cleary, Kevin Bouchard, Melissa Ploszaj, Joe Wilhelm, Tom Stluka, Bob Tully, Ron and Ted Reichert, John Voss, George Obradovich, Washington Township Supervisor Bob Howard, Tom Brislane, Joan Kuhlman, Doug Terpstra and Marcia Gardner.

President Lohmann asked for consideration of the minutes of the April 24, 2007 public hearing and Board meeting. 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) Bills were presented for the Beecher Fourth of July Commission (\$519.42) and the Beautification Commission (\$74.34). Trustee Peterson made a motion to approve the list of bills totalling \$593.76 as listed on the Clerk's Report. Trustee Heldt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.  
NAYS: (0) None.  
Motion Carried.

3) Resident Kim Boland-Prom requested permission to hold a block party from the corner of Monhegan and Castine to 269 Castine in Nantucket Cove Subdivision. A copy of her request was provided in the Clerk's Report for review. The resident has obtained all required signatures from the affected residents. There were no objections to the request. 4) Official results from the Will County Clerk's office for the April 17<sup>th</sup> election were provided in the Clerk's Report for review.

**RECOGNITION OF GUESTS:** Bob Tully of 610 Gould Street was present on behalf of Bud VonAlven who owns the property next door. Mr. Tully, owner of Teapots Café & Antiques which will be opening soon, may be buying Mr. VonAlven's property to extend his business. However, there are current violations on Mr. VonAlven's property. Mr. Tully asked for an extension until the next Board meeting to repair code violations on the property, so he can work something out with Mr. VonAlven to purchase the property. May 15<sup>th</sup> was the most recent deadline for Mr. VonAlven to make the code repairs. Trustee Ahrendt made a motion to grant an extension until the June 12<sup>th</sup> Board meeting to Bud VonAlven to get repairs done to his Gould Street property. Trustee Heldt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.  
NAYS: (0) None.  
Motion Carried.

**ORDINANCE #1065** - An ordinance granting a fence variance to Melissa Ploszaj at 246 Aspen. Melissa Ploszaj was present to answer any questions. The Prairie Crossings Homeowner's Association and the Planning and Zoning Commission recommended approval of the variance. The Planning and Zoning Commission's recommendation was contingent upon the fence being at least three feet from the public sidewalk. Trustee Ahrendt made a motion to approve Ordinance #1065, contingent on the fence being at least three feet from the public sidewalk. Trustee Heldt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.  
NAYS: (0) None.  
Motion Carried.

## **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 \$241,873.30 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.

ORDINANCE #1066 - An ordinance repealing Chapter 7, Title 3 of the Beecher Village Code pertaining to vehicle stickers. This ordinance repeals the requirement to purchase and display vehicle stickers. Dog tags will still be required. Trustee Peterson made a motion to approve Ordinance #1066. Trustee Rehborg seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.  
NAYS: (0) None.  
Motion Carried.

ORDINANCE #1067 - An ordinance adopting an additional ½% sales tax for public infrastructure improvements. The tax will be applied to the sale of tangible personal property by both retailers and service providers which have a state tax i.d. number. The tax will be imposed starting January 1, 2008 with the Village receiving its first monthly payment in April, 2008. Trustee Peterson made a motion to approve Ordinance #1067. Trustee Rehborg 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.

Chief Weissgerber reported on the bad weather in Beecher earlier in the day. Although it was reported on the news that a tornado touched down in Beecher, there was no actual touchdown, just high winds with limited damage.

President Lohmann asked about the Museum of Science and Industry trip and the scheduled Joliet Jackhammers trip through the Police Department's youth program. Tickets are still available for the Jackhammers' game on Friday, May 18<sup>th</sup>.

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

RESOLUTION #2007-08 - A resolution appropriating \$36,187.24 in motor fuel tax funds for fiscal year 2007/2008. Trustee Heldt made a motion to adopt Resolution #2007-08. Trustee Rehborg 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 to sign an amended agreement with Homewood Disposal for the remainder of the contract period from June 1, 2007 through May 31, 2013. This amendment would reduce the fee Homewood Disposal charges the Village by \$0.30 per household per month. This revenue will help pay for the brush chipper over the next five-year period. The Village will also have sufficient surplus funds to pay for the rate increase in 2009 without raising rates to residents. Trustee Rehborg seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Engineer Koenig reported last week that he met and identified that 65% of the streets from the 2006 street paving program need to be resurfaced. The contractor should be out in a couple of weeks to begin the work. The Engineer will supervise during the paving.

Results were provided from the Arbor Day celebration held on Thursday, May 10<sup>th</sup>. The weather cooperated and the residents that donated trees for the memorial tree program were present for the ceremony.

Public Works Superintendent Cowger reported on the brush pick-up program. Storm damage from high winds earlier in the day will start being picked up on Wednesday by Public Works.

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

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

An update was provided by Clerk Conner on the new water billing software which was implemented for the May 2007 billing. Quite a few problems have come up in the data transfer but it was thought that most of the problems have been resolved. The majority of the bills were mailed out earlier that day.

Engineer Koenig reported on the Country Lane watermain project. The contractor has spread black dirt and is waiting for the sod to be delivered. It was noted that the contractor will be responsible for watering the sod.

An update was given on Well #5. Engineer Koenig has given contracts to Clerk Conner to be signed by President Lohmann and the Clerk. Final completion of the project is expected by the end of 2007.

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

Trustee Wehling provided an update on the Firemen's Park OSLAD Grant. Construction on Firemen's Park is due to begin on July 6<sup>th</sup>.

Construction is to begin soon on the Welton Stedt Park. A pre-con meeting was held on May 2<sup>nd</sup>.

An update was provided on Nantucket Cove Park and Prairie Park. A pre-con meeting was held on May 2<sup>nd</sup>. There are problems with Prairie Park. The contractor withdrew his offer to complete the park because he didn't want to contribute as much to the project as originally agreed upon.

Public Works Superintendent Cowger reported that a maintenance shed is to be constructed in Hunter's Chase Park. Public Works will be purchasing a kit to construct a small garden shed at the west end of Hunter's Chase Park to house a riding lawnmower and maintenance tools for the three parks in this area, to avoid having to transport mowers. A new mower is also being purchased and will be designated for this area. Washington Township Supervisor Bob Howard asked if the Village would consider a donation of a shed. He will talk to Trustee Wehling about the shed after the meeting. Superintendent Cowger stated that he would like to put the shed near the new Junior High School to have a secure location for the equipment and avoid problems with vandalism. Superintendent Cowger will talk to the School District and Supervisor Howard about this. Tom Stluka from the School District indicated he is willing to work with the Village on this.

Trustee Wehling provided the results of the April 30<sup>th</sup> Washington Township meeting regarding the future of parks and Beecher Recreation. A future park district was discussed. The Washington Township Board provided much cooperation. The Village and the Township have a strong commitment to work through the areas park issues. Township Supervisor Howard stated that if the entities get together collectively they can look at obtaining open lands, grants and will get more done. Supervisor Howard will continue working on this.

An update was provided on the Spring 2007 newsletter. Clerk Conner will email a draft of the newsletter on May 16<sup>th</sup> to Board members and staff.

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

ORDINANCE #1068 - An ordinance permitting and regulating outside storage containers as a special use in the industrial district. The Planning and Zoning Commission unanimously recommended approval of this ordinance after their Public Hearing on April 26<sup>th</sup>. Trustee Ahrendt made a motion to approve Ordinance #1068. Trustee Rehborg seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Doug Terpstra of Fieldgate Development provided a copy of a final plat of subdivision for review and answered questions from the Board and staff. The plat showed Phase I for 20 lots. Mr. Terpstra explained that the detention pond in Phase I will be a dry pond, and that it may be used for ballfields. Administrator

Barber asked the developer about some wording in the covenants and clarifications that need to be made regarding accessory buildings, fencing, hanging of artificial plants, hanging out laundry, side yard setbacks and tree planting. The Board also discussed implementing a special service area (SSA) if the Village needs to take over the maintenance of common areas in the future. There were no objections to a SSA. The Planning and Zoning Commission unanimously recommended approval of the final plat at its April 26<sup>th</sup> meeting. Trustee Ahrendt made a motion to approve a final plat of Subdivision for Fieldgate Development pending Village Engineer sign-off, a proper letter of credit be posted and review of the covenants after changes have been made. Trustee Heldt seconded the motion.

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

NAYS: (0) None.

Motion Carried.

The Board considered a request for acceptance of public improvements for the Garden Homes of Prairie Crossings, Unit I. This includes Keenan Drive and Grove from Keenan to Fir Streets. Ted and Ron Reichert indicated that the work has been completed and ready to be approved. Trustee Ahrendt made a motion to approve acceptance of the public improvements for the Garden Homes. Trustee Heldt seconded the motion.

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

NAYS: (0) None.

Motion Carried.

An update was provided on the amended Planned Unit Development (PUD) request for The Preserve at Cardinal Creek. The petitioner's attorney requested a Public Hearing on Options B and C in lieu of a vote on Option A. This request was granted and a public hearing is scheduled for May 31<sup>st</sup>.

A housing status report for the Village as of May 1, 2007 was provided in the packet for review.

#### **G. CALL FOR ANY REMAINING OLD BUSINESS**

None.

#### **H. RECOGNITION OF OUTGOING TRUSTEES**

President Lohmann thanked outgoing Trustees Heldt, Peterson and Rehborg for their service to the Village and presented them each with Certificates of Recognition. Heldt: 31 years; Rehborg: 14 years; and Peterson: 10 years.

#### **I. OATH OF OFFICE FOR NEW TRUSTEES**

Clerk Conner swore in newly elected Trustees Brian Cleary, Joe Gardner and Greg Szymanski and they took their seats at the table.

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

President Lohmann made the following annual appointments for Fiscal Year 2007/2008:

Village President Pro-Tem: Scott Wehling

Finance and Administration Committee

Chair: Greg Szymanski

Co-Chair: Ron Kuhlman

Public Safety Committee

Chair: Ron Kuhlman

Co-Chair: Greg Szymanski

Streets and Alleys Committee

Chair: Brian Cleary

Co-Chair: Joe Gardner

Sewer and Water Committee

Chair: Joe Gardner

Co-Chair: Brian Cleary

Public Buildings and Properties, Parks and Recreation

Chair: Scott Wehling

Co-Chair: Gayle Ahrendt

Planning, Building and Zoning

Chair: Gayle Ahrendt

Co-Chair: Scott Wehling

ESDA Coordinator: Gwen Dean

Village Administrator and Zoning Administrator: Robert Barber

Village Clerk: Janett Conner

Chief of Police: Jeff Weissgerber

Public Works Superintendent.: Harold "Bud" Cowger

Building Department Services: Independent Inspection Services, Inc.

Village Prosecutor: Tom Knuth

Village Corporate Counsel: Austgen and Kuiper, P.C.

Village Treasurer: Nelson Collins

Deputy Treasurer: Julie Riechers

Code Enforcement Officer: Julie Riechers

IML Delegate: Scott Wehling

EASTCOM Board of Directors

Member: Robert Barber

Alternate: Ron Kuhlman

Planning and Zoning Commission Secretary: Marcy Meyer

Joint Fuel Committee (one Board member and Administrator): Brian Cleary and Robert Barber

Village Engineer: Baxter and Woodman

Annexation Committee: on an as-needed basis

Planning and Zoning Commission:

Phil Serviss (term expires 5/1/08)

Brian Frank (term expires 5/1/09)

Brad Coats (term expires 5/1/10)

Althea Machtemes (term expires 5/1/11)

Wayne Wiechen (term expires 5/1/12)

Nick Grutzius (term expires 5/1/13) (Chairman)

Denis Tatgenhorst, term expires 5/1/14

Trustee Wehling made a motion to approve President Lohmann's appointments. Trustee Szymanski seconded the motion.

AYES: (6) Trustees Cleary, Ahrendt, Szymanski, Gardner, Kuhlman and Wehling.

NAYS: (0) None.

Motion Carried.

President Lohmann explained what kind of guidance the Board needs to give to staff and what things they need to take a stand on. There are several outstanding policies of the Village which need to be re-addressed now that a new Board has been seated. These include policy positions on the third airport and its governance, the development district, development fees in annexation agreements, architectural codes, annexation policy, our position on industrial and commercial development and on the Centerpoint project, the use of economic incentives, etc. These things can be discussed at the next Board meeting.

President Lohmann explained the need to develop guidelines for incentive packages for new industrial or commercial development in the Village and determine how to move forward. There was some discussion amongst Board members about their feelings on this. There was much discussion about tax incentives, TIF's and what the Village Board wants to do to generate new business and industrial development. The Board discussed if economic development should become a committee of the Board. Some Board members agreed that establishing an Economic Development Committee was a good idea. President Lohmann will have the chairs of Finance and the Water and Sewer Committee to serve on the Economic Development Committee. It was agreed that staff will get Lou Vitello to come to the next intergovernmental meeting on May 30<sup>th</sup> for the new Board members to become more educated on TIF's.



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

AYES: (6) Trustees Cleary, Ahrendt, Szymanski, Gardner, Kuhlman and Wehling.

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 9:15 p.m.

Respectfully submitted by:

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Janett Conner  
Village Clerk