

**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
APRIL 28, 2008 -- 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 and Kuhlman.

ABSENT: Trustee Wehling.

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

GUESTS: Bill Byrns from the Daily Journal, Larry Hameister, Andrew Ahrendt, Kim and Betty Koutsky, Kevin Bouchard, Tom Stluka, Joe Perry, Tony Perry, Ron and Nancy Reichert, Warren Opperman, and Joseph Venturella.

President Lohmann asked for consideration of the minutes of the April 1, 2008 Budget Workshop meeting and the April 14, 2008 Board meeting. Trustee Cleary made a motion to approve the minutes with the following corrections to the April 14th Board meeting minutes: Page 3, paragraph 4, line 5 - The word "Perhaps" be replaced with "Options were discussed that included". The words "should be" need to be replaced with "being". Page 4, paragraph 4, line 1 - between "a" and "map" add "full size color". Page 4, paragraph 4, line 2 - between "for" and "review" add "the public to". Page 6, paragraph 8, line 2 - replace "Koenig" with "Wold". Page 6, paragraph 8, line 3 - replace "Engineer" before Koenig with "Mr". Replace the word "his" before March 31st with "the" and replace the word "he" with "Baxter and Woodman". Page 6, paragraph 8, line 5 - replace "Engineer" before Koenig with "Mr". Koenig. Page 7, paragraph 3, line 1 - between the words "get" and "price" add the word "the" and after the word price delete the word "the". Page 8, paragraph 3, line 6 - replace "its" with "it". Trustee Ahrendt seconded the motion.

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

NAYS: (0) None.

Motion Carried.

CLERK'S REPORT: 1) A report on income received since the last meeting was given.2) Bills were presented for the Beecher 4th of July Commission. Trustee Szymanski made a motion to approve the bills in the amount of \$464.58 as listed on the Clerk's Report. Trustee Kuhlman seconded the motion.

AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.
NAYS: (0) None.
Motion Carried.

A public hearing was held at 7:04 p.m. to discuss the budget for Fiscal Year 2008/2009.

RECOGNITION OF GUESTS: The Board considered exploratory approval of a planned development for 38 single family homes and 40 senior housing units for a total of 78 units on 28 acres for a total DU/AC of 2.79 units per acre, known as Creekside East Subdivision, as proposed by Ron Reichert and Joe Perry. After the April 24th meeting, the Planning and Zoning Commission unanimously recommended approval of the project with the following seven conditions:

1. A secondary access to the twenty-seven units of the senior complex. The location and construction of this access is to be determined at Preliminary Plan.
2. Dense landscaping along the backs of units 30 through 37 to provide some privacy to the residents.
3. Development financing and resident eligibility information for the senior development be provided at Preliminary Plan.
4. The requested twenty-five foot front yard setback along with a forty-five foot rear yard for the lots backing Willow Lane be permitted in order to provide better drainage and reduce overflow to the lower land along Willow.
5. The ten foot sidewalk dedication between lots 20 and 21 to provide pedestrian movements to the commercial areas along Dixie Highway is included.
6. A landscape screen should be provided between the commercial lot on Dixie and the residential lots to the south.
7. The Village of Beecher be given the right of first refusal when the current funding arrangement is completed.

Mr. Reichert explained that the senior housing is scheduled for 2009 and single family homes would be developed in 2010. Rent restrictions go for thirty years. Joe Perry noted that age restriction on property is permanent. This was misunderstood at previous meetings. Joe Perry said it is not a Section 8 program. Much discussion followed and questions were asked of Mr. Perry and Mr. Reichert. Joe Perry said these building would be 100% brick in response to a question by Trustee Kuhlman. Drainage issues were discussed. Some questions were asked about the lack of basements on the senior housing development and the units being on slabs. Administrator Barber explained the procedures for exploratory approval, preliminary approval and final approval and said the Board can approve the project subject to the Planning and Zoning Commission's seven conditions, and require a secondary access point for the senior housing.

RESOLUTION #2008-06 - A resolution of exploratory approval for a planned development for 38 single family homes and 40 senior housing units, known as Creekside East Subdivision, subject to a secondary access point and the seven conditions set by the Planning and Zoning Commission as noted above. Trustee Szymanski made a motion to adopt Resolution #2008-06. Trustee Cleary seconded the motion.

AYES: (4) Trustees Cleary, Szymanski, Gardner and Kuhlman.
NAYS: (0) None.
ABSTAIN: (1) Trustee Ahrendt.
Motion Carried.

A. FINANCE AND ADMINISTRATION COMMITTEE

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

RESOLUTION #2008-07 - A resolution adopting a budget for Fiscal Year 2008/2009. Trustee Szymanski made a motion to adopt Resolution #2008-07. Trustee Cleary seconded the motion.
AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.
NAYS: (0) None.
Motion Carried.

ORDINANCE #1096 - An ordinance of appropriation for Fiscal Year 2008/2009. Trustee Szymanski made a motion to approve Ordinance #1096. Trustee Cleary seconded the motion.
AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.
NAYS: (0) None.
Motion Carried.

ORDINANCE #1097 - An ordinance implementing an incentive package for I.N.R. Beatty Lumber which conforms with the sales tax reimbursement agreement and annexation agreement which rebates a portion of the ½% public infrastructure sales tax. Trustee Szymanski made a motion to approve Ordinance #1097. Trustee Cleary seconded the motion.
AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.
NAYS: (0) None.
Motion Carried.

Will County has set the Village property tax levy for 2007 which will be collected in the summer of 2008. The Village's tax rate is reduced by 0.0238 which means that a home valued at \$235,000 will pay \$18.46 less than paid in 2007.

A copy of a report on sales tax figures was provided in the packet for review.

The Finance Committee will begin interviewing financial consultant candidates on Monday, May 5th at 1:00 p.m. A recommendation will be made at the June 9, 2008 Board meeting.

An update was provided on the Fourth of July Commission. It was decided to allow Beecher Recreation exclusive rights to sell pop and water during the festival, as in the past. The food stand will be painted on May 10th. All entertainment and family events have been booked.

ORDINANCE #1098 - An ordinance increasing business license fees from \$30.00 to \$50.00 annually, effective for the May 1, 2009 renewal. Trustee Szymanski made a motion to approve Ordinance #1098. Trustee Gardner seconded the motion.

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

NAYS: (0) None.

Motion Carried.

B. PUBLIC SAFETY COMMITTEE

Pertaining to youth programs, Chief Weissgerber reported that the dodgeball tournament had to be cancelled because there were not enough children enrolled. It was scheduled for the same day as the Beecher Recreation parade.

The School Resource Officer (SRO) will coordinate a Beecher High School Civics class to attend a Village Board meeting in the fall of 2008. This is a result of the "public service involvement" resolution passed at the last Board meeting.

Chief Weissgerber reported that he will have more information regarding the Joint Crimes Task Force for Will County after the next chief's meeting. This program is to cost each municipality \$1,000 every year. Each municipality involved will have a member on the executive board.

A weather spotter training class is scheduled for May 1st at the Washington Township Center for all Village employees and fire district personnel.

The Emergency Services Disaster Agency (ESDA) Board will meet on May 1st at 6:00 p.m. at the Washington Township Center.

C. STREETS AND ALLEYS COMMITTEE

RESOLUTION #2008-08 - A resolution appropriating Motor Fuel Tax (MFT) funds in the amount of \$90,390.00 for Fiscal Year 2008/2009. Trustee Cleary made a motion to adopt Resolution #2008-08. Trustee Szymanski seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Public Works Superintendent Cowger reported that he is waiting until after May 1st to order the material to replace the Miller Street pedestrian bridge. The bridge will be completed by July 4, 2008.

Street sweeping is scheduled for May 3, 2008, to be completed by the Village of Richton Park.

Superintendent Cowger reported that the paint striping will be completed in June, 2008, by Public Works staff.

The Arbor Day celebration is scheduled for 11:00 a.m. on Friday, May 9, 2008, at Zion Lutheran School on Oak Park Avenue, about 100 feet north of Indiana Avenue, where the Village removed a parkway tree last year.

An update was provided on crack sealing. Staff is in the process of obtaining three proposals for this project, which is expected to be presented at the May 12th Board meeting.

D. SEWER AND WATER COMMITTEE

New water, sewer and lift station rates will go into effect on May 1, 2008. A new rate sheet was provided in the packet for review.

The Board discussed the leachate study. Baxter and Woodman is re-assessing its findings and will present a full report at the May 12th Board meeting. The biggest concern is the ability to handle the ammonia. The Board is waiting for the engineer to provide a recommendation.

E. PUBLIC BUILDINGS, PROPERTIES, PARKS AND RECREATION COMMITTEE

Trustee Ahrendt made a motion to authorize change orders to a contract with George's Landscaping as follows: \$17,557 credit for electrical work, \$15,376.90 extra for fine grading and seeding, and \$8,368 extra for the reworking of field #3, for a total net change order of \$6,190.90. This net increase to the contract will be covered by the \$7,500 budgeted for the restoration work in the park. The Fourth of July Commission has agreed to put down excelsior blanket after seeding, if necessary, to protect the more heavily traveled areas. All extra materials from the job will be obtained and stored by the Village for future use. This will complete the project. A copy of the net change orders was provided in the packet for review. Trustee Szymanski seconded the motion.

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

NAYS: (0) None.

Motion Carried.

The Spring 2008 newsletter has been printed and will be mailed within the next week.

Trustee Ahrendt made a motion to approve a lease for railroad property along the east side of Lion's Park and Depot Park in the amount of \$1,500 annually with a 3% escalator. The lease can be broken at any time by either party, so it can be renegotiated at a later date. Trustee Szymanski seconded the motion.

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

NAYS: (0) None.

Motion Carried.

F. PLANNING, BUILDING AND ZONING COMMITTEE

The Planning and Zoning Commission is considering a Phase I addition to the rear of Beecher Manor Nursing Home. There would be a total of 139 beds in the nursing home after the completion of Phase I, with a maximum load of 69 parking spaces. Detention would be provided in the rear of

the building with a storm sewer running to Church Road. The Planning and Zoning Commission unanimously approved the site plan on the condition that the 20 additional paved parking spaces be provided, and the engineer approve the drainage plan. It was noted that there are still two more phases to the expansion. President Lohmann asked about the additional parking lot to the north of the nursing home. He expressed concerns about the additional traffic turning off of Route #1. He would prefer access off of Church Road. This item was for information only.

An article recently published in the Illinois Municipal Review on developer defaults was provided in the packet for review.

The public was encouraged to inform the Village Hall of any lots with tall weeds or grasses, so that the Code Enforcement Officer is made aware of such violations.

A building permit has been obtained for the construction of a new dental building on Dixie Highway south of Bahlman's Service Center. After meeting with the resident behind the property and reviewing an engineered drainage plan similar to the one used at Knuth's strip mall, the Village staff approved the permit. Detention will be provided in the rear parking lot and a 3 foot retaining wall will be placed along the back side of the property. A 4" discharge pipe will be located at the southeast corner, and Public Works will extend a 6" storm tile about 100' to the east from its current dead-end to pick up this pipe. The retaining wall will also be landscaped with a hedge row in the back. The resident to the west has agreed to this plan. Questions were asked about neighbor's concerns about current flooding problems and how this will affect them. Staff explained how these concerns were addressed.

G. VILLAGE PRESIDENT'S REPORT

President Lohmann provided a report on his meeting with representatives from the Robbins Incinerator. Staff sent a letter to the Robbins Incinerator as to how many wood chips the Village generates annually, but explained that we didn't want to deliver them to the Robbins plant. President Lohmann stated that he would also like to see if they would take our leaves.

President Lohmann reported that SB2063 was introduced to the Senate by Senator Debbie Halvorson. This is the airport authority bill which has passed the Senate in its current form and moved into the House last week.

An update was read on the Chestnut/Dixie Highway traffic signal. The Will County Governmental League approved an increase of \$24,000 for Phase II engineering of this project last week and the revised design work is now beginning. This light is now scheduled for a June 2009 bid letting by the Illinois Department of Transportation.

President Lohmann asked if local businesses have been notified to collect the new RTA tax. Clerk Conner said that the Illinois Department of Revenue is responsible for notifying all businesses of this tax. Some discussion followed.

President Lohmann made his annual appointments for Fiscal Year 2008/2009, as follows:

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 Supt.: 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, Economic Development Coordinator: 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, Chairman (term expires 5/1/15)
Dan Walsh (term expires 5/1/14)
Kim Koutsky (term expires 5/1/13)
Denis Tatgenhorst (term expires 5/1/12)
Kevin Bouchard (term expires 5/1/11)
Althea Machtemes (term expires 5/1/10)
Wayne Wiechen (term expires 5/1/09)

Trustee Cleary made a motion to approve President Lohmann's appointments for Fiscal Year 2008/2009. Trustee Ahrendt seconded the motion.

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

NAYS: (0) None.

Motion Carried.

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

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

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 9:07 p.m.

Respectfully submitted by:

Janett Conner, Village Clerk