

**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  
OCTOBER 9, 2007 -- 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 Cleary, Ahrendt, Szymanski, Gardner, Kuhlman and Wehling (arrived at 8:15 p.m.).

**ABSENT:** None.

**STAFF PRESENT:** Clerk Janett Conner, Chief Jeffrey Weissgerber, Public Works Superintendent Bud Cowger, Engineer Ray Koenig, Treasurer Nelson Collins and Attorney Tim Kuiper.

**GUESTS:** Terry Gatlin from the Beecher Herald, Andy Fitz, Tom Stluka, George Schuitema, William J. Voss, Kevin Bouchard, Jeff Zimmer, Ken Miller, Joe Cook, Marie Hernandez, Kim Koutsky and Scott Soppet.

President Lohmann asked for consideration of the minutes of the September 25, 2007 Board meeting and October 1, 2007 Committee meeting. Trustee Cleary made a motion to approve the minutes with two corrections: October 1, 2007 minutes, first paragraph, last line, change "will be presented at next regular Board meeting" to "will be presented at second Board meeting in October". September 25, 2007 board minutes, Public Safety Committee; first paragraph, change Cardinal Boulevard to Cardinal Creek Drive in two places. Trustee Szymanski seconded the motion.

**AYES:** (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.

**NAYS:** (0) None.

**ABSENT:** (1) Trustee Wehling.

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. Trustee Kuhlman made a motion to approve the bills totalling \$4,036.79 as listed on the Clerk's Report. Trustee Szymanski seconded the motion.

**AYES:** (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.

**NAYS:** (0) None.

**ABSENT:** (1) Trustee Wehling.

Motion Carried.

3) Trustee Szymanski made a motion to approve payment from the Police Activities Account in the amount of \$800.00 to Chase Card Services to pay for the September 20<sup>th</sup> Senior Breakfast. Trustee Cleary seconded the motion.

AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.

NAYS: (0) None.

ABSENT: (1) Trustee Wehling.

Motion Carried.

**RECOGNITION OF GUESTS:** Ken Miller of 1541 Mallards Cove asked what was going on with the bike trail in his subdivision since nothing has been done so far. President Lohmann reported that the bike trail is not required to be put in until the subdivision is near completion. It was noted that the developer will be responsible for taking care of the weeds in this right of way.

Marie Hernandez from Chicago is planning to open a Mexican restaurant in the former Schrementis restaurant at 632 Dixie Highway. She is looking to obtain a liquor license and there are none currently available. She requested the Board amend the Ordinance and grant her a liquor license for her restaurant. Casa 632 is the proposed name for the restaurant. Many concerns were expressed regarding parking at this location. Some Board members wanted to see a more specific plan for the restaurant before making a decision. After much discussion, it was the consensus of the Board to increase the number of liquor licenses available. Trustee Cleary made a motion to authorize the attorney to draft an ordinance amending the liquor ordinance to increase “to be consumed on premises” liquor licenses by one. Trustee Szymanski seconded the motion.

AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.

NAYS: (0) None.

ABSENT: (1) Trustee Wehling.

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. Treasurer Collins was asked to reformat the report and it was explained to the Board how the report would be changed.

Trustee Szymanski made a motion to approve a transfer of \$74,784.05 from the General Fund to the Park Fund. This transfer allows for the final payments of the Nantucket Cove and Welton Stedt Park bills. Trustee Ahrendt seconded the motion.

AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.

NAYS: (0) None.

ABSENT: (1) Trustee Wehling.

Motion Carried.

A list of bills totalling \$248,869.54 to be paid was available for review. A summary of the list of bills was provided. Trustee Szymanski made a motion to approve payment of the list of bills as presented. Trustee Gardner seconded the motion.

AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.

NAYS: (0) None.

ABSENT: (1) Trustee Wehling.

Motion Carried.

Trustee Szymanski made a motion to authorize a public hearing for Tuesday, November 27, 2007 at 7:00 p.m. for the purposes of considering a tax levy for 2007 collectible in 2008. A copy of the proposed notice of hearing was provided in the packet for review. The overall levy request increase is 19.12%. Trustee Cleary seconded the motion.

AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.

NAYS: (0) None.

ABSENT: (1) Trustee Wehling.

Motion Carried.

Trustee Szymanski provided results from the Economic Development Committee's October 4<sup>th</sup> meeting with Trinity Industrial. A possible TIF district was discussed but nothing has been finalized at this point. The project fits in the master land use plan for the area. The Committee is continuing to work on concerns of the public regarding this plan. The effect on other types of commercial growth was also discussed. Elizabeth Kowsky commented on the intermodal facility and was concerned that not enough information was available to the public at this point. George Schuitema also commented that not enough information was available to the public. Much discussion followed.

ORDINANCE #1074 - An ordinance authorizing the Village President to sign an amendment to the Eastern Will County Council of Mayors Intergovernmental Cooperative Agreement. This ordinance would prohibit the inclusion of new member communities and allows for the transfer of health insurance from Humana to Blue Cross Blue Shield. Trustee Szymanski made a motion to approve Ordinance #1074. Trustee Cleary seconded the motion.

AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.

NAYS: (0) None.

ABSENT: (1) Trustee Wehling.

Motion Carried.

The Illinois State Comptroller released the Village of Beecher's audit figures for the year ending April 30, 2006 compared to the state averages. A copy of the report was provided in the packet for review.

## **B. PUBLIC SAFETY COMMITTEE**

The Police Department monthly report was provided for review.

Public Works Superintendent Cowger reported that the last mosquito spraying for the year was conducted on October 1<sup>st</sup>.

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

Yardwaste bag distribution days are scheduled for October 13<sup>th</sup> and October 20<sup>th</sup>.

The Village will begin its fall tree planting program soon. \$2,000 has been budgeted for this project which will allow for the purchase of eleven 3" caliper trees for planting by Public Works. Public Works Superintendent Cowger reported that three residents on Pasadena have decided that they do not want the trees planted in their parkway. Superintendent Cowger asked for direction from the Board. It was discussed that since new subdivision residents are required to put in trees whether it is right for existing residents to say they don't want the trees that the Village plans to plant at no cost to them. Trustee Szymanski noted that we currently have three conflicting tree ordinances on the books. Superintendent Cowger will consider locations to plant 11 trees that he has now. The Board will work to update the tree ordinance before next year at this time. Tom Stluka was asked about trees that are being kept near the Washington Township facility that were to be planted at the new Junior High School. The School still wants trees at that location and Public Works will deliver them to the school when the School Board says it is okay.

Trustee Cleary reported on the September 28<sup>th</sup> legislator's breakfast and pending legislation that may affect Beecher.

An update was provided on the Chestnut/Dixie traffic signal. This matter is in the State's hands at this point.

Superintendent Cowger reported that leaf pickup is scheduled to begin October 16<sup>th</sup>.

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

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

Engineer Koenig provided an update on well #5.

The Planning, Building and Zoning Committee report was done before the Public Buildings and Properties, Parks and Recreation report due to Trustee Wehling not being present yet.

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

Trustee Ahrendt provided a report on the workshop regarding Trinity Industrial Development. The proposed intermodal facility was set for public hearing on October 25<sup>th</sup>.

The Planning and Zoning Commission has decided to hold a hearing on an amendment to the accessory structure ordinance which requires a maximum building line ratio of 3 feet of depth for every 2 feet of frontage of any accessory building over 250 square feet in size.

Status was provided on the fence at 263 Aspen. Trustee Ahrendt indicated that the property owner (Camilleri) is asking for an extension to the 90-day deadline due to availability of the contractor to bring the fence into compliance. The owner has indicated that he will either tear down the fence or reduce it down to 5'. Attorney Kuiper recommended that the 90-day deadline stand unless the property owner comes before the Board to request an extension. It was the consensus of the Board to agree with the Attorney's recommendation.

The Building Department reports for August and September were provided in the packet for review.

The Code Enforcement monthly report for September was provided in the packet for review.

Engineer Koenig reported that outstanding items have been completed in Prairie Crossings, Unit III. Trustee Ahrendt recommended tabling acceptance of the public improvements in Prairie Crossings, Unit III, in order to have more time to look at this further to see if all required has been done.

An update was provided on the special census. At this time, Beecher's census has been scheduled for December 13<sup>th</sup>, but that date is subject to change.

Engineer Koenig reported that Mr. Lotton has been reluctant to put the final lift on the road in Hunter's Chase West. Mr. Lotton is not required to install the final lift this year according to ordinance but Engineer Koenig will continue to contact Mr. Lotton to attempt to get this finished this year.

Trustee Wehling arrived at 8:15 p.m.

Andy Fitz from Montalbano Homes requested some amendments to his subdivision's covenants. He explained that he has a buyer for one of his spec homes who wants the type of privacy fence which is not allowed in Nantucket Cove under current covenants. Mr. Fitz also explained that he also wants to change the covenants to allow air conditioners in side yards. Mr. Fitz was asked questions by the Board. President Lohmann asked about landscaping in Nantucket Cove. The Board discussed the location of air conditioners in the side yard in the front yard setback. Board members would like to see air conditioners on corner lots to be on the side not facing the road. Trustee Ahrendt stated that she was against allowing privacy fences but was okay with the air conditioners on the side yard, and recommended not changing the fence ordinance. Trustee Ahrendt indicated she would like to readdress the Village fence ordinance in a workshop meeting. Trustee Ahrendt made a motion to amend the Nantucket Cove Subdivision covenants to allow placement of air conditioner units in side yards and on interior side yards of corner lots. Trustee Szymanski seconded the motion.

AYES: (6) Trustees Cleary, Ahrendt, Szymanski, Gardner, Kuhlman and Wehling.  
NAYS: (0) None.  
Motion Carried.

Trustee Ahrendt made a motion to withhold consent on changing the fence portion of Nantucket Cove Subdivision's covenants. Trustee Kuhlman seconded the motion.  
AYES: (5) Trustees Cleary, Ahrendt, Gardner, Kuhlman and Wehling.  
NAYS: (1) Trustee Szymanski.  
Motion Carried.

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

Trustee Wehling reported on the construction plans for Firemen's Park. A pre-construction meeting was held on October 2<sup>nd</sup> and the contracts have been forwarded to President Lohmann for signature. The project will begin this fall and will be completed by spring. Public Works will be soliciting bids for the hydroseeding or the sodding of the Park and will water the seed until July 4<sup>th</sup>.

Trustee Wehling stated that the ballfields look good at Welton Stedt Park and encouraged Board members to go look at them. Public Works has been watering seed and sod at Nantucket Cove Park and Welton Stedt Park.

Prairie Park has been completely seeded and is being watered by Castletown Homes.

Public Works has expressed concerns about how the new parks will be maintained. Board members are hoping Beecher Recreation will help maintain the ballfields during baseball season.

The fall newsletter has been mailed.

Trustee Szymanski asked Trustee Wehling if he has looked at Lion's Park yet. The Board discussed the concession stand in Lion's Park. A lot of vandalism damage was done to the building over the weekend. It was discussed who uses this building. It was believed that the Beecher Lady Soccer team originally moved this building to Lion's Park. The building will need to be looked at closely to determine if it needs repair or to be torn down. The Board discussed whose soccer nets were in the retention pond and will have to investigate the matter further.

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

President Lohmann and Engineers Derek Wold and Steve Larson are scheduled to attend the FPA expansion meeting on Wednesday, October 10<sup>th</sup> in Chicago.

The Will County Governmental League asked for any legislative initiatives for 2008. President Lohmann stated that school funding needs to be addressed again.

Administrator Barber is at an ICMA Conference in Pittsburgh and will be returning on October 11<sup>th</sup>.

Trustees Cleary and Szymanski will be out of town for the October 23<sup>rd</sup> meeting. The rest of the Board members plan to be in attendance to achieve a quorum, therefore the meeting was not rescheduled.

The Board considered authorizing the Village Attorney to draft an ordinance removing the selling time restrictions for package liquor. President Lohmann stated that he has had numerous requests and would like to see restrictions lifted for hours packaged liquor can be sold. Some Board members expressed concerns about changing to 24 hour liquor sales. Concerns were addressed about Sunday liquor sales hours. After much discussion, Trustee Szymanski made a motion to change the packaged liquor selling hours to allow sales to begin at 8:00 a.m. everyday with no change to the ordinance pertaining to ending hours. Trustee Cleary seconded the motion.

AYES: (4) Trustees Cleary, Ahrendt, Szymanski and Gardner.

NAYS: (2) Trustees Kuhlman and Wehling.

Motion Carried.

President Lohmann reported that he spoke with the Village's building inspectors earlier in the day and that many people don't call for final inspections, and therefore final inspections don't get done. It was proposed to require a \$400 escrow account to get people to request their inspections in a timely manner and the money would be refunded once a final inspection has been completed. Much discussion followed. No action was taken

President Lohmann asked Attorney Kuiper to provide a form letter pertaining to zoning upon annexation to property in the Village. This would be in reference to the proposed Trinity intermodal facility.

Trustee Cleary asked if a moratorium should be put on the construction of fences. Should the Planning and Zoning Commission readdress the fence ordinance? This matter will be discussed at the next workshop meeting and the matter can be put on a future Board meeting agenda to determine if the Board wants to implement a moratorium.

President Lohmann asked commission members for a list of Fourth of July Commission members so he can formally appoint them.

## **H. NEW BUSINESS**

Trustee Cleary stated that he would be at the FPA meeting in Chicago on October 10<sup>th</sup>.

President Lohmann requested a closed session be held to discuss the hiring of personnel and pending litigation.

There being no further business to be discussed in open session, Trustee Wehling made a motion to adjourn into executive session at 9: 17 p.m. to discuss the hiring of personnel and pending litigation. Trustee Cleary seconded the motion.

AYES: (6) Trustees Cleary, Ahrendt, Szymanski, Gardner, Kuhlman and Wehling.  
NAYS: (0) None.  
Motion Carried.

Trustee Wehling made a motion to return to regular session at 9:37 p.m. Trustee Cleary seconded the motion.

AYES: (6) Trustees Cleary, Ahrendt, Szymanski, Gardner, Kuhlman and Wehling.  
NAYS: (0) None.  
Motion Carried.

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

AYES: (6) Trustees Cleary, Ahrendt, Szymanski, Gardner, Kuhlman and Wehling.  
NAYS: (0) None.  
Motion Carried.

Meeting adjourned at 9:37 p.m.

Respectfully submitted by:

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Janett Conner  
Village Clerk