

**MINUTES OF A STRATEGIC PLANNING WORKSHOP MEETING OF THE
PRESIDENT & BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER
HELD AT THE WASHINGTON TOWNSHIP CENTER,
30200 TOWN CENTER DRIVE, BEECHER, ILLINOIS
OCTOBER 28, 2013 – 6:30 P.M.**

The meeting was called to order.

ROLL CALL:

PRESENT: President Szymanski and Trustees Cleary, Ahrendt, Meyer, Kypuros and Wehling.

ABSENT: Trustee Kuhlman.

STAFF PRESENT: Clerk Janett Conner, Administrator Robert Barber and Treasurer Kim Koutsky.

GUESTS: None.

A Strategic Planning session was continued from September 23rd. Below is a summary of items discussed by the Board at both Strategic Planning sessions based on the outline given to Board members:

I. WATER AND SEWER SYSTEM NEEDS AND METHODS TO ACHIEVE THEM

A. SEWER PLANT REHAB AND EXPANSION: \$6 MILLION

1. EXPAND TRUNK MAIN SIZE
2. MECHANIZE GRADE SCHOOL LIFT STATION

-Consensus of the Board to initiate sales tax referendum possibly sooner than later in order to build up equity for the Debt Fund.

B. REPLACING WATER MAINS

1. PENFIELD STREET: \$600,000
2. WATER MASTER PLAN WILL IDENTIFY OTHER AREAS BASED ON # OF BREAKS, SIZE OF MAIN AND FEED POINT ISSUES

-Apply for federal funds for the rehabilitation of Penfield Street from Gould to Dixie. STP Program.

-Do not raise any rates at this time. Pursue other financing options.

II. EXPANSION AND RELOCATION OF THE VILLAGE HALL

- A. LOCATION
- B. BUY VS. LEASE VS. BORROW VS. PAY CASH

-The Village is waiting for a response from the sellers attorney. There is no contract yet.

III. THE OLD DOWNTOWN

DEFINITION OF HISTORIC DOWNTOWN REVITALIZATION AREA:

- Reed from Penfield to Hodges*
- Gould from Indiana to Hodges*
- Penfield from Gould to Woodward*

- A. WHAT TYPE OF COMMITMENT DO WE WANT TO MAKE?
- B. THE USE OF TIF DISTRICTS
- C. DIRECTIONAL SIGNAGE
- D. FACADE GRANTS
- E. RAIL VIEWING PLATFORM (\$25,000?)
- F. STREETSCAPES
- G. FESTIVALS OR EVENTS
- H. COMMUTER RAIL
- I. DOES THE OLD DOWNTOWN PROVIDE ANY EQUITY TO THE COMMUNITY?

IS IT TOO LATE?

-Have new Village Planners do a study for revitalizing the downtown and study the possibility for a TIF and the options for festivals, streetscapes, themes or other special events/opportunities.

-Educate the Board members on the logistics and possibility of TIF District.

-Concept of a rail viewing platform appears feasible subject to cost. The concept is favored at this time.

-The Village Board agrees that it may be too late to save the existing buildings. Reinvestment may require new structures.

-If the option of commuter rail avails itself to the Village the Board is willing to reevaluate it's position.

IV. VILLAGE RESIDENTIAL GROWTH

A. FIVE YEAR BUILDING PERMIT NUMBERS

- 9 Permits in 2014*
- 12 Permits in 2015*
- 15 Permits in 2016*
- 18 Permits in 2017*
- 21 Permits in 2018*

B. FEES IN THE TEMPLATE ANNEXATION AGREEMENT

-Continue using the existing annexation agreement but promote the fact that building fees are not \$33,000 per unit but on average \$14,159 per unit which are also subject to negotiations on new development.

-Research what other towns are charging for fees, determine what other towns are offering for incentives so the person purchasing the home receives the incentive and propose new fees/incentives to Board.

-Remove the negotiable fees not set by ordinance. Promote via the recommendations of the Economic Development and Community Relations Committee a climate conducive for home ownership and prospective homeowners in the community.

C. ARCHITECTURAL GUIDELINES (OR RIGID STANDARDS) FOR RESIDENTIAL AND/OR COMMERCIAL DEVELOPMENTS

-Guidelines not standards: Resurrect 2007 architectural guidelines for review and use as a base for continued discussions between the PZC and Village Board. Begin working on this document as a suggested format for residential development in the Village.

D. POPULATION PROJECTIONS

-5,000 in year 2020, 8,000 in year 2030, 12,000 in year 2030

E. HOW DO WE FEEL ABOUT NEW RESIDENTIAL DEVELOPMENTS? DISCOURAGE, ENCOURAGE, NEUTRAL?

-The Village will adopt policies to encourage the population projections established above.

F. MAINTENANCE OF COMMON PROPERTY, COVENANTS, HOA'S AND SSA'S

-The policy of requiring dormant SSA's as a backup to a failed HOA shall continue.

G. FOUNDATION PLANTINGS AS A REQUIREMENT AND POSTING OF ESCROW FOR SUCH ITEMS

-Standard policy shall apply. Increase escrow fee to \$1,000.

V. ECONOMIC DEVELOPMENT

A. POSITION ON THIRD REGIONAL AIRPORT. DO WE MARKET IT?

-Maintain current position on airport and market property around airport for appropriate development.

B. OUR POSITION ON THE ILLIANA. CAN WE MARKET IT?

-Continue our present policy and market property around our interchanges.

C. ANNEXING SOUTH TO BOUNDARY LINE

-Village shall have an open door policy to any annexation potential subject to contiguity and utility availability.

D. DO WE WANT AN INTERMODAL? DO WE OFFER THE TIF?

-The Village Board would rather identify this as rail served development. Such development shall mitigate any impact on the community. Any offering of a TIF shall also address this.

E. THE USE OF INCENTIVES FOR NEW BUSINESSES AND EXISTING BUSINESSES

-All incentives shall be on a case by case basis.

F. HOW DO WE ENGAGE OTHER LOCAL TAXING BODIES IN THE USE OF INCENTIVES TO ATTRACT NEW DEVELOPMENT?

-The Village President shall chair a local taxing body incentive committee consisting of one member of each taxing body to discuss any community incentives being considered for industrial or commercial development.

G. EXTENDING WATER SEWER LINES TO SURE BETS OR TO GREENFIELD SITES?

-This should be considered on a case by case basis during annexation agreement process.

VI. IS THERE A NEED FOR ANOTHER COMMUNITY STRATEGIC PLAN AND WHAT ISSUES SHOULD BE ADDRESSED OR QUESTIONS ASKED ON A SURVEY?

-Develop a community strategic plan questionnaire based the principles of the Village Strategic Plan. Color code questionnaires to each taxing body.

VII. THE FUTURE OF PARKS AND RECREATION

A. THE FUTURE OF WELTON STEDT PARK

-The Parks and Recreation Committee will meet with Beecher Rec to come up with a game plan for Welton Stedt Park.

-The Village is committed to repairing Welton Stedt Park to playable condition logistically and financially, provided the funds are available.

B. THE ISSUE OF THE PARK DISTRICT

-The Village Board believes the time may be right for a park district but it has to come from grass roots effort from the community. At this time the Village Board would consider supporting a grass roots effort. The school district boundaries would be the park district limit.

VIII. TOP TO PRIORITIES OF THE VILLAGE: REFER TO SURVEY

Due to the late hour it was decided that discussion on the Strategic Plan will be continued at an additional workshop meeting. The next workshop meeting was scheduled to be held on Monday, November 18th at 6:30 p.m.

President Szymanski asked for a motion to adjourn. Trustee Cleary made a motion to adjourn the meeting. Trustee Ahrendt seconded the motion.

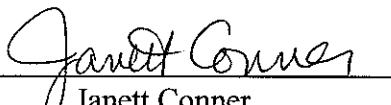
AYES: (5) Trustees Cleary, Ahrendt, Meyer, Kypuros and Wehling.

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 10:23 p.m.

Respectfully submitted by:



Janett Conner
Village Clerk