

**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT  
& BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER  
HELD AT THE BEECHER VILLAGE HALL,  
625 DIXIE HIGHWAY, BEECHER, ILLINOIS  
SEPTEMBER 26, 2016 -- 7:00 P.M.**

All present joined in the Pledge to the Flag.

President Szymanski called the meeting to order.

**ROLL CALL**

PRESENT: Trustees Ahrendt, Kypuros, Wehling, Kuhlman, Basile and Meyer.

ABSENT: None.

**STAFF PRESENT:** Clerk Janett Conner, Administrator Robert Barber, Chief Jeffrey Weissgerber and Superintendent of Public Works Bud Cowger.

**GUESTS:** Kyle Meyer from the Southland Voice, Phil Salmen, George Schuitema, Brian Rutledge, and Joe Lenehan from Olthof Homes.

President Szymanski asked for consideration of the minutes of the September 12, 2016 Board meeting. Trustee Kuhlman made a motion to approve the minutes as written. Trustee Basile seconded the motion.

AYES: (6) Trustees Ahrendt, Kypuros, Wehling, Kuhlman, Basile and Meyer.

NAYS: (0) None.

Motion Carried.

**CLERKS'S REPORT**

1) A report on income received since the last meeting was provided. 2) Clerk Conner reported that election packets for the April 4, 2017 election are now available at the Beecher Village Hall. The filing period is from December 12 through December 19, 2016.

**RECOGNITION OF AUDIENCE**

Phil Salmen, owner of Sit-N-Bull on Gould Street, is planning to have a pig roast on Saturday, October 1<sup>st</sup> and was present to request permission to have a live band on the outdoor patio. It will be a classic rock band. Speakers will be facing east and to minimize noise to the neighbors. The band will play from 5-10 p.m. Outdoor entertainment for this location is required to obtain Board approval because it is in a residential area. Mr. Salmen said all live music and lights will be done at 10 p.m. After some discussion, there were no objections from any of the Board members.

The Board considered a motion granting permission to the current owner of 1184 Dixie Highway (Brian Rutledge) to rebuild an existing single-family home if more than 50% of structure is destroyed, since it is a legal non-conforming use in a B-3 General Business District. Mr. Rutledge was present and explained that he is trying to refinance his home and can't secure a mortgage unless the Village guarantees that the home can be rebuilt as a home. Trustee Ahrendt made a motion granting permission to the current owner of 1184 Dixie Highway to rebuild an existing single-family home if more than 50% of the structure is destroyed, since it is a legal non-conforming use in a B-3 General Business District. Trustee Kypuros seconded the motion.

AYES: (6) Trustees Ahrendt, Kypuros, Wehling, Kuhlman, Basile and Meyer.

NAYS: (0) None.

Motion Carried.

The Board considered a motion authorizing the Village Attorney to draft an Ordinance amending the P.U.D. for Nantucket Cove Subdivision to permit minor revisions to the covenants. The petitioner, Joe Lenehan from Olthof Homes was present and provided a presentation on the four requested changes to the covenants. Olthof Homes would like to build their "Traditions Series" of homes, which includes six home designs and different elevations. Administrator Barber explained that there were covenants recorded when the Nantucket Cove project was negotiated. The property went into foreclosure before the subdivision was built out. Olthof Homes has offered to purchase the 113 vacant lots from the current owner of the property and build single-family homes. They will purchase the lots as they go and not all of the vacant lots at once. Olthof Homes is interested in building on the lots but some of the conditions in the covenants don't comply with their plans, so they are requesting the following four changes:

1. Reduce the number of parkway trees from three to two per lot.
2. Allow a minimum roof pitch of 6/12 instead of 7/12.
3. Reduce the square footage on the first floor of a two-story from 1,250 to 1,000 square feet but keep the total of 2,000 square feet the same.
4. Lower the brick requirement from the first floor facing the street to 1/3 of the first floor, replacing the brick with other architectural features.

President Szymanski and Administrator Barber toured several Olthof Homes subdivisions in northwest Indiana and took photos that were provided for review. Board members asked Mr. Lenehan questions about his presentation and Olthof Homes. Olthof Homes would like to get started as soon as possible. Trustee Ahrendt expressed concerns about back elevation of two story homes looking like a wall. Mr. Lenehan said buyers have different options for sunrooms, window box outs and other options to break up the backs of the homes. Trustee Kuhlman asked about overhangs on the homes and 3-car garages and Trustee Wehling ask about the length of the land contract. Trustee Ahrendt said she would like to get a chance to look at some of these other homes they already have built before voting on these changes. Approval at this meeting would only authorize the drafting of the Ordinance and the Ordinance would still need to be voted upon. Mr. Lenehan said he will find the answers to three questions that were asked relating to the percentage of 3-car garages, the sizes of the overhangs and the length of the land contract for the lots. After some discussion, Trustee Kypuros made a motion authorizing the Village Attorney to draft an Ordinance amending the P.U.D. for Nantucket Cove Subdivision to permit the 4 minor revisions to the covenants as listed above. Trustee Meyer seconded the motion.

AYES: (4) Trustees Kypuros, Basile, Meyer and President Szymanski.  
NAYS: (3) Trustees Ahrendt, Wehling and Kuhlman.  
Motion Carried.

**A. FINANCE AND ADMINISTRATION COMMITTEE**

RESOLUTION #2016-08 - A Resolution adopting a Capital Asset Policy for the Village. Trustee Meyer made a motion to adopt Resolution #2016-08. Trustee Basile seconded the motion.  
AYES: (6) Trustees Ahrendt, Kypuros, Wehling, Kuhlman, Basile and Meyer.  
NAYS: (0) None.  
Motion Carried.

The auditors will be at the October 11<sup>th</sup> Board meeting to present the audit for fiscal year 2015/2016.

Administrator Barber said he has noticed a small downward decline in monthly sales taxes. More information will be forthcoming.

**B. PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION COMMITTEE**

Trustee Wehling reported on the status of the Fire District parking lot. The Village obtained three proposals for the Fire District and the Fire District has decided to patch the bad spots in the lot, crack seal and sealcoat the lot, then re-stripe it for \$13,650. This repair will last 3-4 years. The Fire District is then asking that other agencies and non-profits that use the lot help donate to the full resurfacing of the lot, which is estimated to cost \$100,000. They thought the best time to do this is when Penfield Street is being reconstructed. Organizations that could contribute to this cause would be the Village, Washington Township, the Community Hall Board, the Fourth of July Commission, Beecher Recreation, and St. Luke's Church. The Community Hall Board has no money so not sure where they will come up with the funds.

There was discussion on the possible consideration of a 99-year lease for a small strip of land in the rear of the fire station for the construction of a storage building for fire equipment. The Fire District would like to build more storage space close to the station for rapid response but adding on to the station would either eliminate parking or cut into the detention area built into the parking lot. A 40' x 50' one-story building in the grassy area behind the fire station where the dumpsters were once located would be the easiest option. The building would be the same material as the fire station. More information will be available at a later time.

The future of passive park maintenance was discussed. The Village has acquired several public parks over the years and landscaping was kept up by the Beautification Commission. However, the Beautification Commission hasn't been able to keep up with the maintenance of some of the parks such as Depot Park. Volunteers who do this get burnt out over time. The possibility of creating something like an "adopt a park" program was discussed. Non-profit groups or businesses can be given an area and sign posted stating the group maintains the area for recognition purposes. Trustee Ahrendt reported Grant Park has a similar problem with maintaining their parks. They have set up for community groups taking up maintenance of sections of parks. Letters could be sent to different

organizations, groups, etc. to take over maintenance. Trustee Wehling was concerned about who would be looking over these groups to be sure the maintenance got done. The main problems are Depot Park and Women's Welfare Park. The Committee will identify organizations and send out a letter asking for their help.

**C. PLANNING, BUILDING AND ZONING COMMITTEE**

The Building Department monthly report was provided in the packet for review.

The next Planning and Zoning Commission meeting is scheduled for September 29<sup>th</sup> at 7 p.m. The special use permit for a digital sign at the Fire Station and solar panels as a special use are on the agenda.

**D. PUBLIC SAFETY COMMITTEE**

The Police Department monthly report was provided for review.

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

Trustee Kuhlman reported that the new Code Enforcement Officer/EMA/Community Policing Director Denis Tatgenhorst began work on September 19<sup>th</sup>. Chief Weissgerber reported that he is already recruiting members for the EMA. The next internal audit will go over equipment to see what's reserved for EMA. Mr. Tatgenhorst will provide three different reports monthly.

Superintendent Cowger reported on mosquito abatement. Public Works will continue to spray another 2-3 weeks depending on the weather.

Chief Weissgerber announced that the tornado sirens will be upgraded on Tuesday and sirens may be set off. A Nixle message will be sent out to inform residents.

**E. PUBLIC WORKS COMMITTEE**

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

The Water Billing Register for the months of July and August was included in the packet for review.

Trustee Kypuros made a motion to approve a two-year contract with Synagro for the hauling of liquid sludge at the Beecher Wastewater Treatment Plant in the amount of \$0.045 per gallon. Trustee Wehling seconded the motion.

AYES: (6) Trustees Ahrendt, Kypuros, Wehling, Kuhlman, Basile and Meyer.

NAYS: (0) None.

Motion Carried.

A water meter program update was provided. 96 meters have been replaced this year. Superintendent Cowger would like to continue replacing meters this winter but there isn't any more

money in the budget. The Committee will meet in mid-October to discuss finding the funding to replace more meters.

Trustee Kypuros explained the Illinois Environmental Protection Agency (IEPA) loan for replacement of watermains on Penfield Street from Dixie Highway to Reed Street, and Elm Street and Birch Street south of Penfield.

ORDINANCE #1248 - An Ordinance authorizing entry into a public water supply loan agreement with the Illinois Environmental Protection Agency for the replacement of watermains on Penfield from Dixie Highway to Reed Street, and Elm Street and Birch Street south of Penfield Street. Trustee Kypuros made a motion to approve Ordinance #1248. Trustee Ahrendt seconded the motion.

AYES: (6) Trustees Ahrendt, Kypuros, Wehling, Kuhlman, Basile and Meyer.

NAYS: (0) None.

Motion Carried.

A Chestnut/Willow Street light update was provided. The Village received 23 responses to its street light survey of residents living on Chestnut and Willow Lanes. Eighteen want lights and five do not. The Committee will be meeting to review the options. The next step is to look for selections of solar-powered lights. Administrator Barber reported that municipalities can't get solar-powered street lights at this time but can get lights that are more similar to front yard lights. Lights that were looked at are very expensive. Need to continue looking into some options. Administrator Barber estimated \$10,000 per light to install electric and run wiring, and then the monthly charge for electricity. Approximately two lights are needed. The Village may not have right of way available to run the wiring. More research needs to be done. The area is very dark and needs the lighting.

A wastewater treatment plant rehabilitation update was provided. Administrator Barber reported on the 20 year financing plan provided to the Board for review. He reported that he met with the Director of the IEPA on Friday at the Illinois Municipal League (IML) Conference and found out the IEPA will be offering a 30-year low interest loan by the time the Village submits the loan to his desk, which would be good for financing the plant.

A Penfield Street Federal Surface Transportation Project update was provided. The target bid letting date has now been set for January, 2019, with the job scheduled for 2020.

An update was provided on the Safe Routes to Schools Project. The flashing beacons still have not been received for the Safe Routes to School project. It is hoped that the Illinois Department of Transportation (IDOT) approval will be received and the lights can be installed by mid-October. This project is still in limbo because the new LED design for the beacons does not have specification written for them yet.

A sidewalk replacement program update was provided. Superintendent Cowger reported that the mudjacking is all done. This week sidewalks are being ripped out that will be getting replaced.

An update was provided on the dead parkway tree removal program. 149 parkway trees were removed in the last month. Public Works is also working with a resident who purchased an old nursery property and would like to donate 50 trees to the Village. Trustee Kypuros asked since this will be labor intensive if it will cost more than buying the trees and having them planted.

A crack sealing update was provided. Denler Asphalt is scheduling the work to be done prior to winter, and it appears the Village will be focusing on all of Church Road and the Prairie Crossings South Subdivision.

Leaf pick up is scheduled to begin the week of October 10<sup>th</sup>, and will continue through November.

Trustee Kypuros asked Superintendent Cowger how the weekly brush pick up was going. Superintendent Cowger said it was working well since changing to weekly pick up.

## **F. ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE**

Board members were asked what they would like to see published in the fall newsletter. Trustee Kuhlman asked for a memorial tree article to be put in the newsletter. Trustee Wehling wanted details of brush pick up rules included. It was also asked to introduce Denis Tatgenhorst as the Code Enforcement/Director or EMA and Community Policing officer.

Trustee Basile reported that the Committee met with Constituent Outreach Consultants last month regarding problems with the smartphone app. They were very apologetic and some improvements were made to the app. Staff will work with Trustee Basile on this to address remaining issues.

A report was provided on the economic training with the Will County Center for Economic Development attended by the Committee.

An update was provided on the Lincoln/394 Corridor Enterprise Zone. The Zone is now up and running and all of Beecher's current industrial and commercially-zoned property is included in the district.

A Gould Street boardwalk update was provided. Prints haven't been received yet from Mike Stanula's office. He is working on the prints.

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

President Szymanski provided results on the IML Conference attended by himself, Trustee Basile, Administrator Barber and Clerk Conner. The Liquor Control Commission recommended we not have any open-ended licenses out there. Trustee Basile reported on Motor Fuel Tax (MFT) and Enterprise Zone sessions. President Szymanski reported on Jim Edgar's speech at the opening session.

The Village will be participating in an economic development summit to be held at Bult Field on October 28<sup>th</sup>. Board members were invited to attend. Local municipalities will be given opportunity to provide a ten minute presentation to sell our town at this summit.

President Szymanski reported on the Washington Township Senior Citizen breakfast. Questions were asked at the breakfast about quiet zones and mailboxes.

**H. NEW BUSINESS**

Trustee Ahrendt reported that there are a lot of weeds along Route #1 from Eagle Lake Road to Goodenow Road. The weeds should be cut by winter, but staff will send a letter or call IDOT.

Administrator Barber said Will County Transportation 2040 plan hearings are being held. Administrator Barber and President Szymanski will attend a meeting in New Lenox, and all Board members were invited to attend.

Trustee Wehling made a motion to adjourn into executive session at 9:10 p.m. to discuss personnel relating to an employee bargaining agreement. Trustee Ahrendt seconded the motion.

AYES: (6) Trustees Ahrendt, Kypuros, Wehling, Kuhlman, Basile and Meyer.

NAYS: (0) None.

Motion Carried.

Trustee Wehling made a motion to return to regular session at 9:17 p.m. Trustee Kuhlman seconded the motion.

AYES: (6) Trustees Ahrendt, Kypuros, Wehling, Kuhlman, Basile and Meyer.

NAYS: (0) None.

Motion Carried.

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

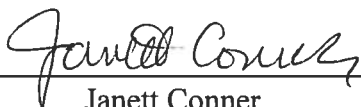
AYES: (6) Trustees Ahrendt, Kypuros, Wehling, Kuhlman, Basile and Meyer.

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 9:17 p.m.

Respectfully submitted by:

  
\_\_\_\_\_  
Janett Conner  
Village Clerk