

PUBLIC HEARING
AUGUST 11, 2008

MINUTES OF THE PUBLIC HEARING OF THE PRESIDENT & BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, ILLINOIS HELD AT THE WASHINGTON TOWNSHIP CENTER, 30200 TOWN CENTER ROAD, BEECHER, ILLINOIS BEGINNING AT 7:27 P.M. ON AUGUST 11, 2008.

ROLL CALL

PRESENT: President Lohmann and Trustees Ahrendt, Szymanski, Gardner, Kuhlman and Wehling.

ABSENT: Trustee Cleary.

STAFF PRESENT: Clerk Janett Conner, Administrator Robert Barber, Chief Jeffrey Weissgerber, Treasurer Nelson Collins, Public Works Superintendent Bud Cowger, Economic Development Coordinator Marcy Meyer and Ray Koenig from Baxter and Woodman.

GUESTS: Terry Gatlin from the Beecher Herald, Bill Byrns from the Daily Journal, Kevin Bouchard, Tom Brislane, Pat Lane, Don McWhorter, Scott Soppet, Jay Bradarich, Andrew Ahrendt, Kim and Betty Koutsy, Roberta Patzer, Steve Lange, Helen and Richard Szutenbach, Jerry Pocus, Ken Burns, Janet Burns, Annette Schwer, Darlene Dymerski, Janice and Harry Braun, Al Buiter, Eric Ophoff, Duane Temme, Bob Dolezal, Jim and June Cooney and Larry Bunte.

Trustee Szymanski made a motion to open the public hearing at 7:27 p.m.. Trustee Gardner seconded the motion.

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

NAYS: (0) None.

Motion Carried.

A public hearing was held to consider a pre-annexation agreement with Trinity Industrial Development for Phase III lands, commonly known as the McWhorter parcel (78 acres) and the Buiter parcel (40 acres). A copy of the pre-annexation agreement was provided in the packet for review.

Administrator Barber explained the pre-annexation agreement. Audience members were asked for any testimony and Administrator Barber swore in all those that testified.

Steve Lange, 1504 West Church Road, representing St. Paul Lutheran Church, asked if there was a Trinity Industrial Phase 4 west of Racine planned. Jay Bradarich, of Trinity Industrial Development, said there were no plans to develop the area where the church is. Mr. Lange asked if the Village could change the proposed land use around the church west of Racine from industrial to residential since he does not want industrial so close to the church and cemetery. It was explained that a change in land use would have to go through the Planning and Zoning Commission (PZC) and public hearings held since it is the Village's land use plan. It would be up to the Board to send the

matter to the PZC for consideration. Mr. Lange indicated he would prefer an office park or agricultural zoning for the area. Administrator Barber explained this was zoned this way so residential would not be put in the proposed airport area. Mr. Lange said he was looking for a buffer between the church and industrial development. He was asked to provide a letter from St. Paul Lutheran Church to go on record as to opposing industrial development in this area. Mr. Lange also asked about the impact of truck traffic in the area..

Darlene Dymerski, 1142 West Church Road, asked what if intermodal activities do occur on these properties? Ms. Dymerski was unhappy with how this plan may affect her property and didn't feel that the Village has to have a site plan for this region right now since the airport is not to be built yet. Ms. Dymerski stated her opposition to the intermodal plan and what it would do to Beecher. Mr. Bradarich responded to Ms. Dymerski's concerns.

President Lohmann asked why the Phase II agreement hasn't yet been signed and returned to the Village. Mr. Bradarich said the agreement will be returned to the Village on Tuesday if that's what the Village wants. President Lohmann noted that without a contract on land there is no pre-annexation agreement.

Harry Braun, 830 Miller Street, said he felt the increase in trains and pollution would hurt house values.

Janice Braun, 830 Miller Street, stated that her house would directly face the intermodal facility and she was afraid of how this would affect her property. Mr. Bradarich responded that he needs to build a high-end industrial park and plans to have a very nice development. Mr. Bradarich referred Ms. Braun to check out Lemont's industrial park, which is similar to what would be built in Beecher. President Lohmann responded that this project is in response to Crete trying to annex so close to Beecher's Village limits.

Trustee Szymanski asked Mr. Bradarich some questions about stipulations for the park previously put upon him by the Board.

Betty Koutsky, 730 Gould Street, asked Mr. Bradarich of how both an intermodal facility can work in Crete and Beecher when she hears that Crete is breaking ground with their intermodal facility.

Annette Schwer, 1128 West Church Road, stated that she doesn't know what to do with her property with an intermodal going in. She doesn't think it is fair if she has to sell her property to developers at vacant land prices.

Kim Koutsky, 730 Gould Street, had questions about the conditions put upon the developer by the Village Board at the last meeting. Administrator Barber answered questions regarding this.

Harry Braun, 830 Miller Street, expressed some concerns about what would be in the intermodal containers and how difficult it could be to get stop signs put in and road repairs done.

Scott Soppet, 727 Gould Street, asked why the Village would approve Phase III when Phase II hasn't been approved yet.

There being no further testimony, President Lohmann asked for a motion to close the public hearing. Trustee Szymanski made a motion to close the hearing at 8:12 p.m.. Trustee Gardner seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Respectfully submitted by:

Janett Conner, Village Clerk