

MEMORANDUM

TO: Village President and Board of Trustees

FROM: Robert O. Barber, Village Administrator



DATE: Friday, April 7, 2023

RE: VILLAGE ADMINISTRATOR MATERIALS FOR VILLAGE BOARD MEETING

BOARD MEETING DATE: *Monday, April 10, 2023 at 7:00 p.m.*

A G E N D A

- I. PLEDGE TO THE FLAG***
- II. ROLL CALL***
- III. APPROVAL OF MINUTES***
- IV. RECOGNITION OF AUDIENCE***
- V. VILLAGE CLERK REPORT***
- VI. REPORTS OF VILLAGE COMMISSIONS***

1. FOURTH OF JULY COMMISSION – Todd Kraus
2. YOUTH COMMISSION - Ben Juzyszyn
3. HISTORIC PRESERVATION COMMISSION – Jonathan Kypuros

VII. VILLAGE PRESIDENT REPORT

1. OATH OF OFFICE: DYLAN LOREK AS FULL TIME POLICE OFFICER. Dylan is replacing Krystow Szwab who accepted a position with the Village of Worth.
2. CONSIDER A MOTION APPROVING APPOINTMENTS TO THE BEECHER YOUTH COMMISSION: RACHEL ESPINOZA AND PHIL ESPINOZA
3. CONSIDER CHANGES TO THE INTERGOVERNMENTAL AGREEMENT WITH THE BEECHER FIRE PROTECTION DISTRICT FOR ENFORCEMENT OF THE FIRE PREVENTION CODES. The Village President met with the President of the Beecher Fire Protection District to go over issues of mutual concern and the results of this meeting will be discussed at the meeting. Subsequent to that meeting the Village President had the Village Attorney draft the enclosed amendments to the intergovernmental agreement. One is a strike and switch copy for easier reference. This new agreement has been given to the Fire District for its Board to review but they have not yet held a meeting to discuss it. According to the District website, the next regularly scheduled meeting is Thursday, April 27th.

VIII. COMMITTEE REPORTS

A. FINANCE AND ADMINISTRATION COMMITTEE - Jonathan Kypuros Chair, Ben Juzeszyn

1. CONSIDER A MOTION APPROVING THE TREASURER'S REPORT
2. VARIANCE REPORTS are enclosed for your review.
3. CONSIDER A MOTION APPROVING THE BILLS AND PAYROLL FOR THE PREVIOUS MONTH
4. VILLAGE BOARD BUDGET WORKSHOP was held at the last Board meeting and a budget and appropriation ordinance is being prepared for the public hearing at the April 24th meeting.
5. TAX LEVY IS PUBLISHED FOR 2023. \$724,934 in new property was recorded. However, existing property was increased 7.48% in value bringing the village's portion of the EAV to \$123,747,847 which is about where we were in value in 2008. So, it has taken 15 years to fully recover from the recession. The combined rate for the 2009 GO Bonds for the new public works facility and the 2023 GO Bonds for the new police station turned out to be 0.2668 which is \$206.90 on a \$235,000 home in total debt service. The operating levy was set at 0.5413 or \$419.78 on a \$235,000 home. The new combined Village tax rate is 0.8113 or \$629.16 for 2023 on a \$235,000 home. Please see the enclosed tables.
6. CONSIDER A RESOLUTION AUTHORIZING LINE ITEM TRANSFERS TO THE CURRENT FY 22/23 BUDGET TO COVER UNKNOWN EXPENSES AT THE TIME THE

BUDGET WAS PREPARED. We are only moving line items in our expense accounts and not increasing any revenue line items. These line item transfers are being made to cover the cost of the new police union contract, the temporary loss of a full time officer, and the transfer of the sewer operator from contractual to full time employment. However, our auditors require that these expense items be cleaned up.

7. CONSIDER A RESOLUTION ADOPTING AN AMENDED PERSONNEL MANUAL CONFORMING TO ALL STATE AND FEDERAL LAWS AS OF APRIL 1, 2023. This manual was last updated by the Village in 2018 and should be updated every four years. We started this project back in the Summer of 2022 and it has taken this long to vet it through department reviews and three legal reviews. We believe we finally have a finished product that will be our primary human resources document for several years to come. It is recommended the resolution be approved. The manual was provided to you under separate cover.

***B. PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION COMMITTEE
- Joe Gianotti Chair, Todd Kraus***

1. NEW HVAC IN FOOD STAND UPDATE

2. UPDATE ON PROJECTS IN FIREMEN'S PARK

3. PROJECT PICKLE UPDATE

4. WELTON STEDT PARK PROJECT UPDATE

5. POLICE STATION DESIGN UPDATE. We are getting to the point where decisions will have to be made regarding the internal technology of the building such as CAT 6 cable outlets, phone system, video system, ect. The engineer is coming up with an estimate of probable cost on all the site work so we know how much we have left to spend on the building. Design is about 50% complete. The floor plan is basically done and the specifications are being written along with the required plumbing, HVAC, electrical and structural drawings. Enclosed is a project schedule providing two scenarios; one with a July bid opening and one with a September bid opening. If we go in July the building may be complete by the Fall of 2024. If we wait until September the move-in date may be delayed until February, 2025 but the architect is of the opinion that bids will be much more competitive and the quality of the contractors increase if we wait. This decision does not have to be made now.

C. PLANNING, BUILDING AND ZONING COMMITTEE – Roger Stacey Chair, Joe Tieri

1. CONSIDER A FINAL PLAT OF SUBDIVISION FOR LOT 26 IN THE ILLIANA CROSSROADS BUSINESS PARK. Art Van Baren and Warren Opperman will be presenting their plans for this lot at the meeting and details are enclosed. The PZC unanimously recommended approval of the plat subject to Village Engineer's approval and recording of covenants for the lot as presented with the preliminary plan.

2. OTHER ACTIVITY OF THE PLANNING AND ZONING COMMISSION. A public hearing for the proposed tobacco/vape store at 997 Dixie was closed and the request tabled since the petitioner was once again a no show. This issue is dead for now. A request for a workshop on a proposed LED sign at 1260 Dixie Highway was tabled until such time a plat of survey is provided by the petitioner. The next meeting is scheduled for April 27th but if the special use for the LED sign petition is not received this meeting will be cancelled.

3. BUILDING DEPARTMENT MONTHLY REPORT for March is enclosed for your review.

D. PUBLIC SAFETY COMMITTEE - Joe Tieri Chair, Jonathan Kypuros

1. POLICE DEPARTMENT MONTHLY REPORT is enclosed for your review.

2. BEECHER E.M.A. MONTHLY REPORT is enclosed for your review.

3. CODE ENFORCEMENT MONTHLY REPORT is enclosed for your review.

4. STATUS ON FULL TIME AND PART TIME STAFFING IN THE POLICE DEPARTMENT AND HIRING PROCESS.

E. PUBLIC WORKS COMMITTEE – Todd Kraus Chair, Roger Stacey

1. PUBLIC WORKS DEPARTMENT MONTHLY REPORT is enclosed for your review.

2. WATER DEPARTMENT MONTHLY REPORT is enclosed for your review.

3. SEWER DEPARTMENT MONTHLY REPORT is enclosed for your review.

4. STREET FLAG PROJECT. The flags have been ordered and will be going up the week before Memorial Day.

5. PENFIELD STREET STP PROJECT UPDATE will be provided at the meeting.

6. CONSIDER A RESOLUTION ADOPTING AN ASSET MANAGEMENT PLAN FOR THE VILLAGE OF BEECHER. This project has been in the works for several months now and is ready for formal consideration. This plan should be updated at minimum every five years.

7. CONSIDER A MOTION AUTHORIZING THE PURCHASE OF A 50G JOHN DEERE MINI EXCAVATOR FROM WEST SIDE TRACTOR IN AN AMOUNT NOT TO EXCEED \$89,322.97. Please see the enclosed quote. This is a municipal bid price. The Supt. wishes to order the equipment now due to the 3 to 4 month lag time for delivery.

8. CONSIDER A MOTION DECLARING THE 35G JOHN DEERE MINI EXCAVATOR AS SURPLUS PROPERTY UPON THE ARRIVAL OF THE 50G AND SETTING A MINIMUM BID PRICE OF \$36,000. This is the trade-in value offered for our current machine and the Supt. wants to begin the bid process about 30 days before the arrival of the 50G to determine if the village can get a better price for the equipment. This was discussed at the budget workshop.

9. CONSIDER A MOTION AUTHORIZING THE PURCHASE OF A DURACCLASS STAINLESS STEEL DUMP BODY FOR THE 2003 INTERNATIONAL 7400 for \$21,546. This is one of our better trucks having only 35,000 miles and a Tier 2 Diesel. We would like to keep this truck for several more years but the dump body has rusted out. This item is in the proposed budget but as usual it will take several months for delivery and we need this truck ready to go next year for Winter. Authorizing the purchase now will guarantee a Fall installation. Please see the enclosed quote.

10. CONSIDER A MOTION AUTHORIZING THE PURCHASE OF A JOHN DEERE Z960M ZTRAC 72" RIDER MOWER REPLACING A 2010 TORO MOWER IN THE AMOUNT \$14,093.31. This is the municipal bid price. Please see the enclosed quote. This item is in the proposed budget but unlike the last two agenda items it is in stock and public works would like to use it this Spring.

F. ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE

- Ben Juzeszyn Chair, Joe Gianotti

1. TIF INCENTIVE COMMITTEE TO MEET BEFORE MAY 1ST TO DISCUSS A REDEVELOPMENT AGREEMENT FOR LOT #26 IN THE ILLIANA CROSSROADS BUSINESS PARK. The goal is to present an agreement to the Village Board at the May 8th meeting.

2. SPRING NEWSLETTER UPDATE to be provided at the meeting. A draft will hopefully be provided at the meeting for review by the Clerk. A printing and mailing schedule will also be provided.

3. SUMMER CONCERT SERIES UPDATE. It has been some time since we last discussed this coming Summer's events and what the plans are for food and refreshments.

G. OLD BUSINESS

H. NEW BUSINESS

I. ADJOURN INTO EXECUTIVE SESSION (if necessary)

J. ADJOURNMENT

**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT
& BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER
HELD AT BEECHER PUBLIC WORKS FACILITY,
30251 CARDINAL CREEK BLVD., BEECHER, ILLINOIS
MARCH 27, 2023 -- 7:00 P.M.**

All present joined in the Pledge to the Flag.

President Meyer called the meeting to order.

ROLL CALL

PRESENT: President Meyer and Trustees Kypuros, Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

ABSENT: None.

STAFF PRESENT: Clerk Janett McCawley, Administrator Robert Barber, Superintendent of Public Works Matt Conner, Chief Terry Lemming, Treasurer Donna Rooney and EMA Director Bob Heim.

GUESTS: George Schuitema, Erik Gardner.

President Meyer asked for consideration of the minutes of the March 13, 2023 Board meeting. Trustee Juzeszyn made a motion to approve the minutes as written. Trustee Stacey seconded.

AYES: (6) Trustees Kypuros, Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

CLERK'S REPORT – None.

RECOGNITION OF AUDIENCE - None.

Trustee Kypuros made a motion to approve payment of the list of bills in the amount of \$72,018.52 and payroll since last meeting. Trustee Juzeszyn seconded the motion.

AYES: (6) Trustees Kypuros, Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

Trustee Gianotti made a motion to waive bidding requirements for work to be completed in Welton Stedt Park. Three proposals were received for this project and all three proposals met prevailing wage requirements. In order to expedite the project and to keep design costs to a minimum, the Village Board decided at the last meeting to waive a formal bid process and get the project moving along. Trustee Kraus seconded the motion.

AYES: (6) Trustees Kypuros, Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

Trustee Gianotti made a motion to approve a proposal from Werner Landscaping of Peotone in the amount of \$104,112.50 to install a soccer field in Welton Stedt Park. \$80,000 of this amount comes from the Fieldgate settlement and the remainder from ARPA funds. Trustee Kraus seconded.

AYES: (6) Trustees Kypuros, Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

The Board considered the layout for the pickle ball courts at the High School due to the wide range of options. Three different designs were provided for consideration. Original layout came with some issues concerning location of center drain so Superintendent Conner came up with two different layouts that would work better. After much discussion, the majority of the Board decided to go with the plan for three pickle ball courts. Color scheme was then discussed. Trustee Gianotti felt blue and green colors look better, but orange and black are school colors. It was the consensus of the Board to go with black and orange color scheme.

The Board then went through the Fiscal Year 2023/2024 budget that was prepared as a result of the previous budget meeting.

Items discussed included:

The Board discussed new maintenance worker for Public Works to be funded in Street Department. Superintendent Conner explained moving Ron Emery over to the Sewer Plant to provide him with the required training to take over as Sewer Operator. Superintendent Conner would like to replace the position being vacated by Emery moving to the sewer plant. Concerns were expressed about financially being able to sustain the additional position long-term and the possibility of needing to raise water/sewer rates in future. Consensus of the Board agreed to keep the new position in the budget.

Trade in of the G35 mini-ex for a G50 mini-ex was discussed – Superintendent Conner explained the current mini-ex is not adequate to do the many things that Public Works needs to do with it. They would be able to do more with the bigger unit. There was much debate amongst the Board as to whether to purchase the new machine or keep the current one. The Board approved to keep the purchase of the new G50 mini-ex in the budget and all future payments for this will come out of O&M.

The Board then went through summary of budget items and Administrator Barber explained changes since the last budget meeting.

Trustee Kraus suggested the purchase of armed services flags to be placed along Dixie highway. He looked into some prices and would like to see these flags placed along the highway to recognize our armed services. Trustee Kypuros suggested reaching out to the Amvets to see if they would like to participate in this program. There were no objections. Public Works will order the flags. Staff will add the expense to Street Department budget for flags in the amount of \$10,000.

Trustee Juzeszyn asked about increasing the Beecher Youth Commission's contribution. Volunteers are working hard to hold events and costs keep going up. Consensus of the Board agreed to fund an additional \$1,000 to BYC.

The Board discussed the need for an increase in the rates for water and sewer for next fiscal year to address operating deficits.

President Meyer stated that she had a meeting with Fire District Trustee Marge Cook regarding the Fire Inspection IGA. It was previously suggested that the Village could do the inspections in the future instead of having the Fire District do inspections. This would need to be considered for the budget if the Village takes over the inspections. Fire District Trustee Cook voiced at the meeting that the Fire District would support the Village doing inspections as long as they get done. It is unknown what cost might be but an estimate from Safebuilt was \$42 per inspection for an approximate \$5,500 per year for business inspections. It might be less if someone else is hired. This is just for information at this time. Money could be budgeted for this expense if agreement can't be worked out with Fire District. Staff is to add \$10,000 budget expense for fire inspections.

G. OLD BUSINESS

Trustee Tieri reported that background has been done on new officer and are awaiting psych evaluation. Police Department plans to start new officer on Wednesday, March 29th.

I. NEW BUSINESS

Trustee Tieri and Chief Lemming reported on a seminar presentation offered to seniors that will be held on Wednesday on scams being used to target senior citizens.

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

AYES: (6) Trustees Kypuros, Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

Meeting adjourned at 9:02 p.m.

Respectfully submitted by:

Janett McCawley
Village Clerk

Robert Barber

From: Ben Juzeszyn
Sent: Tuesday, March 21, 2023 8:14 PM
To: Robert Barber; Marcy Meyer; Patty Meyer; Janett McCawley
Subject: Re: New BYC Recommendations

Sent that one a bit early on accident.

The BYC unanimously approved recommending two new members.

Rachel Espinoza
708-315-0046
Rachie.rach87@yahoo.com

Phil Espinoza
708-574-5130
My96riv@yahoo.com

Get [Outlook for iOS](#)

From: Ben Juzeszyn
Sent: Tuesday, March 21, 2023 8:11:32 PM
To: Robert Barber <rbarber@villageofbeecher.org>; Marcy Meyer <MMeyer@villageofbeecher.org>; Patty Meyer <pmeyer@villageofbeecher.org>; Janett McCawley <clerk@villageofbeecher.org>
Subject: New BYC Recommendations

Get [Outlook for iOS](#)

**INTERGOVERNMENTAL AGREEMENT
BETWEEN THE VILLAGE OF BEECHER AND
THE BEECHER FIRE PROTECTION DISTRICT
REGARDING THE ENFORCEMENT OF BUILDING AND
FIRE PREVENTION CODES (2023)**

This Intergovernmental Agreement is made and entered on the last date set forth next to the signatures of the Village of Beecher, Illinois (the “Village”) and the Beecher Fire Protection District (the “Fire District”) (collectively the “Parties”), that have approved this Agreement in the manner provided by law.

RECITALS

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 authorizes units of local government “to obtain or share services and to exercise, combine, or transfer any power or function, in any manner not prohibited by law or ordinance”; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/3, provides that any power or powers, privileges, functions, or authority exercised or which may be exercised by a public agency may be exercised, combined, transferred and enjoyed jointly with any other public agency of the State except where specifically and expressly prohibited by law; and

WHEREAS, the Parties are both public agencies as defined by state statute; and

WHEREAS, the Village of Beecher and the Beecher Fire Protection District both possess the power to establish regulations regarding fire protection and fire safety within their respective boundaries; and

WHEREAS, the Village of Beecher and the Beecher Fire Protection District in 2018 entered into “**AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BEECHER AND THE BEECHER FIRE PROTECTION DISTRICT REGARDING THE ENFORCEMENT OF BUILDING AND FIRE PREVENTION CODES**” (“Fire IGA”) and the Parties seek to amend and replace the Fire IGA; and

WHEREAS, the governing bodies of both the Village and the Fire District desire to coordinate their enforcement of the legally adopted Building and Fire Prevention Codes to the greatest extent possible; and

WHEREAS, the Village is desirous of sharing its powers of Code enforcement with the Fire District.

COVENANTS

NOW, THEREFORE BE IT AGREED between the Village of Beecher and the Beecher Fire Protection District, as follows:

SECTION ONE:

A. The Fire District agrees to make annual inspections of existing commercial, institutional, industrial, and multi-family buildings having common interior areas and/or three or more dwelling units to enforce the provisions of the Village's Fire Prevention Code and those portions of the Village's Building Code relating to fire safety and/or life safety, and any and all amendments or revisions hereto, within the common boundaries of the Village and the District.

B. Upon written request by the Village President or the Village Administrator, the District may perform other requested inspections. These requests may include inspections of new construction, final walk-throughs, or inspections of current buildings that are being reconstructed. The District may perform such requested inspection services and if providing such requested services, the District shall provide all equipment necessary for the performance of such inspections and the proper enforcement of the Village's Fire Prevention Code and those portions of the Village's Building Code relating to fire safety and/or life safety, within the common boundaries of the District and the Village. During such requested inspections, any violations of the Village approved plan and/or permit shall be noted in writing by the District and provided to the Village. It shall be the sole responsibility of the Village to notify the permit holder of any violations and corrective actions required.

C. The Village shall make available to the District all available plans, specifications and such other data and information in the possession of the Village as may be necessary for the performance of the District's inspection services under this Agreement. If the Village utilizes an outside certified fire inspector for any new construction or remodeling, the Village will provide a copy of all approved, non-residential building plans for the District's records.

D. The Village reserves the right to send a Village representative to accompany the District inspector on any inspections. The District shall provide a list of upcoming inspections at least a week prior to the scheduled date of such inspections to the Village Administrator.

E. The Village shall make reasonable arrangements with the District to assist the District in the performance of the inspection services provided for herein.

F. The number of inspections required at any time, the inspection assignment and the shifts to be worked shall be determined by the District. No person performing inspection or other services hereunder at the direction of the District shall be deemed to be an employee of the Village as a result of the performance of such services.

G. All inspections by the District provided for in this Agreement shall only be performed to the extent the District is able to do so and has the necessary resources.

SECTION TWO: It shall be the sole responsibility of the Village to issue building permits, collect fees pertaining to building construction, issue stop work orders, post structures, maintain inspection reports and issue certificates of use and occupancy. Any legal fees connected with the enforcement of the Building and Fire Prevention Codes shall be assumed by the Village.

SECTION THREE: The Village and Fire District agree that any dispute regarding this agreement (not specific Code issues) which has not been resolved by staff, shall be resolved by a meeting between the Village President and the President of the Fire District at a mutually agreed-to time and location.

SECTION FOUR: Changes in the International Building Code 2015 as amended or the International Fire Code 2015 as amended, as they relate to this Agreement, shall only be made with the concurrence of the other party and legally adopted by a Village amending ordinance.

SECTION FIVE: The Village Administrator or designee shall be responsible for administering and enforcing this agreement.

SECTION SIX: The Fire District shall identify its Code Official and designee who is responsible for administering this agreement.

SECTION SEVEN: The Inspection Form to be utilized by the Fire District for annual inspections is hereby attached as Exhibit A. Any additional or updated forms used by the District for its annual inspections shall be provided to the Village for review and written approval prior to use.

SECTION EIGHT: This intergovernmental agreement may be terminated by either party hereto by the giving of thirty (30) days written notice to the governing body of the respective local government unit. This Agreement shall be in full force and effect after its passage by the Village Board of Trustees and by the Fire District Board of Trustees and the affixing of the signatures of the appropriate officials of those parties to this agreement.

SECTION NINE: This Agreement shall be binding upon and inure the benefit of any successor governmental legal entity that may assume and perform the duties of either party hereto. Notwithstanding the foregoing, this Agreement shall not be assigned by either party hereto without the prior written consent of the other party to this Agreement.

SECTION TEN: The invalidity of any provision of this Agreement shall not impair the validity of any other provisions. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, provisions severed or modified by the court shall not affect the validity of enforceability of the remaining provisions hereof.

SECTION ELEVEN: This Agreement sets forth the entire understanding of the parties, and may only be amended, modified or terminated by a written instrument signed by the parties. The prior **INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BEECHER AND THE BEECHER FIRE PROTECTION DISTRICT REGARDING THE**

ENFORCEMENT OF BUILDING AND FIRE PREVENTION CODES entered into in 2018 between the parties is hereby terminated as of the execution of this Agreement by both parties.

SECTION TWELVE: This Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.

SECTION THIRTEEN: All notices hereunder shall be in writing and must be served with personally or registered or certified mail to:

- a. Village at: Village of Beecher
625 Dixie Highway
Beecher, IL 60401
Attention: Village Administrator
- b. District at: Beecher Fire Protection District
711 Penfield St.
Beecher, IL 60401
Attention: Fire Chief
- c. To such other person or place which either party hereto by its prior written notice shall designate for notice to it from the other party hereto.

SECTION FIFTEEN: This Agreement is executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties, pursuant to proper and necessary authorization, have executed this Agreement on the dates shown below.

APPROVED:

APPROVED:

Village of Beecher

Beecher Fire Protection District

By: _____
Village President

By: _____
President, Board of Trustees

Attest: _____
Village Clerk

Attest: _____
Secretary, Board of Trustees

Dated: _____

Dated: _____

**INTERGOVERNMENTAL AGREEMENT
BETWEEN THE VILLAGE OF BEECHER AND
THE BEECHER FIRE PROTECTION DISTRICT
REGARDING THE ENFORCEMENT OF BUILDING AND
FIRE PREVENTION CODES (2023)**

This Intergovernmental Agreement is made and entered on the last date set forth next to the signatures of the Village of Beecher, Illinois (the “Village”) and the Beecher Fire Protection District (the “Fire District”) (collectively the “Parties”), that have approved this Agreement in the manner provided by law.

RECITALS

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 authorizes units of local government “to obtain or share services and to exercise, combine, or transfer any power or function, in any manner not prohibited by law or ordinance”; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/3, provides that any power or powers, privileges, functions, or authority exercised or which may be exercised by a public agency may be exercised, combined, transferred and enjoyed jointly with any other public agency of the State except where specifically and expressly prohibited by law; and

WHEREAS, the Parties are both public agencies as defined by state statute; and

WHEREAS, the Village of Beecher and the Beecher Fire Protection District both possess the power to establish regulations regarding fire protection and fire safety within their respective boundaries; and

WHEREAS, the Village of Beecher and the Beecher Fire Protection District in 2018 entered into “**AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BEECHER AND THE BEECHER FIRE PROTECTION DISTRICT REGARDING THE ENFORCEMENT OF BUILDING AND FIRE PREVENTION CODES**” (“Fire IGA”) and the Parties seek to amend and replace the Fire IGA; and

WHEREAS, the governing bodies of both the Village and the Fire District desire to coordinate their enforcement of the legally adopted Building and Fire Prevention Codes to the greatest extent possible; and

WHEREAS, the Village is desirous of sharing its powers of Code enforcement with the Fire District.

COVENANTS

NOW, THEREFORE BE IT AGREED between the Village of Beecher and the Beecher Fire Protection District, as follows:

SECTION ONE:

A. The Fire District agrees to make annual inspections of existing commercial, institutional, industrial, and multi-family buildings having common interior areas and/or three or more dwelling units ~~as requested by the Village~~ to enforce the provisions of the Village's Fire Prevention Code and those portions of the Village's Building Code relating to fire safety and/or life safety, and any and all amendments or revisions hereto, within the common boundaries of the Village and the District.

B. Upon ~~the written request of by~~ the Village, ~~the District shall~~ President or the Village Administrator, the District may perform other requested inspections. These requests may include inspections of new construction, final walk-throughs, or inspections of current buildings that are being reconstructed. The District may perform such requested inspection services and if providing such requested services, the District shall provide all equipment that may be necessary for the performance of such inspections and the proper enforcement of the Village's Fire Prevention Code and those portions of the Village's Building Code relating to fire safety and/or life safety, within the common boundaries of the District and the Village. During such requested inspections, any violations of the Village approved plan and/or permit shall be noted in writing by the District and provided to the Village. It shall be the sole responsibility of the Village to notify the permit holder of any violations and corrective actions required.

C. The Village shall make available to the District all available plans, specifications and such other data and information in the possession of the Village as may be necessary for the performance of the District's inspection services under this Agreement. If the Village utilizes an outside certified fire inspector for any new construction or remodeling, the Village will provide a copy of all approved, non-residential building plans for the District's records.

~~D.~~ The Village reserves the right to send a Village representative to accompany the District inspector on any inspections. The District shall provide a list of upcoming inspections at least a week prior to the scheduled date of such inspections to the Village Administrator.

~~E.~~ The Village shall make reasonable arrangements with the District to assist the District in the performance of the inspection services provided for herein.

~~F.~~ The number of inspections required at any time, the inspection assignment and the shifts to be worked shall be determined by the District. No person performing inspection or other services hereunder at the direction of the District shall be deemed to be an employee of the Village as a result of the performance of such services.

~~G.~~ All inspections by the District provided for in this Agreement shall only be performed to the extent the District is able to do so and has the necessary resources.

SECTION TWO: It shall be the sole responsibility of the Village to issue building permits, collect fees pertaining to building construction, issue stop work orders, post structures, maintain inspection reports and issue certificates of use and occupancy. Any legal fees connected with the enforcement of the Building ~~Code~~ and Fire Prevention Codes shall be assumed by the Village.

~~**SECTION THREE:** The Village shall be responsible for the administration and enforcement of the International Building Code 2015 as amended by the Village.~~

~~**SECTION FOUR**~~**SECTION THREE:** The Village and Fire District agree that any dispute regarding this agreement (not specific Code issues) which has not been resolved by staff, shall be resolved by a meeting between the Village President and the President of the Fire District at a mutually agreed-to time and location.

SECTION FIVEFOUR: Changes in the International Building Code 2015 as amended or the International Fire Code 2015 as amended, as they relate to this Agreement, shall only be made with the concurrence of the other party and legally adopted by ~~the~~ Village amending ordinance.

SECTION SIXFIVE: The Village Administrator or designee shall be responsible for administering and enforcing this agreement.

SECTION SEVENSIX: The Fire District shall identify its Code Official and designee who is responsible for administering this agreement.

SECTION EIGHTSEVEN: The Inspection Form to be utilized by the Fire District for annual inspections is hereby attached as Exhibit ~~BA~~. Any additional or updated forms used by the District for its annual ~~inspection~~ inspections shall be provided to the Village for review and written approval prior to use.

SECTION NINEEIGHT: This intergovernmental agreement may be terminated by either party hereto by the giving of thirty (30) days written notice to the governing body of the respective local government unit. This Agreement shall be in full force and effect after its passage by the Village Board of Trustees and by the Fire District Board of Trustees and the affixing of the signatures of the appropriate officials of those parties to this agreement.

SECTION TENNINE: This Agreement shall be binding upon and inure the benefit of any successor governmental legal entity that may assume and perform the duties of either party hereto. Notwithstanding the foregoing, this Agreement shall not be assigned by either party hereto without the prior written consent of the other party to this Agreement.

SECTION ELEVENTEN: The invalidity of any provision of this Agreement shall not impair the validity of any other provisions. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, provisions severed or modified by the court shall not affect the validity of enforceability of the remaining provisions hereof.

SECTION TWELVEEVEN: This Agreement sets forth the entire understanding of the parties, and may only be amended, modified or terminated by a written instrument signed by the parties. The prior **INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BEECHER AND THE BEECHER FIRE PROTECTION DISTRICT REGARDING THE ENFORCEMENT OF BUILDING AND FIRE PREVENTION CODES (2023)** entered into in 2018 between the parties is hereby terminated as of the execution of this Agreement by both parties.

SECTION THIRTEENTWELVE: This Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.

SECTION FOURTEENTHIRTEEN: All notices hereunder shall be in writing and must be served with personally or registered or certified mail to:

- a. Village at: Village of Beecher
625 Dixie Highway
Beecher, IL 60401
Attention: Village Administrator
- b. District at: Beecher Fire Protection District
711 Penfield St.
Beecher, IL 60401
Attention: Fire Chief
- c. To such other person or place which either party hereto by its prior written notice shall designate for notice to it from the other party hereto.

SECTION FIFTEEN: This Agreement is executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties, pursuant to proper and necessary authorization, have executed this Agreement on the dates shown below.

APPROVED:

APPROVED:

Village of Beecher

Beecher Fire Protection District

By: _____
Village President

By: _____
President, Board of Trustees

Attest: _____
Village Clerk

Attest: _____
Secretary, Board of Trustees

Dated: _____

Dated: _____

VILLAGE OF BEECHER
ACCOUNT BALANCES

<u>Account</u>	<u>03/31/2022</u>	<u>02/28/2023</u>	<u>03/31/2023</u>	<u>Change</u>
MFT	581,189.35	737,203.96	733,500.46	(3,703.50)
Refuse	64,730.73	70,942.54	83,860.78	12,918.24
Joint Fuel	11,972.49	9,318.07	5,549.88	(3,768.19)
W/S Debt (1)	746,909.52	812,193.64	852,705.59	40,511.95
O&M	409,118.98	368,825.14	454,330.37	85,505.23
W/S Main Replace	155,629.71	435,775.00	400,574.30	(35,200.70)
W/S Capital	26,970.68	23,009.25	21,930.88	(1,078.37)
Central	6,303.23	51,471.38	59,424.86	7,953.48
Infrastructure	254,448.63	292,803.44	309,067.40	16,263.96
General Ck. (2)	1,030,231.09	1,027,414.04	924,122.34	(103,291.70)
Bond Redemption	1,380.61	1,391.16	1,393.49	2.33
CapEquipSinkFund	5,049.74	9,009.52	9,024.59	15.07
T.I.F.	8,636.69	1,514.47	1,517.00	2.53
ARPA Funds	303,451.03	308,678.81	279,754.14	(28,924.67)
Police CESFA	0.00	23,245.59	23,284.48	38.89
Public Safety Facility (3)	0.00	3,999,587.36	3,999,670.33	82.97
All Village Accounts	3,606,022.48	8,172,383.37	8,159,710.89	(12,672.48)
Commission & Spec Accts	<u>03/31/2022</u>	<u>02/28/2023</u>	<u>03/31/2023</u>	
4th July	45,140.64	96,170.55	72,414.91	(23,755.64)
Builders Escrow	18,601.82	103,191.42	108,369.20	5,177.78
Police Seizure	0.00	5.00	5.00	0.00
Asset Forfeiture PD	2,149.82	5,165.35	5,173.99	8.64
Youth Commission	9,524.63	9,071.84	7,989.26	(1,082.58)
Memorial Preservation	8,971.72	8,395.58	8,409.63	14.05
Nantucket Escrow	44,382.15	43,803.66	43,876.95	73.29
Newsletter	4,202.89	5,235.69	5,244.45	8.76
Escrow 170 Ind.	36,064.54	36,383.91	36,444.79	60.88
Commission & Spec Accts	169,038.21	307,423.00	287,928.18	(19,494.82)
All Total	3,775,060.69	8,479,806.37	8,447,639.07	(32,167.30)

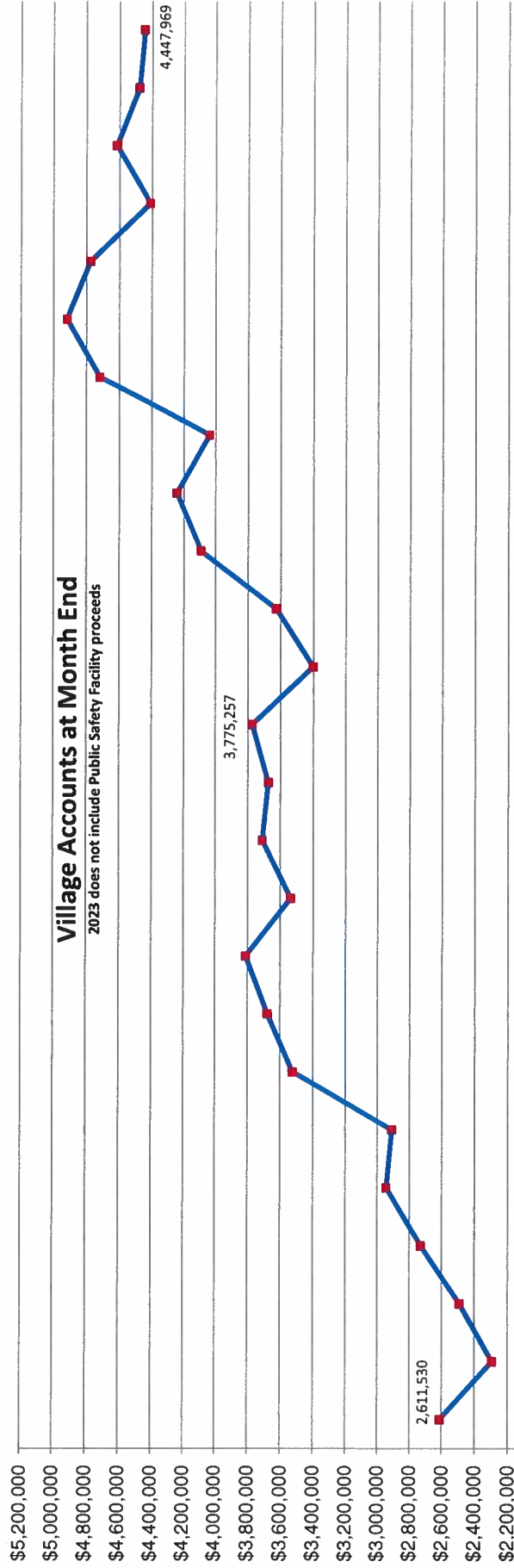
(1) 2023 numbers includes \$600,000 in CD Investments

(2) 2023 numbers includes \$500,000 in CD Investments

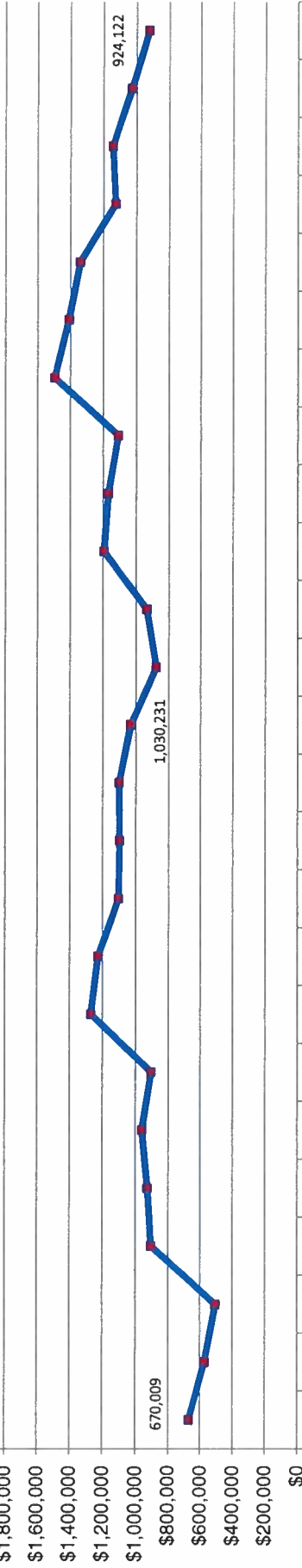
(3) 2023 numbers includes \$3,950,000 in CD Investments

Village Accounts at Month End

2023 does not include Public Safety Facility proceeds



General Fund at Month End



Mar 21 Apr 21 May 21 Jun 21 Jul 21 Aug 21 Sep 21 Oct 21 Nov 21 Dec 21 Jan 22 Feb 22 Mar 22 Apr 22 May 22 Jun 22 Jul 22 Aug 22 Sep 22 Oct 22 Nov 22 Dec 22 Jan 23 Feb 23 Mar 23

**Commission Bills / Non AP Payments
03/01/23 - 03/31/23**

<u>Date</u>	<u>Account</u>	<u>Num</u>	<u>Description</u>	<u>Memo</u>	<u>Amount</u>
03/07/2023	4th July,ck102989	3699	Flash Productions	sound guy	(3,500.00)
03/17/2023	4th July,ck102989	ACH	Lowe's Home Centers	building materials/grounds	(136.75)
03/21/2023	4th July,ck102989	3700	Samco Restaurant Equipment	freezer and refrigerator	(7,830.00)
03/21/2023	4th July,ck102989	ACH	Home Depot	park/bingo chairs	(1,252.83)
03/22/2023	4th July,ck102989	3701	Pyrotecnico	fireworks	(17,500.00)
	4th July,ck102989 Total				(30,219.58)
03/01/2023	ARPA (Covid Funds)	1001	Recycled Rubber Products	rubber mulch for park	(7,910.00)
	ARPA (Covid Funds) Total				(7,910.00)
03/01/2023	Central_ck62618	ACH	IPBC	Health Ins auto debit	(25,619.52)
03/01/2023	Central_ck62618	ACH	Amalgamated/IEPA Loan Payme	IEPA Loan payment	(32,651.99)
03/01/2023	Central_ck62618	35409	John Hernandez	net pay	(2,000.54)
03/01/2023	Central_ck62618	ACH	Net Pay	Net Pay payroll	(45,115.70)
03/03/2023	Central_ck62618	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll	(18,792.36)
03/03/2023	Central_ck62618	ACH	State Of Illinois	IL w/h tax payroll	(3,171.67)
03/10/2023	Central_ck62618	ACH	IMRF	Retirement contribution	(12,170.27)
03/14/2023	Central_ck62618	35451	Blue Line Professional Consultants		(1,950.00)
03/15/2023	Central_ck62618	35443	John Hernandez	net pay	(2,016.54)
03/15/2023	Central_ck62618	ACH	Net Pay	Net Pay - Matt check 1	(1,881.42)
03/15/2023	Central_ck62618	ACH	Net Pay	Net Pay - Matt check 2	(1,881.42)
03/15/2023	Central_ck62618	ACH	Net Pay	Net Pay payroll	(49,992.69)
03/17/2023	Central_ck62618	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll	(20,600.42)
03/17/2023	Central_ck62618	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll	(583.77)
03/17/2023	Central_ck62618	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll	(583.77)
03/17/2023	Central_ck62618	ACH	State Of Illinois	IL w/h tax payroll	(3,437.82)
03/17/2023	Central_ck62618	ACH	State Of Illinois	IL w/h tax payroll	(113.56)
03/17/2023	Central_ck62618	ACH	State Of Illinois	IL w/h tax payroll	(113.56)
03/21/2023	Central_ck62618	ACH	AFLAC	Aflac suplimental ins	(203.90)
03/21/2023	Central_ck62618	35488	Local 399 Health Insurance	Health Insurance	(8,617.00)
03/21/2023	Central_ck62618	35487	Teamsters Union Local # 700	p.d. union dues	(505.00)
03/21/2023	Central_ck62618	35486	Operating Engineers Local 399	PW & Clerical Union Dues	(575.50)
03/21/2023	Central_ck62618	35485	NCPERS Group Life Ins.	supp. life ins.	(80.00)
03/29/2023	Central_ck62618	35489	John Hernandez	net pay	(2,016.54)
03/29/2023	Central_ck62618	ACH	Net Pay	Net Pay payroll	(49,074.10)
03/29/2023	Central_ck62618	35516	Mission Square Retirement	Retirement	(4,422.86)
03/31/2023	Central_ck62618	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll	(20,150.53)
03/31/2023	Central_ck62618	ACH	State Of Illinois	IL w/h tax payroll	(3,371.95)
	Central_ck62618 Total				(311,694.40)
03/31/2023	General,ck9008	ACH	First Community Bank	Splash pad loan payment	(2,441.28)
	General,ck9008 Total				(2,441.28)
03/01/2023	Joint Fuel,ck70041	1643	Co-Alliance Cooperative Inc.	Inv 296707 / 196708	(6,311.13)
03/02/2023	Joint Fuel,ck70041	TXFR	Village Of Beecher	Administrative duties	(400.00)
03/02/2023	Joint Fuel,ck70041	1644	Washington Township	Monthly internet and electric	(100.00)
03/15/2023	Joint Fuel,ck70041	1645	Co-Alliance Cooperative Inc.	Inv 296759 / 276760	(2,895.98)
03/16/2023	Joint Fuel,ck70041	1646	Heritage	Inv. 36013965	(5,140.93)
03/20/2023	Joint Fuel,ck70041	1647	Heritage FS	Inv. 36013981	(1,175.61)
03/20/2023	Joint Fuel,ck70041	1648	Heritage FS	Inv. 36014009	(4,545.79)
03/24/2023	Joint Fuel,ck70041	1649	Heritage FS	Inv. 36014033	(1,112.28)
03/29/2023	Joint Fuel,ck70041	1650	Heritage FS	Inv. 36014066	(3,522.86)
	Joint Fuel,ck70041 Total				(25,204.58)
03/06/2023	O & M,ck9210	8385	Beecher Post Office	Post office PO Box	(580.36)
	O & M,ck9210 Total				(580.36)
03/17/2023	Refuse,ck59692	ACH	Star / A&J Disposal	refuse pick up	(31,148.32)
	Refuse,ck59692 Total				(31,148.32)
03/01/2023	Youth Comm.,ck135895	1484	Sarah Murphy	reimburse amazon purchase	(50.00)
03/07/2023	Youth Comm.,ck135895	1485	WALT S FOOD CENTER	misc supplies for dance	(399.50)
03/22/2023	Youth Comm.,ck135895	1486	Tony's Pizza	pizza, mom son dance	(1,000.00)
03/23/2023	Youth Comm.,ck135895	1487	Joe Tieri	DJ for dance	(100.00)
03/29/2023	Youth Comm.,ck135895	1488	WALT S FOOD CENTER	Mom/son dance	(349.00)
	Youth Comm.,ck135895 Total				(1,898.50)
	Grand Total				(411,097.02)

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
01-00-311	REAL ESTATE TAX	\$.00	\$996,644.99	\$998,734.00	-\$2,089.01
01-00-321	LIQUOR LICENSES	\$.00	\$8,150.00	\$13,950.00	-\$5,800.00
01-00-323	BUSINESS LICENSES	\$.00	\$665.00	\$3,450.00	-\$2,785.00
01-00-324	ANIMAL LICENSES	\$.00	\$5,930.00	\$9,165.00	-\$3,235.00
01-00-325	CONTRACTORS LICENSES	\$.00	\$11,775.00	\$23,350.00	-\$11,575.00
01-00-326	AMUSEMENT DEVICE LICENSES	\$.00	\$12,975.00	\$14,450.00	-\$1,475.00
01-00-327	VIDEO GAMING TAX	\$.00	\$90,397.03	\$93,780.00	-\$3,382.97
01-00-331	BUILDING PERMITS	\$.00	\$43,703.04	\$41,400.00	\$2,303.04
01-00-332	RE-INSPECTION FEES	\$.00	\$150.00	\$100.00	\$50.00
01-00-341	STATE INCOME TAX	\$.00	\$695,408.74	\$623,059.00	\$72,349.74
01-00-343	REPLACEMENT TAX	\$.00	\$23,220.16	\$10,232.00	\$12,988.16
01-00-345	SALES TAX	-\$39,003.39	\$541,933.99	\$640,818.00	-\$98,884.01
01-00-347	STATE USE TAX	\$.00	\$176,792.52	\$160,221.00	\$16,571.52
01-00-348	CANNABIS EXCISE TAX	\$.00	\$6,747.16	\$8,483.00	-\$1,735.84
01-00-353	AUTO THEFT TASK FORCE GRANT	\$.00	\$101,311.32	\$115,774.00	-\$14,462.68
01-00-354	COVID GRANTS	\$.00	\$.00	\$.00	\$.00
01-00-356	IPRF SAFETY GRANT	\$.00	\$4,135.00	\$4,135.00	\$.00
01-00-359	INTERGOVERNMENTAL REVENUES	\$.00	\$56,707.48	\$58,292.00	-\$1,584.52
01-00-361	COURT FINES	\$.00	\$44,537.11	\$44,972.00	-\$434.89
01-00-362	LOCAL ORDINANCE FINES	\$.00	\$3,215.00	\$3,805.00	-\$590.00
01-00-363	TOWING FEES	\$.00	\$32,000.00	\$23,000.00	\$9,000.00
01-00-381	INTEREST INCOME	\$.00	\$10,292.17	\$2,450.00	\$7,842.17
01-00-381-2	INTEREST INCOME - CENTRAL	\$.00	\$485.31	\$.00	\$485.31
01-00-382	TELECOMM/EXCISE TAX	\$.00	\$47,943.98	\$50,000.00	-\$2,056.02
01-00-383	FRANCHISE FEES - CATV	\$.00	\$77,334.17	\$76,798.00	\$536.17
01-00-384	REIMBURSEMENTS - ENGINEERING	\$.00	\$.00	\$20,000.00	-\$20,000.00
01-00-385	AGGREGATION FEES-ELIGO	\$.00	\$6,228.64	\$9,343.00	-\$3,114.36
01-00-386	MOSQUITO ABATEMENT FEES	\$62.00	\$19,937.28	\$20,724.00	-\$786.72
01-00-387	MISC INCOME - POLICE DEPT	\$.00	\$1,366.50	\$2,695.00	-\$1,328.50
01-00-389	MISCELLANEOUS INCOME	\$.00	\$13,477.21	\$10,435.00	\$3,042.21
01-00-390	IPBC TERMINAL RESERVE	\$.00	\$.00	\$.00	\$.00
01-00-392	FIXED ASSET SALES	\$.00	\$.00	\$.00	\$.00
01-00-393	INTERFUND OPERATING TRANS	\$134,334.00	\$134,334.00	\$204,334.00	-\$70,000.00
01-00-394	LOAN PROCEEDS-SPLASH PAD	\$.00	\$.00	\$.00	\$.00
01-00-396	RESERVE CASH	\$.00	\$.00	\$160,000.00	-\$160,000.00
01-00-397	ENCUMBRANCES	\$.00	\$.00	\$58,785.00	-\$58,785.00
Department 00 Totals					
	Revenues	\$95,392.61	\$3,167,797.80	\$3,506,734.00	-\$338,936.20
	Expenses	\$.00	\$.00	\$.00	\$.00
01-01-441	ELECTED OFFICIALS SALARIES	\$.00	\$11,450.00	\$22,900.00	\$11,450.00
01-01-442	APPT OFFICIALS SALARIES	\$10,000.00	\$10,000.00	\$16,500.00	\$6,500.00
01-01-461	SOCIAL SECURITY	\$.00	\$875.93	\$3,015.00	\$2,139.07
01-01-462	IMRF	\$.00	\$.00	\$754.00	\$754.00
01-01-536	DATA PROCESSING SERVICES	\$.00	\$213.25	\$500.00	\$286.75
01-01-552	TELEPHONE	\$.00	\$600.00	\$600.00	\$.00
01-01-561	DUES AND PUBLICATIONS	\$.00	\$8,351.00	\$8,650.00	\$299.00
01-01-565	CONFERENCES	\$.00	\$2,939.46	\$7,000.00	\$4,060.54
01-01-566	MEETING EXPENSES	\$.00	\$17.00	\$250.00	\$233.00
Department 01 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$10,000.00	\$34,446.64	\$60,169.00	\$25,722.36

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
01-02-533	ENGINEERING SERVICES	\$.00	\$ 4,667.50	\$ 29,000.00	\$ 24,332.50
01-02-561	DUES AND PUBLICATIONS	\$.00	\$ 167.03	\$ 175.00	\$ 7.97
Department 02 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$ 4,834.53	\$ 29,175.00	\$ 24,340.47
01-03-421	SALARIES FULL-TIME	\$.00	\$ 206,886.90	\$ 223,856.00	\$ 16,969.10
01-03-422	SALARIES PART-TIME	\$.00	\$ 7,585.50	\$ 8,112.00	\$ 526.50
01-03-451	HEALTH INSURANCE	\$ 4,064.40	\$ 49,133.08	\$ 54,145.00	\$ 5,011.92
01-03-461	SOCIAL SECURITY	\$.00	\$ 16,819.17	\$ 17,746.00	\$ 926.83
01-03-462	IMRF	\$.00	\$ 8,914.14	\$ 10,230.00	\$ 1,315.86
01-03-532	AUDITING SERVICES	\$.00	\$ 8,700.00	\$ 12,600.00	\$ 3,900.00
01-03-534	LEGAL SERVICES	\$.00	\$ 22,899.76	\$ 24,000.00	\$ 1,100.24
01-03-536	DATA PROCESSING SERVICES	\$.00	\$ 13,316.68	\$ 16,200.00	\$ 2,883.32
01-03-539	CODIFICATION	\$.00	\$ 1,462.00	\$ 1,500.00	\$ 38.00
01-03-551	POSTAGE	\$.00	\$ 1,903.19	\$ 1,950.00	\$ 46.81
01-03-552	TELEPHONE	\$.00	\$ 6,047.03	\$ 7,120.00	\$ 1,072.97
01-03-555	COPYING AND PRINTING	\$.00	\$ 4,764.69	\$ 4,750.00	-\$ 14.69
01-03-558	LEGAL NOTICES	\$.00	\$ 1,893.50	\$ 2,525.00	\$ 631.50
01-03-561	DUES AND PUBLICATIONS	\$.00	\$ 150.00	\$ 1,290.00	\$ 1,140.00
01-03-566	MEETING EXPENSES	\$.00	\$.00	\$ 250.00	\$ 250.00
01-03-567	PROFESSIONAL DEVELOPMENT	\$.00	\$ 2,448.37	\$ 4,000.00	\$ 1,551.63
01-03-595	OTHER CONTRACTUAL SERV	\$.00	\$ 2,051.55	\$ 2,220.00	\$ 168.45
01-03-651	OFFICE SUPPLIES	\$.00	\$ 1,432.80	\$ 1,750.00	\$ 317.20
01-03-830	NEW EQUIPMENT	\$.00	\$ 8,899.83	\$ 8,900.00	\$.17
Department 03 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$ 4,064.40	\$ 365,308.19	\$ 403,144.00	\$ 37,835.81
01-04-595	OTHER CONTRACTUAL SERVICES	\$.00	\$ 40,332.78	\$ 39,000.00	-\$ 1,332.78
Department 04 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$ 40,332.78	\$ 39,000.00	-\$ 1,332.78
01-05-422	PART-TIME SALARIES	\$.00	\$ 3,619.53	\$ 7,618.00	\$ 3,998.47
01-05-461	SOCIAL SECURITY	\$.00	\$ 276.88	\$ 583.00	\$ 306.12
01-05-471	UNIFORMS	\$.00	\$ 972.17	\$ 1,000.00	\$ 27.83
01-05-512	MAINT SERVICE - EQUIP.	\$.00	\$ 2,499.25	\$ 2,556.00	\$ 56.75
01-05-513	MAINT SERVICE - VEHICLES	\$.00	\$ 1,778.36	\$ 2,500.00	\$ 721.64
01-05-561	DUES AND PUBLICATIONS	\$.00	\$ 100.00	\$ 200.00	\$ 100.00
01-05-563	TRAINING (ESDA)	\$.00	\$ 314.76	\$ 500.00	\$ 185.24
01-05-595	OTHER PROFESSIONAL SERVICES	\$.00	\$ 2,250.00	\$ 2,600.00	\$ 350.00
01-05-652	FIELD SUPPLIES	\$.00	\$ 583.20	\$ 1,000.00	\$ 416.80
Department 05 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$ 12,394.15	\$ 18,557.00	\$ 6,162.85
01-06-421	SALARIES FULL-TIME	\$.00	\$ 783,264.38	\$ 826,382.00	\$ 43,117.62
01-06-422	SALARIES PART-TIME	\$.00	\$ 61,527.00	\$ 73,560.00	\$ 12,033.00
01-06-423	OVERTIME	\$.00	\$ 156,342.37	\$ 136,020.00	-\$ 20,322.37
01-06-451	HEALTH INSURANCE	\$ 10,591.66	\$ 140,307.20	\$ 157,930.00	\$ 17,622.80
01-06-461	SOCIAL SECURITY	\$.00	\$ 74,853.19	\$ 79,251.00	\$ 4,397.81
01-06-462	IMRF	\$.00	\$ 41,925.89	\$ 45,993.00	\$ 4,067.11
01-06-471	UNIFORM ALLOWANCE	\$.00	\$ 7,050.52	\$ 12,800.00	\$ 5,749.48
01-06-513	MAINT. SERVICE - VEHICLES	\$.00	\$ 7,362.26	\$ 15,445.00	\$ 8,082.74

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FV Over/Under
01-06-521	MAINT. SERVICE - EQUIP	\$.00	\$13,409.46	\$16,415.00	\$3,005.54
01-06-534	LEGAL SERVICES	\$.00	\$10,175.13	\$18,000.00	\$7,824.87
01-06-536	DATA PROCESSING SERVICES	\$.00	\$6,574.27	\$25,200.00	\$18,625.73
01-06-549	OTHER PROFESSIONAL SERVICES	\$.00	\$8,355.13	\$9,700.00	\$1,344.87
01-06-551	POSTAGE	\$.00	\$198.49	\$950.00	\$751.51
01-06-552	TELEPHONE	\$.00	\$6,608.20	\$8,000.00	\$1,391.80
01-06-555	COPYING AND PRINTING	\$.00	\$715.95	\$1,200.00	\$484.05
01-06-556	DISPATCHING SERVICES	\$.00	\$106,959.02	\$132,758.00	\$25,798.98
01-06-561	DUES AND PUBLICATIONS	\$.00	\$7,932.83	\$9,060.00	\$1,127.17
01-06-563	TRAINING	\$.00	\$7,112.13	\$13,490.00	\$6,377.87
01-06-566	MEETING EXPENSES	\$.00	\$.00	\$300.00	\$300.00
01-06-567	PROFESSIONAL DEVELOPMENT	\$.00	\$2,580.84	\$3,000.00	\$419.16
01-06-613	MAINT. SUPPLIES - VEHICLES	\$.00	\$2,421.90	\$3,400.00	\$978.10
01-06-651	OFFICE SUPPLIES	\$.00	\$2,007.90	\$2,000.00	-\$7.90
01-06-652	FIELD SUPPLIES	\$.00	\$10,779.33	\$15,950.00	\$5,170.67
01-06-656	UNLEADED FUEL	\$.00	\$31,786.99	\$44,352.00	\$12,565.01
01-06-820	BUILDING	\$.00	\$.00	\$25,000.00	\$25,000.00
01-06-830	NEW EQUIPMENT	\$.00	\$5,636.72	\$47,083.00	\$41,446.28
01-06-840	NEW VEHICLE	\$.00	\$81,167.02	\$80,000.00	-\$1,167.02
01-06-929	MISC EXPENSES	\$.00	\$.00	\$30,000.00	\$30,000.00
Department 06 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$10,591.66	\$1,577,054.12	\$1,833,239.00	\$256,184.88
01-07-538	MOSQUITO ABATEMENT SERV	\$.00	\$2,022.99	\$9,700.00	\$7,677.01
01-07-595	OTHER CONTRACTUAL SERV	\$.00	\$1,950.00	\$1,950.00	\$.00
Department 07 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$3,972.99	\$11,650.00	\$7,677.01
01-08-421	SALARIES FULL-TIME	\$.00	\$75,270.42	\$90,334.00	\$15,063.58
01-08-422	SALARIES PART-TIME	\$.00	\$8,895.00	\$15,000.00	\$6,105.00
01-08-423	OVERTIME	\$.00	\$11,998.91	\$11,727.00	-\$271.91
01-08-451	HEALTH INSURANCE	\$.00	\$14,574.24	\$24,064.00	\$9,489.76
01-08-461	SOCIAL SECURITY	\$.00	\$7,030.21	\$8,955.00	\$1,924.79
01-08-462	IMRF	\$.00	\$3,743.91	\$4,664.00	\$920.09
01-08-512	MAINT. SERVICE - EQUIPMENT	\$.00	\$2,925.00	\$2,925.00	\$.00
01-08-513	MAINT. SERVICE - VEHICLES	\$.00	\$27,456.56	\$25,944.00	-\$1,512.56
01-08-514	MAINT. SERVICE - STREET	\$.00	\$12,912.22	\$17,600.00	\$4,687.78
01-08-533	ENGINEERING	\$.00	\$2,482.50	\$2,900.00	\$417.50
01-08-572	STREET LIGHTING	\$.00	\$91,335.04	\$113,763.00	\$22,427.96
01-08-576	RENTALS	\$.00	\$8,477.46	\$10,211.00	\$1,733.54
01-08-612	MAINT. SUPPLIES EQUIPMENT	\$.00	\$2,850.58	\$3,200.00	\$349.42
01-08-613	MAINT. SUPPLIES - VEHICLES	\$.00	\$1,948.17	\$3,500.00	\$1,551.83
01-08-614	MAINT. SUPPLIES - STREET	\$.00	\$25,444.22	\$29,110.00	\$3,665.78
01-08-653	SMALL TOOLS	\$.00	\$250.97	\$500.00	\$249.03
01-08-656	UNLEADED FUEL	\$.00	\$39,686.39	\$46,092.00	\$6,405.61
01-08-830	CAPITAL OUTLAY- EQUIP.	\$.00	\$15,151.00	\$18,751.00	\$3,600.00
Department 08 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$352,432.80	\$429,240.00	\$76,807.20
01-09-511	MAINT. SERVICE - BUILDING	\$.00	\$13,698.80	\$16,350.00	\$2,651.20
01-09-611	MAINT. SUPPLIES - BUILDING	\$.00	\$1,003.87	\$1,200.00	\$196.13

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 F/V Over/Under
01-09-654	JANITORIAL SUPPLIES	\$.00	\$581.94	\$1,200.00	\$618.06
01-09-820	BUILDING	\$.00	\$8,658.21	\$8,560.00	-\$98.21
01-09-821	DEPOT RENT	\$.00	\$2,344.51	\$2,356.00	\$11.49
Department 09 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$26,287.33	\$29,666.00	\$3,378.67
01-10-820	CAPITAL OUTLAY - BUILDING	\$.00	\$99,956.75	\$180,000.00	\$80,043.25
01-10-830	CAPITAL OUTLAY-EQUIPMENT	\$.00	\$50,000.00	\$50,000.00	\$.00
01-10-840	CAPITAL PURCHASE - LAND	\$.00	-\$19.81	\$.00	\$19.81
01-10-860	CAPITAL OUTLAY-INFRASTRUCT.	\$.00	\$.00	\$.00	\$.00
Department 10 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$149,936.94	\$230,000.00	\$80,063.06
01-11-451	HEALTH INSURANCE	\$6,364.78	\$14,749.41	\$14,358.00	-\$391.41
01-11-453	UNEMPLOYMENT INSURANCE	\$.00	\$15,077.00	\$15,077.00	\$.00
01-11-534	LEGAL SERVICES	\$.00	\$20,000.00	\$20,000.00	\$.00
01-11-549	OTHER PROFESSIONAL SERVICES	\$.00	\$4,000.00	\$4,000.00	\$.00
01-11-592	COMPREHENSIVE INSURANCE	\$.00	\$97,054.00	\$97,054.00	\$.00
01-11-595	OTHER CONTRACTUAL SERV	\$.00	\$.00	\$.00	\$.00
01-11-730	FISCAL AGENT FEES	\$.00	\$2,000.00	\$2,000.00	\$.00
01-11-915	PROPERTY TAX REIMB	\$.00	\$1,461.49	\$1,925.00	\$463.51
01-11-954	INTERFUND TRANS- GO BOND ACCT	\$.00	\$85,018.55	\$85,150.00	\$131.45
01-11-955	INTERFUND TRANS-CAP EQUIP	\$.00	\$21,212.00	\$21,212.00	\$.00
01-11-956	INTERFUND TRANS - ARPA	\$.00	\$.00	\$.00	\$.00
Department 11 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$6,364.78	\$260,572.45	\$260,776.00	\$203.55
01-13-422	PARK SALARIES PART-TIME	\$.00	\$6,345.00	\$9,690.00	\$3,345.00
01-13-461	SOCIAL SECURITY	\$.00	\$.00	\$742.00	\$742.00
01-13-515	MAINT SERVICE - PARKS	\$.00	\$4,642.89	\$8,900.00	\$4,257.11
01-13-549	OTHER PROFESSIONAL SERVICES	\$.00	\$14,878.22	\$15,000.00	\$121.78
01-13-571	ELECTRIC POWER	\$.00	\$1,063.68	\$2,250.00	\$1,186.32
01-13-595	CONTRACTUAL SERVICES	\$.00	\$4,155.00	\$4,155.00	\$.00
01-13-614	MAINT SUPPLIES - PARKS	\$.00	\$74.84	\$3,300.00	\$3,225.16
01-13-715	DEBT SERVICE-SPLASH PAD LOAN	\$.00	\$27,258.36	\$29,296.00	\$2,037.64
01-13-860	CAPITAL OUTLAY-PARKS	\$.00	\$81,114.20	\$88,785.00	\$7,670.80
Department 13 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$139,532.19	\$162,118.00	\$22,585.81
Fund 01 Totals					
	Revenues	\$95,392.61	\$3,167,797.80	\$3,506,734.00	-\$338,936.20
	Expenses	\$31,020.84	\$2,967,105.11	\$3,506,734.00	\$539,628.89

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
02-00-354	ARPA ENTRANCHMENTS	\$.00	\$301,223.38	\$304,000.00	-\$2,776.62
02-00-381	ARPA FUND INTEREST INCOME	\$.00	\$2,683.98	\$1,900.00	\$783.98
02-00-389	MISCELLANEOUS INCOME	\$.00	\$.00	\$.00	\$.00
02-00-393	INTERFUND OPERATING TRANS	\$.00	\$.00	\$.00	\$.00
02-00-396	RESERVE CASH	\$.00	\$.00	\$304,000.00	-\$304,000.00
Department 00 Totals					
	Revenues	\$.00	\$303,907.36	\$609,900.00	-\$305,992.64
	Expenses	\$.00	\$.00	\$.00	\$.00
02-10-951	CAPITAL IMPROVEMENT CONTRIB	\$.00	\$98,202.90	\$309,900.00	\$211,697.10
02-10-953	INTERFUND TRANSFERS	\$.00	\$230,000.00	\$300,000.00	\$70,000.00
Department 10 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$328,202.90	\$609,900.00	\$281,697.10
Fund 02 Totals					
	Revenues	\$.00	\$303,907.36	\$609,900.00	-\$305,992.64
	Expenses	\$.00	\$328,202.90	\$609,900.00	\$281,697.10

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
11-00-381	CESFA INTEREST INCOME	\$.00	\$145.23	\$100.00	\$45.23
11-00-392	PROCEEDS - FIXED ASSET SALES	\$.00	\$7,151.00	\$.00	\$7,151.00
11-00-393	INTERFUND TRANSFERS	\$.00	\$65,135.00	\$65,135.00	\$.00
11-00-396	RESERVE CASH	\$.00	\$.00	\$4,765.00	-\$4,765.00
Department 00 Totals					
	Revenues	\$.00	\$72,431.23	\$70,000.00	\$2,431.23
	Expenses	\$.00	\$.00	\$.00	\$.00
11-11-800	REPAIRS/MAINTENANCE	\$.00	\$.00	\$.00	\$.00
11-11-830	CAPITAL OUTLAY - EQUIPMENT	\$.00	\$69,973.63	\$70,000.00	\$26.37
Department 11 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$69,973.63	\$70,000.00	\$26.37
Fund 11 Totals					
	Revenues	\$.00	\$72,431.23	\$70,000.00	\$2,431.23
	Expenses	\$.00	\$69,973.63	\$70,000.00	\$26.37

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
12-00-377	REFUSE CHARGES	\$1,205.61	\$386,020.25	\$399,495.00	-\$13,474.75
12-00-381	REFUSE FUND INTEREST INCOME	\$.00	\$571.12	\$500.00	\$71.12
12-00-389	MISCELLANEOUS INCOME	\$.00	\$1,077.95	\$1,200.00	-\$122.05
12-00-396	RESERVE CASH	\$.00	\$.00	\$6,454.00	-\$6,454.00
Department 00 Totals					
	Revenues	\$1,205.61	\$387,669.32	\$407,649.00	-\$19,979.68
	Expenses	\$.00	\$.00	\$.00	\$.00
12-07-573	REFUSE DISPOSAL	\$.00	\$338,767.34	\$372,859.00	\$34,091.66
12-07-574	CREDIT CARD USER FEES	\$.00	\$5,537.78	\$7,200.00	\$1,662.22
12-07-578	YARD WASTE BAGS	\$.00	\$.00	\$1,200.00	\$1,200.00
12-07-953	INTERFUND OPERAT TRANS	\$26,390.00	\$26,390.00	\$26,390.00	\$.00
Department 07 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$26,390.00	\$370,695.12	\$407,649.00	\$36,953.88
Fund 12 Totals					
	Revenues	\$1,205.61	\$387,669.32	\$407,649.00	-\$19,979.68
	Expenses	\$26,390.00	\$370,695.12	\$407,649.00	\$36,953.88

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
13-00-311	TIF REAL ESTATE TAX DISTRIB	\$.00	\$49,773.00	\$70,000.00	-\$20,227.00
13-00-381	TIF FUND INTEREST INCOME	\$.00	\$101.55	\$500.00	-\$398.45
Department 00 Totals					
	Revenues	\$.00	\$49,874.55	\$70,500.00	-\$20,625.45
	Expenses	\$.00	\$.00	\$.00	\$.00
13-11-915	TIF DISBURSEMENTS	\$.00	\$57,000.00	\$70,500.00	\$13,500.00
Department 11 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$57,000.00	\$70,500.00	\$13,500.00
Fund 13 Totals					
	Revenues	\$.00	\$49,874.55	\$70,500.00	-\$20,625.45
	Expenses	\$.00	\$57,000.00	\$70,500.00	\$13,500.00

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY' Over/Under
14-00-344	MOTOR FUEL TAX	\$.00	\$74,577.12	\$108,399.00	-\$33,821.88
14-00-345	MFT - NEW COLLECTIONS	\$.00	\$144,112.60	\$175,409.00	-\$31,296.40
14-00-354	IDOT SAFE ROUTES TO SCHOOLS	\$.00	\$.00	\$250,000.00	-\$250,000.00
14-00-381	INTEREST	\$.00	\$5,912.74	\$1,500.00	\$4,412.74
14-00-395	MFT ANTICIPATION NOTES	\$.00	\$.00	\$650,000.00	-\$650,000.00
14-00-396	MFT RESERVE CASH	\$.00	\$.00	\$267,242.00	-\$267,242.00
Department 00 Totals					
	Revenues	\$.00	\$224,602.46	\$1,452,550.00	-\$1,227,947.54
	Expenses	\$.00	\$.00	\$.00	\$.00
14-08-533	ENGINEERING	\$.00	\$20,341.26	\$36,900.00	\$16,558.74
14-08-614	MAINT. SUPPLIES - STREET	\$.00	\$41,131.40	\$99,000.00	\$57,868.60
Department 08 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$61,472.66	\$135,900.00	\$74,427.34
14-10-861	CAPITAL PROJECTS	\$.00	\$.00	\$250,000.00	\$250,000.00
14-10-951	CAPITAL RESERVE CONTRIBUTION	\$.00	\$.00	\$1,066,650.00	\$1,066,650.00
Department 10 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$.00	\$1,316,650.00	\$1,316,650.00
Fund 14 Totals					
	Revenues	\$.00	\$224,602.46	\$1,452,550.00	-\$1,227,947.54
	Expenses	\$.00	\$61,472.66	\$1,452,550.00	\$1,391,077.34

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
15-00-381	PD CESFA INTEREST INCOME	\$.00	\$496.09	\$250.00	\$246.09
15-00-393	INTERFUND TRANSFERS	\$.00	\$130,000.00	\$130,000.00	\$.00
Department 00 Totals					
	Revenues	\$.00	\$130,496.09	\$130,250.00	\$246.09
	Expenses	\$.00	\$.00	\$.00	\$.00
15-15-830	CAPITAL OUTLAY - EQUIPMENT	\$.00	\$107,250.50	\$80,000.00	-\$27,250.50
15-15-957	CAPITAL RESERVE CONTRIB	\$.00	\$.00	\$50,250.00	\$50,250.00
Department 15 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$107,250.50	\$130,250.00	\$22,999.50
Fund 15 Totals					
	Revenues	\$.00	\$130,496.09	\$130,250.00	\$246.09
	Expenses	\$.00	\$107,250.50	\$130,250.00	\$22,999.50

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
16-00-358	JOINT FUEL FUND REIMBURSEMENTS	\$.00	\$231,151.01	\$257,950.00	-\$26,798.99
16-00-381	INTEREST	\$.00	\$118.26	\$.00	\$118.26
Department 00 Totals					
	Revenues	\$.00	\$231,269.27	\$257,950.00	-\$26,680.73
	Expenses	\$.00	\$.00	\$.00	\$.00
16-12-577	FUEL PAYMENTS	\$2,771.00	\$242,284.16	\$257,950.00	\$15,665.84
Department 12 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$2,771.00	\$242,284.16	\$257,950.00	\$15,665.84
Fund 16 Totals					
	Revenues	\$.00	\$231,269.27	\$257,950.00	-\$26,680.73
	Expenses	\$2,771.00	\$242,284.16	\$257,950.00	\$15,665.84

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 F/Y Over/Under
18-00-381	GO BOND INTEREST INCOME	\$.00	\$10.03	\$.00	\$10.03
18-00-393	INTERFUND OPERATING TRANS	\$.00	\$75,075.00	\$85,150.00	-\$10,075.00
18-00-710	PRINCIPAL & INTEREST	\$.00	\$75,075.00	\$85,150.00	\$10,075.00
18-00-711	INTEREST	\$.00	\$.00	\$.00	\$.00
Department 00 Totals					
	Revenues	\$.00	\$75,085.03	\$85,150.00	-\$10,064.97
	Expenses	\$.00	\$75,075.00	\$85,150.00	\$10,075.00
Fund 18 Totals					
	Revenues	\$.00	\$75,085.03	\$85,150.00	-\$10,064.97
	Expenses	\$.00	\$75,075.00	\$85,150.00	\$10,075.00

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
19-00-346	1/2 PERCENT INFRASTRUCTURE SALES	\$19,501.69	\$219,727.04	\$203,512.00	\$16,215.04
19-00-355	GRANT REVENUE	\$.00	\$.00	\$.00	\$.00
19-00-356	PENFIELD ST STP PE II REIMB	\$.00	\$25,687.95	\$384,800.00	-\$359,112.05
19-00-357	DCEO MAIN ST ARPA GRANT	\$.00	\$.00	\$1,300,000.00	-\$1,300,000.00
19-00-381	INTEREST INCOME	\$.00	\$2,900.12	\$1,000.00	\$1,900.12
19-00-396	RESERVE CASH	\$.00	\$.00	\$356,688.00	-\$356,688.00
Department 00 Totals					
	Revenues	\$19,501.69	\$248,315.11	\$2,246,000.00	-\$1,997,684.89
	Expenses	\$.00	\$.00	\$.00	\$.00
19-19-533	ENGINEERING	\$.00	\$28,889.04	\$481,000.00	\$452,110.96
19-19-600	OPERATING LEASE	\$.00	\$.00	\$.00	\$.00
19-19-860	CAPITAL OUTLAY - LAND	\$.00	\$.00	\$.00	\$.00
19-19-861	CAPITAL OUTLAY - INFRA.	\$.00	\$150,077.00	\$1,765,000.00	\$1,614,923.00
Department 19 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$178,966.04	\$2,246,000.00	\$2,067,033.96
Fund 19 Totals					
	Revenues	\$19,501.69	\$248,315.11	\$2,246,000.00	-\$1,997,684.89
	Expenses	\$.00	\$178,966.04	\$2,246,000.00	\$2,067,033.96

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
21-00-360	PUB SAFETY FACILITY- BOND PROCEE	\$.00	\$3,998,328.50	\$.00	\$3,998,328.50
21-00-381	PUBLIC SAFETY FAC- BOND INTEREST	\$.00	\$1,253.86	\$.00	\$1,253.86
21-00-389	MISC INCOME	\$.00	\$5.00	\$.00	\$5.00
Department 00 Totals					
	Revenues	\$.00	\$3,999,587.36	\$.00	\$3,999,587.36
	Expenses	\$.00	\$.00	\$.00	\$.00
Fund 21 Totals					
	Revenues	\$.00	\$3,999,587.36	\$.00	\$3,999,587.36
	Expenses	\$.00	\$.00	\$.00	\$.00

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY' Over/Under
51-00-371	WATER CHARGES	\$2,918.03	\$938,149.29	\$935,796.00	\$2,353.29
51-00-375	WATER SERVICE CONNECTION FEES	\$15.00	\$4,730.00	\$5,700.00	-\$970.00
51-00-381	INTEREST INCOME	\$.00	\$2,497.95	\$1,000.00	\$1,497.95
51-00-387	RENTAL INCOME	\$.00	\$2,475.00	\$2,700.00	-\$225.00
51-00-389	MISCELLANEOUS INCOME	\$400.00	\$8,908.18	\$9,700.00	-\$791.82
51-00-390	IPBC TERMINAL RESERVE	\$.00	\$.00	\$.00	\$.00
51-00-396	RESERVE CASH	\$.00	\$.00	\$2,957.00	-\$2,957.00
Department 00 Totals					
	Revenues	\$3,333.03	\$956,760.42	\$957,853.00	-\$1,092.58
	Expenses	\$.00	\$.00	\$.00	\$.00
51-20-421	SALARIES FULL-TIME	-\$10,000.00	\$250,217.64	\$260,201.00	\$9,983.36
51-20-423	SALARIES OVERTIME	\$.00	\$20,717.38	\$16,963.00	-\$3,754.38
51-20-451	HEALTH INSURANCE	\$2,597.01	\$57,332.78	\$57,271.00	-\$61.78
51-20-461	SOCIAL SECURITY	\$.00	\$20,659.91	\$21,203.00	\$543.09
51-20-462	IMRF	\$.00	\$12,074.06	\$12,667.00	\$592.94
51-20-471	UNIFORMS	\$.00	\$435.00	\$.00	-\$435.00
51-20-513	MAINT. SERVICE- VEHICLES	\$.00	\$2,465.18	\$4,500.00	\$2,034.82
51-20-517	MAINT. SERVICE - WATER SYSTEM	\$.00	\$24,211.67	\$25,800.00	\$1,588.33
51-20-532	AUDIT	\$.00	\$6,300.00	\$6,300.00	\$.00
51-20-534	LEGAL SERVICES	\$.00	\$.00	\$4,200.00	\$4,200.00
51-20-536	DATA PROCESSING SERVICES	\$.00	\$2,440.00	\$5,700.00	\$3,260.00
51-20-537	LABORATORY ANALYSIS	\$.00	\$2,931.22	\$5,120.00	\$2,188.78
51-20-551	POSTAGE	\$.00	\$1,744.74	\$2,200.00	\$455.26
51-20-552	TELEPHONE	\$.00	\$3,718.59	\$4,700.00	\$981.41
51-20-561	DUES AND PUBLICATIONS	\$.00	\$404.56	\$990.00	\$585.44
51-20-563	TRAINING	\$.00	\$3,071.00	\$3,120.00	\$49.00
51-20-571	ELECTRIC POWER	\$.00	\$22,676.65	\$26,500.00	\$3,823.35
51-20-574	NATURAL GAS	\$.00	\$.00	\$.00	\$.00
51-20-592	COMPREHENSIVE INSURANCE	\$.00	\$48,527.00	\$48,527.00	\$.00
51-20-595	OTHER PROFESSIONAL SERVICES	\$.00	\$744.11	\$1,300.00	\$555.89
51-20-599	DEPRECIATION EXPENSE	\$.00	\$.00	\$.00	\$.00
51-20-611	MAINT. SUPPLIES - BUILDING	\$.00	\$357.16	\$350.00	-\$7.16
51-20-616	MAINT. SUPPLIES-WATER SYSTEM	\$.00	\$52,895.99	\$60,299.00	\$7,403.01
51-20-651	OFFICE SUPPLIES	\$.00	\$1,516.81	\$1,900.00	\$383.19
51-20-653	SMALL TOOLS	\$.00	\$413.00	\$500.00	\$87.00
51-20-657	DIESEL FUEL	\$.00	\$.00	\$600.00	\$600.00
51-20-659	CHEMICALS	\$.00	\$37,002.51	\$38,050.00	\$1,047.49
51-20-830	CAPITAL OUTLAY - EQUIPMENT	\$.00	\$35,000.00	\$35,000.00	\$.00
51-20-953	INTERFUND TRANS	\$133,726.00	\$307,636.00	\$313,892.00	\$6,256.00
Department 20 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$126,323.01	\$915,492.96	\$957,853.00	\$42,360.04
Fund 51 Totals					
	Revenues	\$3,333.03	\$956,760.42	\$957,853.00	-\$1,092.58
	Expenses	\$126,323.01	\$915,492.96	\$957,853.00	\$42,360.04

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 F/V Over/Under
52-00-372	SEWER CHARGES	\$1,666.50	\$569,722.89	\$588,530.00	-\$18,807.11
52-00-373	LIFT STATION CHARGES	\$30.82	\$14,100.11	\$14,900.00	-\$799.89
52-00-374	DEBT SERVICES CHARGES	\$300.00	\$106,995.43	\$113,100.00	-\$6,104.57
52-00-381	INTEREST INCOME	\$.00	\$60.10	\$.00	\$60.10
52-00-389	MISC. INCOME	\$.00	\$.00	\$.00	\$.00
52-00-390	IPBC TERMINAL RESERVE	\$.00	\$.00	\$.00	\$.00
Department 00 Totals					
	Revenues	\$1,997.32	\$690,878.53	\$716,530.00	-\$25,651.47
	Expenses	\$.00	\$.00	\$.00	\$.00
52-21-421	SALARIES FULL-TIME	\$.00	\$195,633.47	\$157,227.00	-\$38,406.47
52-21-422	SALARIES PART-TIME	\$.00	\$1,755.00	\$.00	-\$1,755.00
52-21-423	OVERTIME	\$.00	\$22,879.89	\$20,410.00	-\$2,469.89
52-21-451	HEALTH INSURANCE	\$596.35	\$44,257.34	\$36,096.00	-\$8,161.34
52-21-461	SOCIAL SECURITY	\$.00	\$16,208.85	\$13,589.00	-\$2,619.85
52-21-462	IMRF	\$.00	\$9,376.27	\$8,118.00	-\$1,258.27
52-21-471	UNIFORM ALLOWANCE	\$.00	\$8,751.29	\$10,400.00	\$1,648.71
52-21-512	MAINT. SERVICE - EQUIPMENT	\$.00	\$15,518.90	\$14,900.00	-\$618.90
52-21-513	MAINT. SERVICE - VEHICLES	\$.00	\$508.44	\$1,400.00	\$891.56
52-21-518	MAINT SERVICE SEWER SYSTEM	\$.00	\$16,609.36	\$22,200.00	\$5,590.64
52-21-532	AUDIT	\$.00	\$6,300.00	\$6,300.00	\$.00
52-21-533	ENGINEERING	\$.00	\$2,878.13	\$2,900.00	\$21.87
52-21-534	LEGAL SERVICES	\$.00	\$2,646.25	\$4,200.00	\$1,553.75
52-21-536	DATA PROCESSING SERVICES	\$.00	\$2,045.11	\$5,700.00	\$3,654.89
52-21-537	LABORATORY ANALYSIS	\$.00	\$25,894.31	\$27,200.00	\$1,305.69
52-21-549	OTHER PROFESSIONAL SERVICES	\$.00	\$2,784.80	\$1,950.00	-\$834.80
52-21-551	POSTAGE	\$.00	\$1,744.73	\$1,700.00	-\$44.73
52-21-552	TELEPHONE	\$.00	\$1,920.00	\$1,920.00	\$.00
52-21-562	IEPA PERMIT FEES	\$.00	\$18,500.00	\$18,500.00	\$.00
52-21-563	TRAINING	\$.00	\$240.00	\$900.00	\$660.00
52-21-571	ELECTRICAL POWER	\$.00	\$47,547.17	\$63,697.00	\$16,149.83
52-21-574	NATURAL GAS	\$.00	\$5,900.00	\$5,900.00	\$.00
52-21-592	COMPREHENSIVE INSURANCE	\$.00	\$48,527.00	\$48,527.00	\$.00
52-21-595	OTHER PROFESSIONAL SERV	\$.00	\$13,980.49	\$47,500.00	\$33,519.51
52-21-611	MAINT. SUPPLIES - BUILDING	\$.00	\$390.94	\$500.00	\$109.06
52-21-612	MAINT. SUPPLIES - EQUIPMENT	\$.00	\$2,647.65	\$2,700.00	\$52.35
52-21-616	METER REPLACEMENT PROGRAM	\$.00	\$.00	\$.00	\$.00
52-21-617	MAINT. SUPPLIES-SEWER SYSTEM	\$.00	\$11,032.52	\$10,900.00	-\$132.52
52-21-651	OFFICE SUPPLIES	\$.00	\$766.85	\$900.00	\$133.15
52-21-657	DIESEL FUEL	\$.00	\$1,236.05	\$3,500.00	\$2,263.95
52-21-659	CHEMICALS	\$.00	\$20,916.08	\$34,307.00	\$13,390.92
52-21-830	CAPITAL OUTLAY- EQUIPMENT	\$.00	\$24,517.00	\$24,517.00	\$.00
52-21-953	INTERFUND TRANS	\$111,980.46	\$116,852.46	\$117,972.00	\$1,119.54
Department 21 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$112,576.81	\$690,766.35	\$716,530.00	\$25,763.65
Fund 52 Totals					
	Revenues	\$1,997.32	\$690,878.53	\$716,530.00	-\$25,651.47
	Expenses	\$112,576.81	\$690,766.35	\$716,530.00	\$25,763.65

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
53-00-381	WATER-SEWER CAPITAL INTEREST	\$.00	\$200.83	\$.00	\$200.83
53-00-396	RESERVE CASH - CAPITAL	\$.00	\$.00	\$10,500.00	-\$10,500.00
Department 00 Totals					
	Revenues	\$.00	\$200.83	\$10,500.00	-\$10,299.17
	Expenses	\$.00	\$.00	\$.00	\$.00
53-22-393	INTERFUND TRANSFERS	\$.00	\$.00	\$.00	\$.00
53-22-535	PLANNING SERVICES	\$.00	\$1,788.38	\$6,000.00	\$4,211.62
53-22-595	OTHER PROFESSIONAL SERVICES	\$.00	\$3,000.00	\$4,500.00	\$1,500.00
53-22-600	INTEREST	\$.00	\$.00	\$.00	\$.00
Department 22 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$4,788.38	\$10,500.00	\$5,711.62
Fund 53 Totals					
	Revenues	\$.00	\$200.83	\$10,500.00	-\$10,299.17
	Expenses	\$.00	\$4,788.38	\$10,500.00	\$5,711.62

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
54-00-336	WATER-SEWER FUND UTILITY TAX	\$.00	\$234,718.78	\$195,000.00	\$39,718.78
54-00-346	HALF PERCENT SALES TX FOR WWTP	\$19,501.70	\$219,727.05	\$203,512.00	\$16,215.05
54-00-381	INTEREST INCOME	\$.00	\$6,038.91	\$2,800.00	\$3,238.91
54-00-393	TRANSFER FROM WATER FUND	\$10,362.00	\$10,362.00	\$10,362.00	\$.00
54-00-394	TRANSFER FROM SEWER FUND	\$111,980.46	\$111,980.46	\$113,100.00	-\$1,119.54
Department 00 Totals					
	Revenues	\$141,844.16	\$582,827.20	\$524,774.00	\$58,053.20
	Expenses	\$.00	\$.00	\$.00	\$.00
54-22-533	ENGINEERING SERVICES	\$.00	\$862.50	\$.00	-\$862.50
54-22-534	LEGAL SERVICES	\$.00	\$13,952.00	\$13,952.00	\$.00
54-22-535	REPAIRS & MAINTENANCE	\$.00	\$.00	\$.00	\$.00
54-22-616	METER REPLACEMENT PROGRAM	\$.00	\$.00	\$.00	\$.00
54-22-713	2018 IEPA LOAN	\$.00	\$201,438.61	\$402,878.00	\$201,439.39
54-22-830	CAPITAL OUTLAY - EQUIPMENT	\$.00	\$.00	\$.00	\$.00
54-22-953	INTERFUND TRANSFERS	\$107,944.00	\$107,944.00	\$107,944.00	\$.00
Department 22 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$107,944.00	\$324,197.11	\$524,774.00	\$200,576.89
Fund 54 Totals					
	Revenues	\$141,844.16	\$582,827.20	\$524,774.00	\$58,053.20
	Expenses	\$107,944.00	\$324,197.11	\$524,774.00	\$200,576.89

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
55-00-381	WATERMAIN REPL FUND INTEREST INC	\$.00	\$3,193.72	\$405.00	\$2,788.72
55-00-389	MISC INCOME	\$.00	\$805.56	\$.00	\$805.56
55-00-393	INTERFUND TRANS	\$123,364.00	\$492,870.00	\$499,126.00	-\$6,256.00
55-00-394	LOAN PROCEEDS - IEPA DRINK WAT	\$.00	\$984,598.94	\$4,372,000.00	-\$3,387,401.06
55-00-395	DCEO CAPITAL BILL GRANT	\$.00	\$966,719.41	\$967,000.00	-\$280.59
55-00-396	RESERVE CASH	\$.00	\$.00	\$65,420.00	-\$65,420.00
55-00-397	IEPA GRANT	\$.00	\$.00	\$.00	\$.00
Department 00 Totals					
	Revenues	\$123,364.00	\$2,448,187.63	\$5,903,951.00	-\$3,455,763.37
	Expenses	\$.00	\$.00	\$.00	\$.00
55-21-422	SALARIES PART-TIME	\$.00	\$.00	\$.00	\$.00
55-21-533	ENGINEERING	\$.00	\$139,262.09	\$611,200.00	\$471,937.91
55-21-714	DEBT SERV - 2017 IEPA LOAN	\$.00	\$65,303.98	\$65,304.00	\$.02
55-21-830	CAPITAL OUTLAY - EQUIPMENT	\$.00	\$4,647.00	\$4,647.00	\$.00
55-21-861	CAPITAL OUTLAY-WATERMAINS	\$.00	\$1,896,581.07	\$5,222,800.00	\$3,326,218.93
Department 21 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$2,105,794.14	\$5,903,951.00	\$3,798,156.86
Fund 55 Totals					
	Revenues	\$123,364.00	\$2,448,187.63	\$5,903,951.00	-\$3,455,763.37
	Expenses	\$.00	\$2,105,794.14	\$5,903,951.00	\$3,798,156.86

Village of Beecher VARIANCE REPORT for Apr of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
Grand Totals					
	Revenues	\$386,638.42	\$13,569,890.19	\$16,950,291.00	-\$3,380,400.81
	Expenses	\$407,025.66	\$8,499,064.06	\$16,950,291.00	\$8,451,226.94

NOTICE OF PUBLIC HEARING

Notice is hereby given that the President and Board of Trustees of the Village of Beecher, Will County, Illinois will conduct a Public Hearing at the hour of 7:00 p.m. on Monday, April 24, 2023 at the Beecher Village Hall, 625 Dixie Highway, Beecher, Illinois.

The purpose of this Public Hearing is to discuss the estimated revenues and expenditures in a budget proposed by the Village Board for the coming fiscal year beginning May 1, 2023 and ending April 30, 2024. Testimony from the public will also be taken at this hearing. Copies of the proposed budget are available for public inspection at the Beecher Village Hall and on the Village's website www.villageofbeecher.org by Wednesday, April 19, 2023. Copies of the budget and a budget message will also be distributed at the public hearing.

All citizens are invited and encouraged to attend this public hearing and shall be given an opportunity to be heard.

Janett Conner
Village Clerk

Publish in the Vedette the week of April 3rd.

14.02.37 - 3/16/23

2022 LEVY

LIMITING RATE CALCULATION

WCO123R

801 VILLAGE OF BEECHER

6030

PREVIOUS EXTENSION		637,719.49	
C P I OR 1.050	X	1.0500	

		669,605.46	
RATE INCREASE FACTOR	X	1	

		669,605.46	ADJUSTED EXTENSION BASE
CURRENT NET EAV		123,747,847	
NEW PROPERTY	-	724,934	

		123,022,913	
ANNEXATIONS	-	0	
DISCONNECTIONS	+	0	

		123,022,913	ADJUSTED VALUATION BASE
ADJUSTED EXT BASE		669,605.46	
ADJUSTED VAL BASE	/	123,022,913	

		.5443	LIMITING RATE
EXTENSION LIMIT		673,559.53	LIMITING RATE X NET EAV

801 VILLAGE OF BEECHER 6030 WILL COUNTY TAX RATE CALCULATION 14.03.51 03/16/2023 2022 LEVY

PERCENT BURDEN 0.00
 LIMITING RATE 5.443
 REDUCTION FACTOR .000000

FARM VALUE 962,045
 NON FARM VALUE 122,524,880
 RAILROAD VALUE 260,922
 WILL COUNTY VALUE 123,747,847

WILL COUNTY VALUE 123,747,847
 OTHER COUNTIES 0
 TOTAL VALUE 123,747,847

FUND	LEVY	MAX RATE	EXTENDED RATE	TOTAL EXTENDED	WILL CO SHARE	WILL CO RATE	WILL CO EXTENSION
001 00 CORPORATE	331,818	.4375	.2682	331,891.72	331,891.72	.2682	331,891.72 X
027 00 AUDIT	7,638	NONE	.0062	7,672.36	7,672.36	.0062	7,672.36 X
005 00 I. M. R. F.	61,100	NONE	.0494	61,131.43	61,131.43	.0494	61,131.43 X
047 00 SOCIAL SECURITY	59,891	NONE	.0484	59,893.95	59,893.95	.0484	59,893.95 X
035 00 TORT/LIAB INS	39,671	NONE	.0321	39,723.05	39,723.05	.0321	39,723.05 X
014 00 POLICE PROTECT	168,362	.6000	.1361	168,420.81	168,420.81	.1361	168,420.81 X
046 00 CIVIL DEFENSE	1,090	.0500	.0009	1,113.73	1,113.73	.0009	1,113.73 X
	669,570		.5413	669,847.05	669,847.05	.5413	669,847.05
** NON CAPPED **							
003 00 BOND AND INT	330,155	NONE	.2668	330,159.25	330,159.25	.2668	330,159.25 X
109 00 PA 102 0519 ADJ	0	NONE	.0000	0.00	0.00	.0032	3,959.93 X
			.0000	0.00	3,876.00 +		X
			.0000	0.00	3,876.00		X
999,725			.8081	1,000,006.30	1,000,006.30	.8113	1,003,966.23 X
			.8081	1,000,006.30	3,876.00 +		X
			.8081	1,000,006.30	1,003,882.30		

2023

Please complete the below certification, scan and return to taxextension@willcounty.gov

I hereby certify that the above figures are CORRECT and FINAL

Printed Name: ROBERT V. BARRETT

Title: VILLAGE ADMINISTRATION

Signature: [Signature]

Date: 3/20/2023

VILLAGE PROPERTY TAX LEVIES

Tax Year	Village Levy for		Village Levy for Road and Bridge	Debt Service	Total Levy	E.A.V.	Change in E.A.V.	Tax Rate	Tax Per \$235,000 Home
	Operations & Mtrnc.	Road and Bridge							
1994		\$224,047	\$58,169	\$282,216	\$28,191,604	0.7508		\$582.25	
1995		\$224,081	* \$15,000.00	\$239,081	\$30,244,616	0.5823	+7.3%	\$451.57	
1996		\$231,948	\$40,928	\$272,876	\$32,277,710	0.6451	+6.7%	\$500.28	
1997		\$244,284	\$54,935	\$299,220	\$33,563,667	0.6872	+4.0%	\$532.94	
1998		\$258,462	\$53,600	\$312,068	\$36,516,279	0.6539	+8.8%	\$507.10	
1999		\$266,170	\$57,084	\$323,254	\$36,662,554	0.6765	+0.4%	\$524.63	
2000		\$277,203	\$55,479	\$332,682	\$38,851,168	0.6565	+6.0%	\$509.12	
2001		\$310,069	\$58,748	\$368,817	\$42,601,666	0.66	+9.7%	\$511.83	
2002		\$335,631	\$56,933	\$392,564	\$46,974,305	0.6345	+10.3%	\$492.06	
2003		\$371,372	\$59,900	\$431,272	\$52,418,820	0.632	+11.5%	\$490.12	
2004		\$449,641	\$57,772	\$507,413	\$61,603,041	0.6125	+17.5%	\$474.99	
2005		\$533,275	\$60,344	\$593,619	\$74,961,363	0.5831	+22.2%	\$452.19	
2006	\$443,915	\$184,000	\$57,720	\$685,635	\$92,213,368	0.544	+23.02%	\$421.87	
2007	\$509,213	\$217,966	\$64,893	\$792,072	\$110,362,636	0.5202	+19.68%	\$403.42	
2008	\$563,346	\$251,102	\$61,631	\$876,079	\$123,757,962	0.505	+12.14%	\$391.63	
2009	\$572,985	\$246,681	\$71,065	\$890,732	\$124,022,874	0.5193	+0.21%	\$402.71	
2010	\$593,464	\$259,015	\$70,862	\$923,161	\$121,238,766	0.5478	-2.24%	\$424.82	
2011	\$605,816	\$252,657	\$70,183	\$928,656	\$112,292,130	0.602	-7.38%	\$466.85	
2012	\$605,885	\$257,499	\$69,573	\$932,657	\$104,589,158	0.6459	-6.86%	\$500.90	
2013	\$605,333	\$257,110	\$74,018	\$941,227	\$96,955,460	0.7012	-7.30%	\$543.78	
2014	\$605,333	\$263,655	\$73,248	\$944,385	\$92,834,853	0.731	-4.25%	\$566.89	
2015	\$605,536	\$263,655	\$77,418	\$946,609	\$92,054,706	0.7419	-0.84%	\$575.34	
2016	\$605,333	\$263,655	\$85,922	\$954,910	\$92,588,237	0.7468	+0.58%	\$579.14	
2017	\$605,589	\$261,492	\$87,382	\$954,463	\$93,657,407	0.7399	+1.15%	\$573.79	
2018	\$605,729	\$261,824	\$85,184	\$952,737	\$97,352,724	0.7097	+3.95%	\$550.37	
2019	\$616,588	\$266,799	\$88,629	\$972,016	\$103,177,439	0.6835	+5.98%	\$530.05	
2020	\$625,846	\$270,801	\$86,866	\$712,712	\$108,446,798	0.6572	+5.12%	\$509.66	
2021	\$640,653	\$275,282	\$85,198	\$725,911	\$115,132,611	0.6305	+6.17%	\$488.95	
2022	\$669,570	\$289,046**	\$330,155	\$999,725	\$123,747,847	0.8113	+7.48%	\$629.16	

It appears that the new G.O. Bond issue has an average impact of \$140.21 per year on a median priced home.

**Tax levies are estimated.

Levies are shown in the year they are levied, not collected.

\$235,000 is the median value of a home in the Village.

RESOLUTION # _____

A RESOLUTION AUTHORIZING LINE ITEM TRANSFERS TO THE BUDGET FOR FY 22/23 TO COVER UNFORSEEN COSTS IN SOME EXPENSE ITEMS

WHEREAS, the President and Board of Trustees adopted Budget Resolution #2022-04 on April 25, 2022; and

WHEREAS, over the course of the fiscal year the President and Board of Trustees authorized some purchases that were not foreseen at the time the budget was prepared and has approved a supplemental appropriation for these purchases; and

WHEREAS, there were some line items in the budget this fiscal year that exceeded budgeted amounts due to unforeseen circumstances which require the transfer of some approved spending amounts from one line item to another within the funds for the purposes of indicating legislative approval of this spending; and

WHEREAS, the Village Board has been made aware of these line item expenses and wishes to keep the funds balanced by transferring these expense items;

NOW THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Beecher, Will County, Illinois, that the following line item transfers hereby occur:

1. In the Police Department, transfer \$25,000 from #01-06-820 (Building) to #01-06-423 (Overtime) and transfer \$30,000 from #01-06-929 (Misc. Expenses) to #01-06-423 (Overtime) To cover the cost of losing a full time police officer in the course of the fiscal year and sending the Sergeant to Staff and Command School;
2. Transfer \$33,519.51 from #52-21-595 Other Professional Services – Sewer and \$10,000.00 from #52-21-659 Chemicals to #52-21-421 Salaries Full-Time Sewer (\$43,519.51) to reflect the change in status of the WWTP Operator from contractual to full-time employment.

Approved by motion this _____ day of _____, 2023.

MOTION: _____ SECOND: _____

AYES: _____ NAYS: _____ ABSENT: _____

APPROVED BY ME THIS _____ DAY OF _____, _____.

Marcy Meyer
Village President

ATTEST:

Janett Conner
Village Clerk

Date

(SEAL)

RESOLUTION # _____

**A RESOLUTION ADOPTING AN AMENDED PERSONNEL MANUAL
FOR THE VILLAGE OF BEECHER**

WHEREAS, the Village has had a personnel manual for all employees in effect since 1988; and

WHEREAS, the Village has made an effort to update and revise this manual after comprehensive review of its policies and procedures about every four years; and

WHEREAS, Village staff have recommended changes be made to the manual and after review by legal counsel the Village Board has reviewed these policies and find them to be fair, equitable, and in the best interests of Village employees and the residents of the Village of Beecher; and

WHEREAS, this manual shall not be construed as a contract for employment but a guideline to be used in the fair and equitable treatment of all employees of the Village;

NOW THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Beecher, Will County, Illinois that the attached document entitled "Village Personnel Manual, Updated April 2023" be hereby adopted as the formal and official policy manual of the Village of Beecher regarding Village employment, and shall not be amended unless otherwise approved by the President and Board of Trustees.

BE IT FURTHER RESOLVED that all collective bargaining units have 30 days from the date of adoption to review the document, understand its terms and submit an acknowledgment form before any change or amendment to the manual is enforced by the Village, unless otherwise required by state or federal law.

Approved by motion this _____ day of _____, 2023.

MOTION: _____ SECOND: _____

AYES: _____ NAYS: _____ ABSENT: _____

APPROVED BY ME THIS _____ DAY OF _____, _____.

Marcy Meyer
Village President

ATTEST:

Janett Conner
Village Clerk

Date

(SEAL)

Robert Barber

From: Wayne Babiak <wayne@jmaarchitects.com>
Sent: Wednesday, April 5, 2023 2:31 PM
To: Robert Barber
Cc: James Maciejewski; Matt Kozlowski; Jerry Maciejewski
Subject: Beecher PD Project Schedule
Attachments: Project Schedule-040523.pdf

Good afternoon Bob,

Please refer to the attached Project Schedule dated 04.05.23. Jim prepared this for your review and for the sharing of this information with your Board as you see fit.

Two Schedule tracks are listed. Common to both schedules indicate that we feel that our drawings and specifications would be completed towards the end of June. We also spoke with Neil regarding his civil engineering drawings. He also can conform to this timeline.

The primary difference between the two schedules "A" and "B" would be when the project is advertised for bidding. Schedule "A" assumes a July bidding. Schedule "B" is based upon bidding in September. Bidding in July, could affect the bid pricing and contractor availability to bid.

Construction progress dates are also part of each Schedule track.

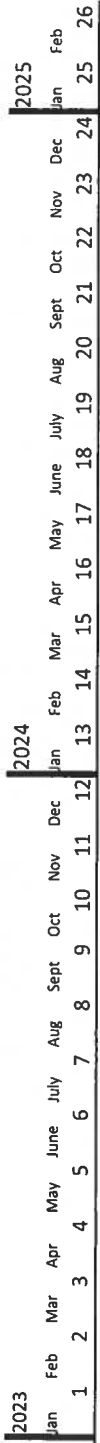
If you have any questions, please contact us.

JMA,

Wayne

Village of Beecher Police Department - Planning Schedule

Timeline in Months




Activity - Schedule A

Activity	2023 Jan	2023 Feb	2023 Mar	2023 Apr	2023 May	2023 June	2023 July	2023 Aug	2023 Sept	2023 Oct	2023 Nov	2023 Dec	2024 Jan	2024 Feb	2024 Mar	2024 Apr	2024 May	2024 June	2024 July	2024 Aug	2024 Sept	2024 Oct	2024 Nov	2024 Dec	2025 Jan	2025 Feb	
Schematic Design Approval																											
Design Development																											
Construction Documents																											
Bidding & Review																											
Contract Award																											
Pre-Construction Preparation																											
Construction																											
Project Occupancy (September 2024)																											

Activity - Schedule B

Activity	2023 Jan	2023 Feb	2023 Mar	2023 Apr	2023 May	2023 June	2023 July	2023 Aug	2023 Sept	2023 Oct	2023 Nov	2023 Dec	2024 Jan	2024 Feb	2024 Mar	2024 Apr	2024 May	2024 June	2024 July	2024 Aug	2024 Sept	2024 Oct	2024 Nov	2024 Dec	2025 Jan	2025 Feb	
Schematic Design Approval																											
Design Development																											
Construction Documents																											
Bidding & Review																											
Contract Award																											
Pre-Construction Preparation																											
Construction																											
Project Occupancy (End of 2024)																											

 denotes time frame where construction activity may halt due to weather and/or temperature lost time will result in extension of the completion date

BUILDING PERMITS - MARCH 2023

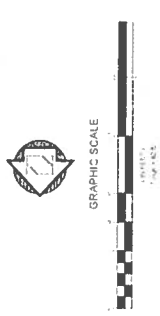
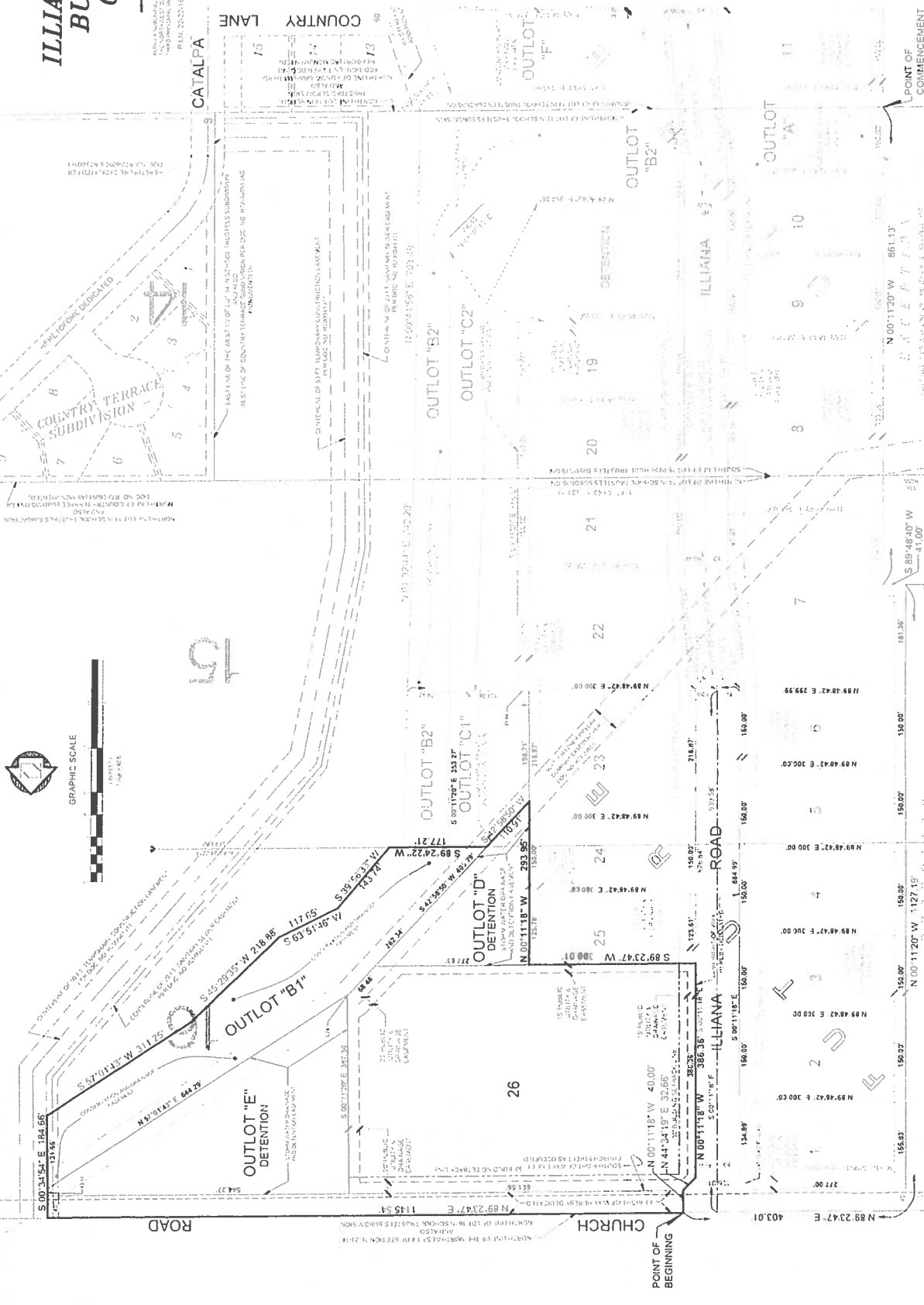
PERMIT #	OWNER NAME	ADDRESS	DATE	DESCRIPTION	COST	VALUE
009-23-03B	Pin & Tonic	643 Dixie	3/1/2023	Sprinkler alterations	\$184.80	\$3,780.00
010-23-03B	Circle K	901 Dixie	3/2/2023	Reroof	\$997.43	\$69,750.00
011-23-03B	Arnold	1551 Mallards Cove	3/2/2023	Fence	\$70.00	\$4,300.00
012-23-03B	Pryor	1083 Hawthorne	3/13/2023	Roof	\$60.00	\$31,684.00
013-23-3B	Heim	1415 Rolling Pass	3/13/2023	Pergola roof	\$198.00	\$18,000.00
014-23-3BEPH	Chris Beard Construction	332 Fairway Drive	3/14/2023	New home	\$1,500.00	\$300,000.00
015-23-3B	Haun	285 Castine Way	3/23/2023	Fence	\$70.00	\$11,700.00
016-23-3B	Tripamer	830 Miller	3/24/2023	Fence	\$70.00	\$2,700.00
017-23-3B	Hackl	1474 Clifton	3/28/2023	Fence	\$70.00	\$9,860.00
018-23-3B	Rogge	515 Penfield	3/29/2023	Fence	\$70.00	\$1,000.00
019-23-3E	Salmen	614 Gould	3/30/2023	Change main electric panel	\$60.00	\$1,500.00
020-23-3B	Hearn	217 Pine	3/31/2023	Two 8' gates	\$70.00	\$4,500.00

MONTHLY TOTALS

\$3,420.23 \$458,774.00

FINAL PLAT
of
ILLIANA CROSSROADS
BUSINESS PARK
OF BEECHER
- UED LOT 26

PLAT NO. 2022-18-00-000-0000 (PART OF)



Sheet 2 of 3
 05-043-012 UE

Joseph A. Schudt & Associates
 9455 DUTCHMAN DRIVE, MONROE, ILLINOIS
 PHONE: 708-775-1800 FAX: 708-724-1945
 WWW: WWW.JASCHA.COM
 CIVIL ENGINEERING AND SURVEYING, ENVIRONMENTAL AND PLANNING SERVICES



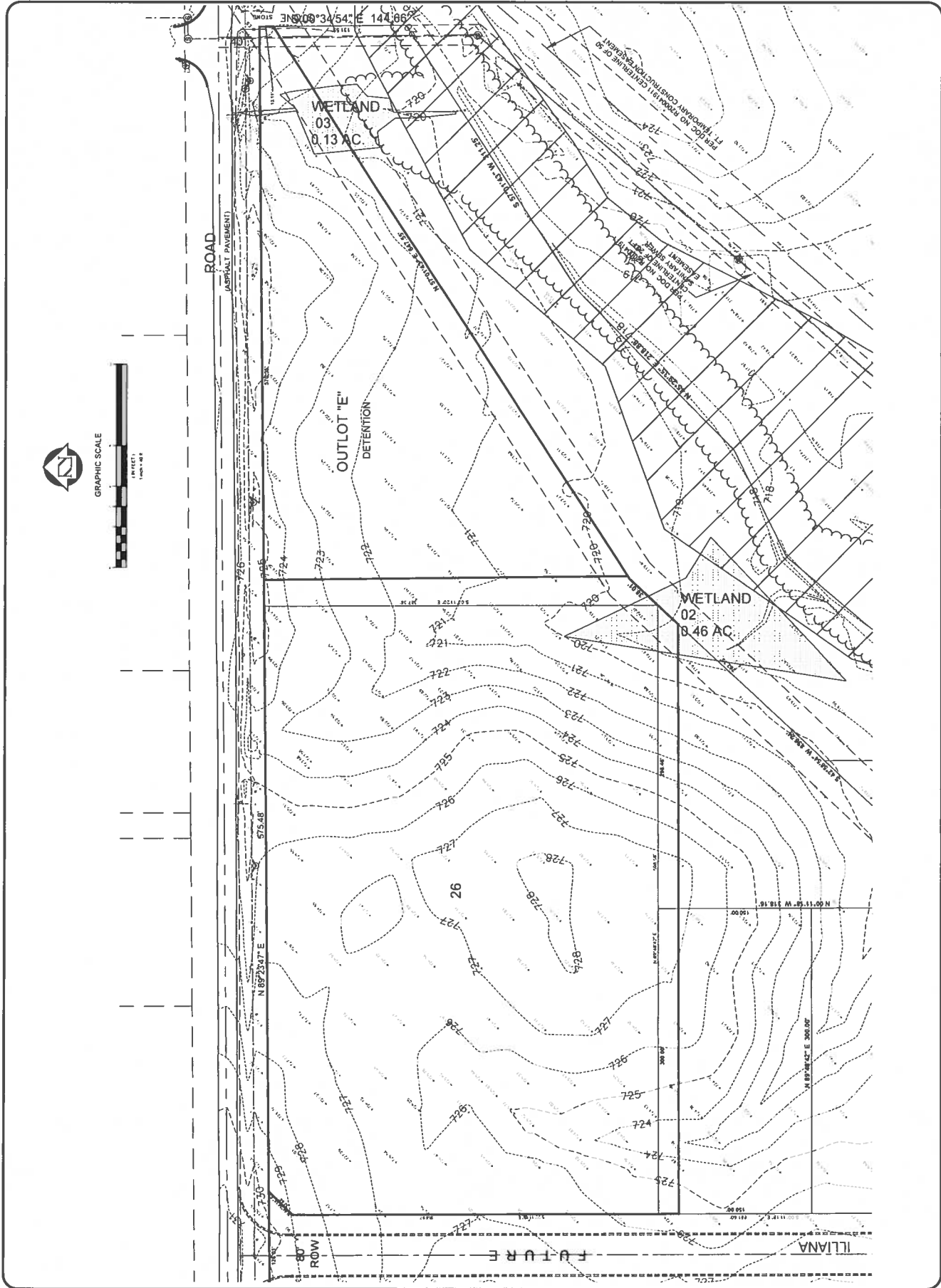
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES
Joseph A. Schudt & Associates
 9455 ENTERPRISE DRIVE
 MOKENA, IL 60448
 PHONE: 708-720-1000 WWW.JASRNG.COM FAX: 708-720-1085

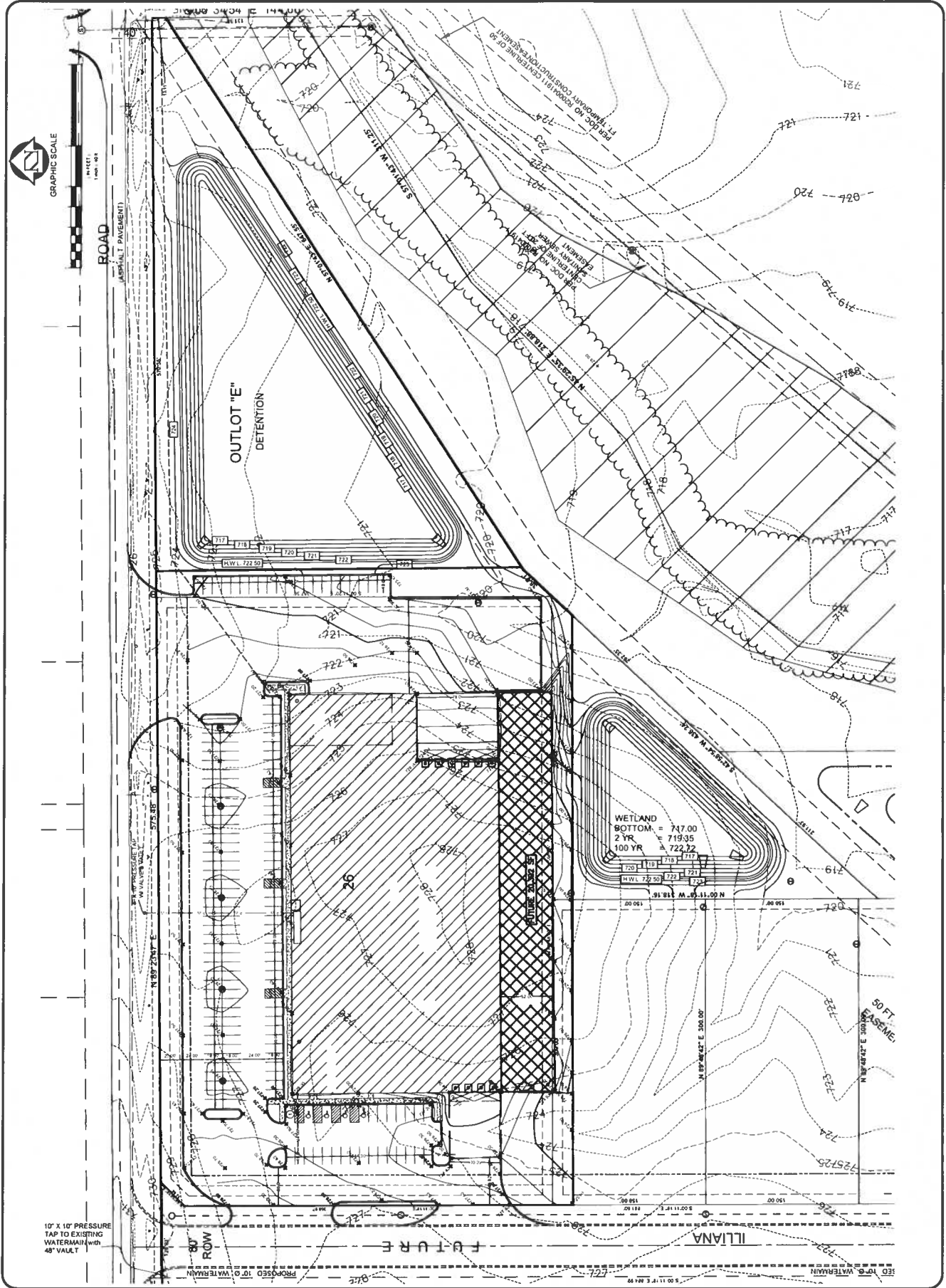


REVISED
 DATE: 05/11/2011
 DRAWN BY: JAS
 CHECKED BY: JAS
 PROJECT NO: 05-043UE

OVERALL TOPOGRAPHY
 LOT 26 & OUTLOT E
 ILLIANA CROSSROADS BUSINESS PARK
 BEECHER, ILLINOIS

DATE: FEB. 14, 2023
 SCALE: 1" = 40'
 DRAWING NO: 05-043UE-1-1
 DRAWN: CDT/MF
 CHECKED: DWO
 SHEET:
 2 of 12
 Project No: 05-043UE





10' X 10' PRESSURE TAP TO EXISTING WATERMAIN WITH 48" VALVE

WETLAND
 BOTTOM = 717.00
 2 YR = 719.35
 100 YR = 722.72

FUTURE

ILLIANA

80' ROW

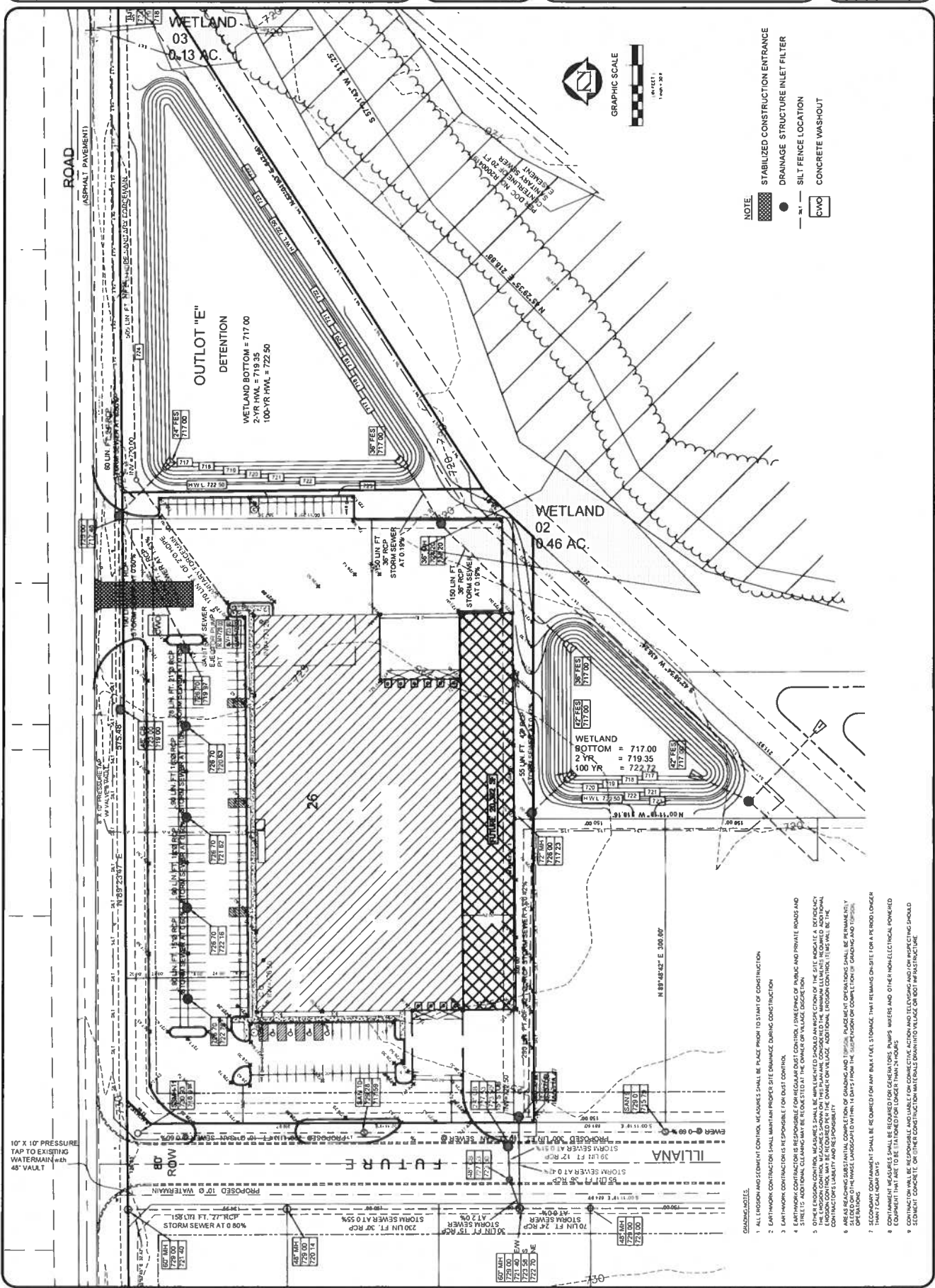
PROPOSED 10' WATERMAIN

10' x 10' PRESSURE TAP TO EXISTING WATERMAIN WITH 48" VALVE

50 FT. EASEMENT

ROAD
 ASPHALT PAVEMENT

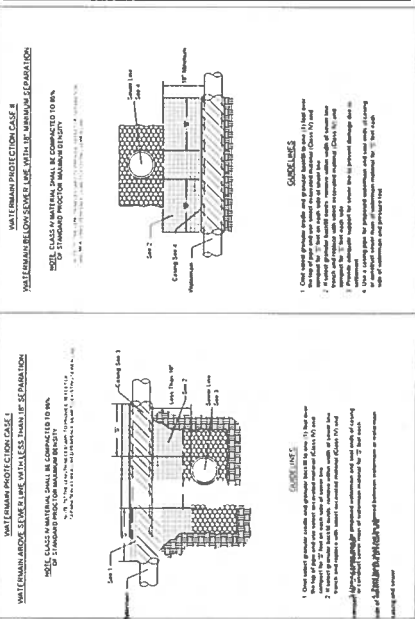
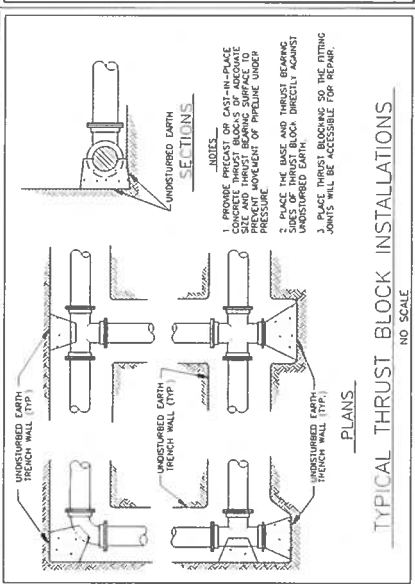
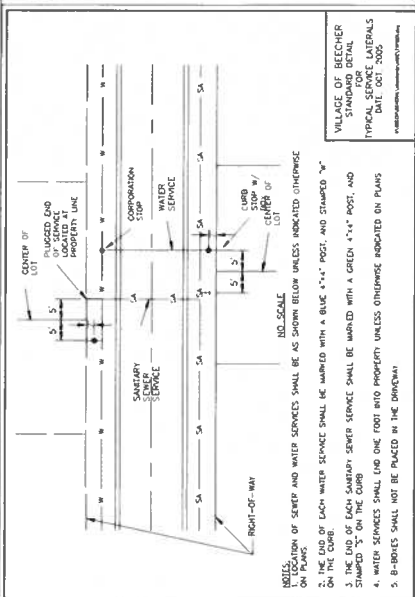
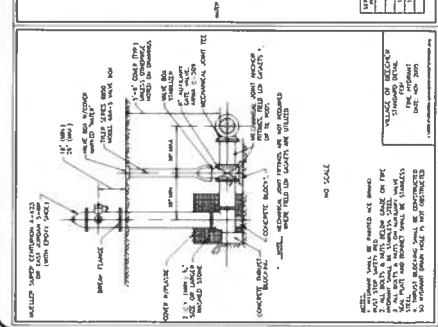
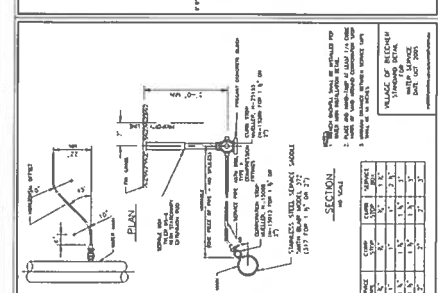
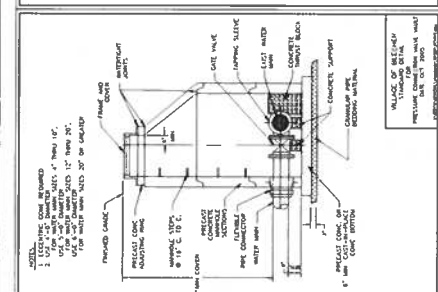
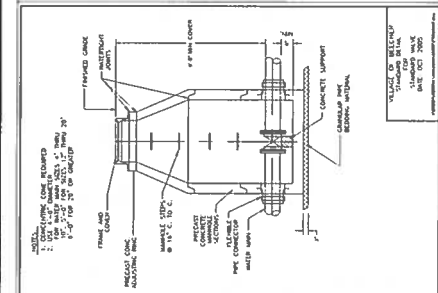
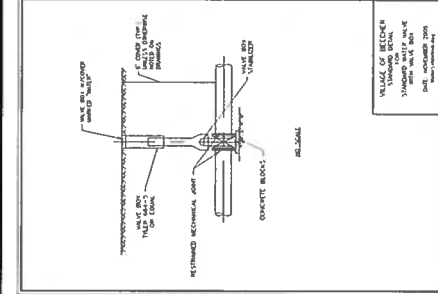
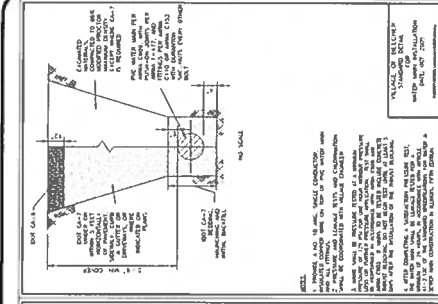
OUTLET "E"
 DETENTION



- NOTE:**
- STABILIZED CONSTRUCTION ENTRANCE
 - DRAINAGE STRUCTURE INLET FILTER
 - SILT FENCE LOCATION
 - CONCRETE WASHOUT



- CONSTRUCTION NOTES:**
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
 2. EARTHWORK CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
 3. EARTHWORK CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL.
 4. EARTHWORK CONTRACTOR IS RESPONSIBLE FOR REGULAR DUST CONTROL, SWEEPING OF PUBLIC AND PRIVATE ROADS AND STREETS. ADDITIONAL CLEANUP MAY BE REQUESTED AT THE DISCRETION OF VILLAGE DISCRETION.
 5. OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS REQUIRED AT THE DISCRETION OF THE VILLAGE ENGINEER. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 6. CONSTRUCTION MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS EROSION AND SEDIMENTATION. ALL STOCKPILES SHALL BE COVERED WITH TARP OR OTHER MEANS TO PREVENT EROSION AND SEDIMENTATION.
 7. SECONDARY CONTAINMENT SHALL BE REQUIRED FOR ALL FUEL STORAGE. THIS REMAINS IN PLACE FOR A PERIOD OF 30 DAYS AFTER COMPLETION OF CONSTRUCTION.
 8. CONSTRUCTION MATERIALS SHALL BE STORED ON CONCRETE, RUMPS, MATS AND OTHER NON-ERODIBLE PAVED OR EQUIPMENT THAT ARE TO BE TYPICAL FOR LONGER THAN 14 HOURS.
 9. CONSTRUCTION SHALL BE RESPONSIBLE FOR CONNECTIVE ACTION AND TIE-BACKING AND FOR REPAIRING SHOULD CONCRETE OR OTHER CONSTRUCTION MATERIALS BE DAMAGED OR NOT REPAIRABLE.



NOTES:
 1. LOCATION OF SEWER AND WATER SERVICES SHALL BE AS SHOWN UNLESS OTHERWISE INDICATED OTHERWISE ON PLANS.
 2. THE END OF EACH SANITARY SEWER SERVICE SHALL BE MARKED WITH A GREEN 4"x4" POST, AND STAMPED "S" ON THE CURB.
 3. THE END OF EACH WATER SERVICE SHALL BE MARKED WITH A GREEN 4"x4" POST, AND STAMPED "W" ON THE CURB.
 4. WATER SERVICES SHALL END ONE FOOT INTO PROPERTY UNLESS OTHERWISE INDICATED ON PLANS.
 5. H-HOOKS SHALL NOT BE PLACED IN THE DRAINWAY.

NOTES:
 1. THRUST BLOCKS SHALL BE CAST IN PLACE COMPLETE THRUST BLOCKS OF ADEQUATE SIZE AND THRUST BEARING SURFACE TO RESIST THE FULL WEIGHT OF PIPELINE UNDER PRESSURE.
 2. PLACE THE BASE AND THRUST BEARING SURFACES OF THRUST BLOCK DIRECTLY AGAINST UNDISTURBED EARTH.
 3. JOINTS WILL BE ACCESSIBLE FOR REPAIR.

NOTES:
 1. CURB SHALL BE CAST IN PLACE WITH THE MANHOLE. CURB SHALL BE CAST IN PLACE WITH THE MANHOLE. CURB SHALL BE CAST IN PLACE WITH THE MANHOLE.
 2. CURB SHALL BE CAST IN PLACE WITH THE MANHOLE. CURB SHALL BE CAST IN PLACE WITH THE MANHOLE. CURB SHALL BE CAST IN PLACE WITH THE MANHOLE.
 3. CURB SHALL BE CAST IN PLACE WITH THE MANHOLE. CURB SHALL BE CAST IN PLACE WITH THE MANHOLE. CURB SHALL BE CAST IN PLACE WITH THE MANHOLE.

VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS

RESOLUTION NO. 2021 - 11

A RESOLUTION ACCEPTING THE EXPLORATORY PROPOSAL FOR ILLIANA CROSSROADS BUSINESS PARK PLANNED UNIT DEVELOPMENT IN THE VILLAGE OF BEECHER.

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, have received the Application and the Exploratory Proposal for Illiana Crossroads Business Park Planned Unit Development filed by Joseph A. Schudt & Associates for the development of approximately 110 acres generally bounded by Church Road on the north, Dixie Highway and Catalpa Street to the east, Miller Street to the south and the Union Pacific Railroad tracks to the west (the “Exploratory Proposal”); and

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, have been advised that the Village of Beecher Planning and Zoning Commission (“PZC”), after proper public notice, conducted a public hearing on July 28, 2021, on the Exploratory Proposal; and

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, have received the PZC favorable recommendation on the Exploratory Proposal subject to conditions; and

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, are aware that the Exploratory Proposal is generally consistent with the land use designation specified in the Beecher Comprehensive Land Use Plan for this area; and

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, having reviewed the Application, the Exploratory Proposal, the PZC recommendation, the Beecher Land Use Plan, and the current Zoning and Subdivision Ordinances, now concur that it is advisable, necessary, and in the best interests of the residents of the Village of Beecher that the Exploratory Proposal be accepted consistent with the PZC conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: That the Board of Trustees hereby ACCEPTS the Exploratory Proposal filed by Joseph A. Schudt & Associates for a zone change to Industrial Planned Unit Development for the approximately 110 acres generally bounded by Church Road on the north, Dixie Highway and Catalpa Street to the east, Miller Street to the south and the Union Pacific Railroad tracks to the west, a copy of the Concept Plan is attached hereto as Exhibit A, and incorporates the Planning and Zoning Commission’s Findings of Fact dated July 28, 2021, with the recommendation and conditions for the Exploratory Proposal, a copy of which is attached hereto as Exhibit B and the proposed *Declaration of Protective Covenants, Conditions,*

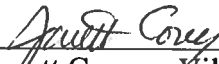
Restrictions, Reservations, and Easements for Illiana Crossroads Business Park of Beecher is attached Exhibit C.

SECTION TWO: That all resolutions or motions or parts of resolutions or motions in conflict with this Resolution are repealed insofar as they conflict.

SECTION THREE: That this Resolution shall be in full force and effect immediately upon its passage by the Village Board and its approval by the President and its publication as provided by law.

SECTION FOUR: That the provisions of this Resolution are severable, and should a court of competent jurisdiction declare any phrase, sentence, clause or section of this Resolution to be invalid and/or unenforceable, such decision shall not affect this Resolution as a whole or any part thereof, other than the part so declared to be invalid and/or unenforceable and the Village Board hereby expressly declares that it would have passed this Resolution even with the invalid and/or unenforceable portion deleted.

PASSED this 9th day of August, 2021.


Jarrett Conner, Village Clerk
Village of Beecher

Ayes: 5
Nays: 0
Abstain: 0
Present: 0

APPROVED by the President of the Village of Beecher this 9th day of August, 2021.

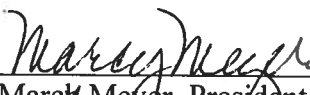
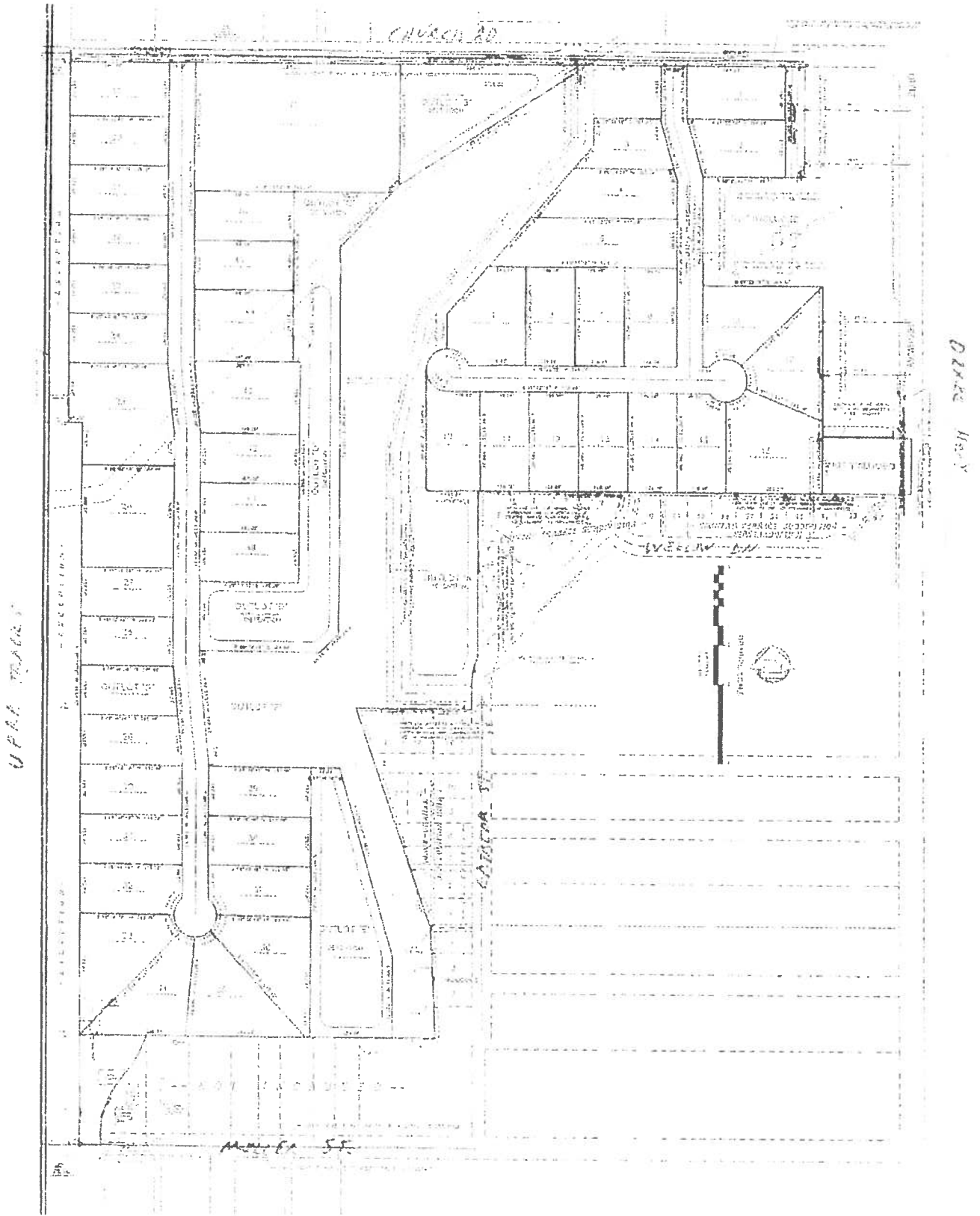

March Meyer, President
Village of Beecher

EXHIBIT A



U.P.A. TRACT

DIXIE HWY

Becken & Blanks
CONSULTING PLAN



Becken & Blanks
CONSULTING PLAN

EXHIBIT "B"



Illiana Crossroad Business Park Planned Unit Development
Public Hearing July 28, 2021
Beecher Planning & Zoning Commission Findings of Fact

The Planning and Zoning Commission identified a number of conditions related to the concept site plan that require further evaluation prior to final approval. However, the Planning and Zoning Commission voted unanimously recommended to the Village Board to take favorable disposition toward zoning the subject property for an Industrial Planned Unit Development. There were several in person and in writing remonstrators.

Findings of Fact:

1. *The site of the proposed Planned Development is not less than twenty (20) acres in area and is under single ownership and/or unified control.*

The proposed PD is approximately one hundred ten (110) acres in size and will be under unified control.

2. *Conservation Design, as provided in the Village Subdivision Ordinance, or elements of Conservation Design, is strongly encouraged for all Planned Developments.*

There is a creek/wetland running north-south through the subject property. The proposed subdivision was designed around the wetland, including approximately fifty-one (51) acres of open space/water retention area to preserve this feature.

3. *The PD will not substantially injure or damage the use value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.*

The Village recently approved a Comprehensive Plan in 2019. This area was evaluated extensively in the plan and was anticipated for a mix of industrial (west of the creek) and senior housing (east of the creek). A number of concept plans to this end were also included in the Comprehensive Plan.

Since the adoption of the Comprehensive Plan, the Village has actively marketed the site for senior housing but has been unsuccessful in generating interest in the site for such a use.

The proposed industrial park is generally consistent with the Comprehensive Plan, which calls for significant industrial development in this area of the Village. However, appropriate screening and buffering of the existing residential neighborhoods should be provided to protect the residents.

4. *The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated by the developer.*

teska associates inc

The applicant has suggested that the proposed industrial park will greatly benefit the Village and existing businesses, by providing industrial development sites for complimentary food-related businesses. The proposed industrial park would be the largest industrial development in the history of the Village and could generate significant employment opportunities. The recently approved Enterprise Zone and Tax Increment Financing District were adopted precisely to attract such a development.

5. *The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, and police and fire protection.*

The preliminary plan was reviewed by Village staff and Teska. A meeting was held on June 17, 2021 to review the plan. All relevant issues were discussed and addressed. There were a number of requests made by the fire department, which have since been resolved. The project as presented would not place an undue burden on public facilities and services.

6. *The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.*

The petitioner has stated that construction of the project will occur in phases. Project scheduling should be proposed and clarified prior to approval of a final plan and plat.

7. *The street system serving the PD is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the Planned Development will be adequate to serve the residents or occupants of the proposed development.*

The subject property is served by Church Rd to the north, a local street that experiences an average traffic count of 2,175. Dixie Highway to the east, an arterial, with an average traffic volume of 8,600. The Village Engineer should comment on the adequacy of the proposed street layout, particularly as it relates to truck circulation throughout the site.

A traffic study was requested by the Commission and will be submitted by the applicant for review prior to final approval.

8. *When a Planned Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.*

The petitioner has submitted draft covenants that cover common areas, building architecture, permitted uses, lighting, etc. These covenants address most of the concerns of the Planning and Zoning Commission, and the comments of the residents.

9. *The General Development Plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non-residential uses and structures and public facilities as are necessary for the welfare of the Planned Development and the Village.*

All necessary easements are provided on the plat and are being reviewed by the Village. Draft covenants have been submitted as well.

10. *The developer shall provide and record easements and covenants and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the General Development Plan and to protect the public interest in the event of abandonment of said plan before completion.*

Requirements for financial guarantees relating to performance should be negotiated between the Village and petitioner prior to final approval.

11. *Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it are consistent with the general interest of the public.*

The subject property is intended to be developed as industrial, which is in conflict with the zoning ordinance but generally consistent with the comprehensive plan. Minor deviations from the subdivision ordinance are also required, such as the length of cul-de-sacs, which are required to accommodate development without disturbing the existing wetlands. Such deviations from the subdivision ordinance have been reviewed by staff and the fire department.

The Planning and Zoning Commission recommends approval of the exploratory proposal, subject to approval of the Preliminary Plan for the project, with the following conditions:

1. A traffic study will be required to identify any improvements required on Church Road and the intersection of Church Road and Dixie Highway.
2. A berm and dense landscaping area must be fully developed on the south side of the project east of the creek to provide screening and noise reduction to existing residents and appropriate screening shall be developed and approved for all other abutting residences.
3. The proposed *Declaration of Protective Covenants, Conditions, Restrictions, Reservations, and Easements for Illiana Crossroads Business Park of Beecher* ("Covenants") consisting of 9 pages must be executed and recorded in a substantially similar manner as presented. The Covenants provide all buildings shall have fire sprinkler systems; prohibit outdoor storage unless approved by the Village; provide screening requirements for mechanical systems; and building material requirements.
4. A photometric site plan shall be provided which provided minimum light trespass at the property lines and requires light shields to direct light.
5. Teska shall prepare a study on the potential affect to the value of the residents adjacent to the proposed project.
6. All lots shall be interior facing with a no access restriction of lots along Church Road
7. Require 42' street back of curb to back of curb to be installed.
8. Engineering must show no adverse stormwater issues for abutting residences

EXHIBIT "C"

**DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS,
RESTRICTIONS, RESERVATIONS,
AND EASEMENTS FOR
ILLIANA CROSSROADS BUSINESS
PARK OF BEECHER**

MAIL TO and PREPARED BY:

WITNESSETH:

WHEREAS, Illiana Crossroads Business Park of Beecher, LLC is the legal Titleholder of the following described real property located in the Village of Beecher, County of Will and State of Illinois and described as follows:

Commonly Known As: Illiana Crossroads Business Park of Beecher, Beecher, IL 60401

- Permanent Index Number: 22-22-16-100-008-0000
- 22-22-16-100-009-0000
- 22-22-16-100-004-0000
- 22-22-16-300-001-0000
- 22-22-16-300-012-0000

See Attached Exhibit 'A' Legal Description.

(Hereinafter referred to as Illiana Crossroads Business Park of Beecher); which is more specifically delineated on Plat of Subdivision recorded in Will County, Illinois as Document No. _____.

WHEREAS, the Owner desires to establish for its own benefit and for the mutual benefit of all future owners or occupants of the Property or any part of the Property, and intends that all future owners, occupants, mortgagees, and any other persons acquiring any interest in the Property shall hold the interest subject to certain rights, easements and privileges in, over and upon the Property and certain mutually beneficial restrictions and obligations with respect to the proper use, conduct and maintenance of the Property, set forth below, all of which are declared to be in furtherance of a plan to promote and protect the cooperative aspects of the Property and are established for the purpose of enhancing and perfecting the value, desirability and attractiveness of the Property;

WHEREAS, each lot shall continue to be subject to such restrictions as set forth in this document until and unless the owner or owners of two-thirds in number of the lots shall file in the office of the Recorder of Deeds of Will County, Illinois, a written statement signed and acknowledged by such owner or owners stating that such restrictions or certain portions thereof shall become ineffective. The date of recording of such written statement shall be the effective date thereof.

NOW THEREFORE, the Owner, as the legal title holder of the real estate described, and for the purposes set forth above, **DECLARES AS FOLLOWS**:

ARTICLE I

DEFINITIONS

(a) "Building Site" - shall mean any subdivided parcel of land identified as a lot, by a legal description in the original plat of subdivision of subject industrial park. If two or more lots are acquired by the same purchasers and are adjacent to one another subject lots may be combined to form one building site. Conversely if a lot acquired by the purchasers meets the requirements set forth by the municipalities as to division of parcels of land then subject lot may be divided.

(b) "Declaration" means this instrument, by which the property is encumbered, as provided below, and as such Declaration is amended from time to time.

(c) "Developer" means Illiana Crossroads Business Park of Beecher, LLC, its successors and assigns.

(d) "Improvements" - shall mean but not be limited to buildings, parking areas, loading areas, fences, walls, landscaping, foliage, poles, signs, and any structures of any kind or type.

(e) "Owner" means Illiana Crossroads Business Park of Beecher, LLC

(f) "Property" means all the land and space described in Exhibit 'A' attached hereto, comprising the building site(s), and all improvements and structures erected, constructed or contained in or on the land, including any buildings and all easements; rights and appurtenances belonging to any building, and all fixtures and equipment intended for the mutual use, benefit or enjoyment of the building site owner(s).

ARTICLE II

REGULATIONS OF IMPROVEMENTS

1. a) No noxious or offensive trades, services, or activities shall be conducted on any building site nor shall anything be done thereon which may be or become an annoyance or nuisance to the owners of other building sites as defined herein, by reason of unsightliness or the excessive emission of fumes, odors, glare, vibration, gases, radiation, dust, liquid waste, smoke or noise.

b) Business facilities that conduct any operations with or store or use in the process of any industrial use on subject property, any chemical listed on the Consolidated List of Chemicals subject to the Emergency Planning and Community Right-To-Know Act (EPCRA) shall first receive plan approval of the Village of Beecher and the Beecher Fire Protection District.

c) All buildings shall have a zero (0) square foot requirement for building fire sprinkling systems, meaning that all buildings shall be provided with a fire sprinkler system and be approved by the Beecher Fire Protection District.

2. No buildings shall be constructed, erected, placed, altered, maintained or permitted on any site until plans and specifications have been approved by the Architectural Control Committee of the developers of the business park and a building permit has been approved by the Village of Beecher.

3. Passenger parking shall be maintained on each site with facilities for parking, passenger loading and unloading, sufficient to serve the business conducted thereon without using adjacent streets therefore. The number and size of parking spaces and driveways must satisfy the ordinances of the Village of Beecher. Parking areas, access drives, and loading areas shall be paved with an impervious substance such as asphalt or concrete as required by the Village of Beecher. All curbing and gutters shall be per the ordinances of the Village of Beecher.

4. Freight loading and unloading shall be designed and located on each site so that vehicles cannot be loaded or unloaded on a street.

5. a) No outside storage shall be permitted as to materials, supplies, equipment, finished or semifinished products, or articles unless shielded by an architecturally pleasing fence, wall or planted materials to effectively screen them from the view of adjacent properties and streets. Subject enclosures must be in compliance with ordinances of the Village of Beecher. Storage shall be permitted only beyond the front face of the principal building on each site.

b) Mechanical, electrical and/or heating and cooling equipment forward of the rear face of the principal building shall be effectively screened from view by fencing, wall or planted materials.

c) Business lots that back up to Lots 5 through 10 in County Terrace Subdivision and Lots 54 through 60 in Country Terrace Subdivision First Addition shall be provided with rear yard screening adjacent to the rear lot line of the business park. Screening shall consist of a four (4) foot high earthen berm with minimum six (6) foot high landscape plant material.

d) Site and exterior lighting shall be Dark Sky Friendly Lighting. Lighting shall only be on when needed, shall only light the area that is required to be lit, shall be no brighter than necessary, shall minimize blue light emissions and shall be fully shielded from adjoining properties.

6. Landscaping shall be maintained on each lot and all plantings thereon shall be in good health and appearance.

7. Vacant lots shall be kept free of debris and shall be maintained by the owners of each lot. If maintenance is not performed, the Village of Beecher may maintain subject parcel and charge the owners of each lot accordingly.

8. All sites and improvements shall be maintained in good order, repair and condition.

9. Building specifications shall be subject to approval by the developers and the Village of Beecher and shall be constructed out of steel, masonry, pre-cast concrete or wood. All Exterior walls of structure that face the front (streets) area of the property shall be a minimum of 50% Decorative Concrete Masonry Units, Face Brick or Pre-cast construction. On site electrical, telephone and communication utility lines will be provided by public utility companies to the lots. Individual Lot Owners shall coordinate with public utility companies to provide individual lot services to each business.

10. All electrical and mechanical apparatus, equipment, and fixtures (other than exterior light fixtures), conduit, vents, flues, vents, and pipes shall be erected in such a manner as to be screened from view and shall be architecturally treated in a manner acceptable to and to the extent permissible by the Village of Beecher and the Utility Companies. All exterior light fixtures shall be erected per individual discretion the Developer and/or their appointed representative(s).

11. All exterior signs shall be subject to the Village of Beecher ordinances as to size, type, and construction thereof.

12. The Developer's Architectural Control Committee ("Committee") shall consist of the Developer and/or their appointed representative appointed from time to time by the Developer. The Architectural Control Committee shall approve the type of improvements to be erected on the building sites. No improvement shall be constructed, erected, placed, altered, maintained or permitted on any Building Site unless the Committee shall have first issued its written approval of plans and specifications therefor, which plans and specifications shall show, among, other things: plat layout and all exterior elevations, materials and colors, signs and landscaping, number and size of parking spaces, driveways, grading, easements and utilities, proposed building use and number of employees and other information as may be requested by the Committee. At least 30 days prior to commencement of any work contemplated, such plans and specifications shall be submitted in writing under the signature of the owner of the Building Site or the owner's authorized agent, for Committee approval.

13(a). The Committee shall base its review on the adequacy of the Building Site Plans; the effect of the proposed location and use on the development or maintenance of improvements on neighboring building sites, the proposed operations and uses; the effect upon neighboring sites of the topography, grade and finished ground elevation proposed for the site; coordination of landscaping within the site or with neighboring sites; facing of the front (street side) elevation with respect to nearby streets, style and design of signs; the extent to which the design of all proposed elevations is integrated and any other criteria the Committee deems relevant. The Committee shall not arbitrarily or unreasonably withhold its approval of such plans and specifications.

(b) If the Committee fails to approve such plans and specifications (including resubmission of rejected plans and specifications which have been revised) within thirty (30) days after the same have been submitted (provided that all required information has been submitted), it shall be conclusively presumed that said plans and specifications have been approved subject however, to the restrictions contained in Article II hereof. The Committee shall notify the Owner of the building site in writing upon receipt of all required plans and specifications and the aforesaid 30-day period shall commence on the date of the Committee's notice.

(c) Neither the Committee nor any member thereof shall be responsible to the building site Owner or to any other person, firm, corporation or entity, for the structural design or architectural validity of all or any portion of any plans and specifications submitted to the Committee nor shall the Committee nor any member thereof be liable to any building site Owner or person having any interest in a building site for any act or failure to act on any application submitted to the Committee. Each Owner agrees by accepting title or any interest in any building site that the Committee and each member thereof shall be immune from suit or liability in accordance with the foregoing.

(d) In the event a property owner or potential purchaser desires variances of any Village zoning regulation or regulations, or desires to deviate from any of these covenants, a Variance according to the Village of Beecher Variance process may be pursued, subsequent first to request to and approval of the Architectural Control Committee.

14. Long term management of Outlots A, B, C, D, E, F and G will be the responsibility of the Illiana Crossroads Business Park of Beecher Business Owners Association (B.O.A.) per the following criteria: Outlots will be owned and maintained by the Owner/Developer who will be responsible for the proper maintenance and monitoring, and will be subject to any requirements of the permitting agencies. Upon the sale of sixty (60) percent of lots within the development, the Outlots will be deeded to the B.O.A. and maintenance and monitoring shall become the responsibility of the B.O.A.

15. Limitations on Business Use

a) The lot purchaser, business owner and/or operator of each business covenants and agrees that it shall not use or permit the use of the lands or any building on the lands for any purpose associated with the sale, cultivation, growing, use or dispensing of any cannabis or cannabis related materials, product or products.

b) The lot purchaser, business owner and/or operator of each business covenants and agrees that it shall not use or permit the use of land or any building on the lands for any purpose associated with a "Gentlemen's Club", Exotic Dance Club, Strip Club or any such related or similar type use of business.

16. Nothing herein contained shall relieve the Owner of said Lot from fully complying with any Ordinance or Regulation of the Village of Beecher. Any modifications to these covenants and restrictions shall be subject to review and approval by the Village of Beecher.

17. Rights to Enforce - The Committee shall have the exclusive right to enforce the provisions of these protective covenants, without obligation or liability.

18. Nothing herein contained shall relieve the Owner of any building site from fully complying with any Ordinance or Regulation of the Village of Beecher.

ILLIANA CROSSROADS BUSINESS PARK OF BEECHER

BY: ILLIANA CROSSROADS BUSINESS PARK OF BEECHER, LLC, an Illinois limited liability company

BY: _____
Member Manager

BY: _____
Member Manager

Date: _____

Date: _____

THIS SPACE IS INTENTIONALLY LEFT BLANK.

EXHIBIT 'A'

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALSO DESCRIBED AS PART OF LOTS 15 AND 16), AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, (ALSO DESCRIBED AS THE WEST 1/2 OF LOT 14), SAID LOTS BEING IN THE SUBDIVISION OF SAID SECTION 16, AS MADE BY TRUSTEES OF SCHOOLS OF SAID TOWNSHIP AND RANGE, EXCEPTING FROM THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, THE EAST 328 FEET 2 INCHES OF THE NORTH 328 FEET AND 2 INCHES THEREOF; ALSO EXCEPTING THE SOUTH 830 FEET OF THE NORTH 1158 FEET 2 INCHES OF THE EAST 272 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16; AND ALSO EXCEPTING FROM ALL OF SAID LAND THAT PORTION THEREOF CONVEYED TO THE CHICAGO DANVILLE AND VINCENNES RAILROAD COMPANY AND TO THE CHICAGO AND EASTERN ILLINOIS RAILROAD COMPANY; ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 328 FEET 2 INCHES OF SAID NORTHWEST 1/4 WITH THE WEST LINE OF THE EAST 272 FEET OF THE NORTHWEST 1/4 OF SECTION 16, THENCE SOUTH ON THE LAST DESCRIBED COURSE 371 FEET AND 10 INCHES TO THE SOUTH LINE OF THE NORTH 700.00 FEET OF SAID NORTHWEST 1/4; THENCE WEST ON THE LAST DESCRIBED LINE 366.00 FEET TO THE WEST LINE OF THE EAST 638.00 FEET OF SAID NORTHWEST 1/4; THENCE NORTH ON THE LAST DESCRIBED LINE 330.00 FEET TO THE SOUTH LINE OF THE NORTH 370 FEET OF SAID NORTHWEST 1/4; THENCE EAST ON THE LAST DESCRIBED LINE 309 FEET 10 INCHES, TO THE WEST LINE OF THE EAST 328 FEET AND 2 INCHES OF SAID NORTHWEST 1/4; THENCE NORTH ON THE LAST DESCRIBED LINE 41 FEET 10 INCHES TO THE SOUTH LINE OF THE NORTH 328 FEET AND 2 INCHES OF SAID NORTHWEST 1/4; THENCE EAST ON THE LAST DESCRIBED LINE 56 FEET AND 2 INCHES TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALSO DESCRIBED AS PART OF LOTS 15 AND 16), AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, (ALSO DESCRIBED AS THE WEST 1/2 OF LOT 14), SAID LOTS BEING IN THE SUBDIVISION OF SAID SECTION 16, AS MADE BY THE TRUSTEES OF SCHOOLS OF SAID TOWNSHIP AND RANGE, BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 14 IN SCHOOL TRUSTEES SUBDIVISION WITH THE EAST RIGHT OF WAY LINE OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD; THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS WEST A DISTANCE OF 861.13 FEET ALONG LAST SAID EAST RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS WEST A DISTANCE OF 41.00 FEET ALONG LAST SAID LINE; THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS WEST A DISTANCE OF 1127.19 FEET TO THE NORTH LINE OF SAID LOT 16 IN SCHOOL TRUSTEES SUBDIVISION; THENCE NORTH 89 DEGREES 23 MINUTES 50 SECONDS EAST A DISTANCE OF 1600.78 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 35 SECONDS EAST A DISTANCE OF 679.50 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS WEST A DISTANCE OF 168.42 FEET; THENCE SOUTH 64 DEGREES 06 MINUTES 21 SECONDS WEST A DISTANCE OF 177.87 FEET; THENCE SOUTH 37 DEGREES 03 MINUTES 03 SECONDS WEST A DISTANCE OF 331.28 FEET; THENCE SOUTH 18 DEGREES 26 MINUTES 00 SECONDS WEST A DISTANCE OF 159.89 FEET; THENCE SOUTH 36 DEGREES 58 MINUTES 56 SECONDS EAST A DISTANCE OF 162.76 FEET; THENCE SOUTH 70 DEGREES 45 MINUTES 55 SECONDS EAST A DISTANCE OF 81.17 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 53.52 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 505.29 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 200.00 FEET AND AN ARC DISTANCE OF 83.06 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 76.95 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS WEST

A DISTANCE OF 1190.75 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED BY DEED R2009-035711, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16 WITH THE SOUTH LINE OF LOT 15 IN SAID SUBDIVISION OF SECTION 16; THENCE SOUTH 89 DEGREES 28 MINUTES 28 SECONDS WEST 272.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 272.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE NORTH 00 DEGREES 13 MINUTES 35 SECONDS WEST 169.59 FEET ALONG LAST SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 1158.17 FEET OF SAID NORTHWEST 1/4; THENCE NORTH 89 DEGREES 23 MINUTES 49 SECONDS EAST 272.01 FEET ALONG SAID LAST LINE TO THE EAST LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 13 MINUTES 35 SECONDS EAST 169.96 FEET ALONG LAST SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

AND ALSO

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALSO DESCRIBED AS PART OF LOTS 15 AND 16), AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, (ALSO DESCRIBED AS THE WEST 1/4 OF LOT 14), SAID LOTS BEING IN THE SUBDIVISION OF SAID SECTION 16, AS MADE BY THE TRUSTEES OF SCHOOLS OF SAID TOWNSHIP AND RANGE, BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 14 IN SCHOOL TRUSTEES SUBDIVISION WITH THE EAST RIGHT OF WAY LINE OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD; THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS WEST A DISTANCE OF 861.13 FEET ALONG LAST SAID EAST RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS WEST A DISTANCE OF 41.00 FEET ALONG LAST SAID LINE; THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS WEST A DISTANCE OF 1127.19 FEET TO THE NORTH LINE OF SAID LOT 16 IN SCHOOL TRUSTEE SUBDIVISION; THENCE NORTH 89 DEGREES 23 MINUTES 50 SECONDS EAST A DISTANCE OF 1600.78 FEET TO A NORTHWEST CORNER OF PROPERTY DESCRIBED IN A DEED RECORDED AS DOCUMENT NUMBER R2012-070105; THENCE SOUTH 00 DEGREES 13 MINUTES 35 SECONDS EAST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 679.50 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 168.42 FEET; THENCE SOUTH 64 DEGREES 06 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 177.87 FEET; THENCE SOUTH 37 DEGREES 03 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 331.28 FEET; THENCE SOUTH 18 DEGREES 26 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 159.89 FEET; THENCE SOUTH 36 DEGREES 58 MINUTES 56 SECONDS EAST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 162.76 FEET; THENCE SOUTH 70 DEGREES 45 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 81.17 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 53.52 FEET TO THE NORTHWEST CORNER OF COUNTRY TERRACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R72-6091; THENCE SOUTH 00 DEGREES 12 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 505.29 FEET TO A POINT OF A CURVE, BEING THE WESTERLY LINE OF CATALPA STREET; THENCE SOUTHERLY, ALONG SAID WESTERLY LINE, ON A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 200.00 FEET AND AN ARC DISTANCE OF 83.06 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 19 SECONDS EAST, ALONG SAID WESTERLY LINE, 76.95 FEET TO THE NORTHEAST CORNER OF CHUCK ON IK'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2011-72066; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF CHUCK ON IK'S SUBDIVISION AND THE SOUTH LINE OF AFORESAID LOT 14, A DISTANCE OF 1190.75 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART, IF ANY, FALLING IN LAND CONVEYED TO THE CHICAGO DANVILLE

AND VINCENNES RAILROAD COMPANY AND TO THE CHICAGO AND EASTERN ILLINOIS RAILROAD COMPANY), IN WILL COUNTY, ILLINOIS.

AND ALSO

THAT PART OF LOT 13 AND THE NORTH 1/2 OF LOT 12 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, LYING WEST OF THE WEST LINE OF KONOW-GRAHAM'S THIRD ADDITION AND LYING EAST OF THE EAST RIGHT OF WAY LINE OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD COMPANY, IN WILL COUNTY, ILLINOIS.

VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS

ORDINANCE NO. 1370

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ILLIANA CROSSROADS PARK OF BEECHER, LLC FOR A PLANNED DEVELOPMENT UNDER THE ZONING ORDINANCE OF THE VILLAGE OF BEECHER.

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, have received a Special Use Permit Application for Industrial Planned Development for the property legally described on Exhibit A, attached hereto (hereinafter the "Premises") to allow an Industrial Planned Development; and

WHEREAS, the Premises are currently vacant and zoned R-1 Planned Development under the Zoning Ordinance of the Village of Beecher (hereinafter the "Zoning Ordinance"), codified as Chapter 1 of Title 10 of the Village Code of the Village of Beecher (hereinafter the "Village Code"); and

WHEREAS, pursuant to proper legal notice, the Planning and Zoning Commission of the Village of Beecher conducted a public hearing on the preliminary plan for the Special Use Permit application for Industrial Planned Development on March 24, 2022, pursuant to Section 12.12. of the Zoning Ordinance and has determined that it would not pose a negative effect on property values in the area nor will it be unreasonably detrimental to the public health, safety or general welfare and has unanimously recommended that the Village Board approve the Petitioner's Special Use Permit for Industrial Planned Development subject to conditions; and

WHEREAS, the Corporate Authorities of this Village of Beecher, Will County, Illinois, having reviewed the current provisions of the Zoning Ordinance, the Planning and Zoning Commission findings of fact, and the Petitioner's request, now finds that its approval of this Application would not be inconsistent with surrounding uses nor be contrary to the intent of the Zoning Code of the Village provided certain conditions are met and would be in the best interests of the residents of this Village and the approval of this Application will promote the health, safety, morals and general welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: After receiving the recommendation for approval from the Planning and Zoning Commission for the Special Use for Industrial Planned Development for the property legally described on Exhibit A, in Beecher, Illinois, the Corporate Authorities of the Village of Beecher, Will County, Illinois, adopt the Findings of Fact made by the Planning and Zoning Commission, a true and correct copy of which is marked as Exhibit B, attached hereto and incorporated by reference as if fully set forth herein and additionally find as follows:

- a. The Special Use is deemed necessary for the public convenience at the location;

- b. The Special Use is so designated, located and proposed to be operated that the public health safety and welfare will be protected; and
- c. The Special Use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

SECTION TWO: That the Premises legally described on Exhibit A in Beecher are hereby granted a Special Use Permit for Industrial Planned Development in compliance with the preliminary plan submitted provided the following conditions are met:

1. Compliance with Baxter & Woodman engineering review letter dated March 17, 2022;
2. Providing appropriate screening and buffering to existing residential neighborhood as determined and approved by Planning and Zoning Commission with any Final Plat submission;
3. Establishment of performance guarantee and posting at the time of Final Plat approval;
4. Compliance with Final Plat requirements in Section 12.12 of Zoning Ordinance;
5. Permitted Uses in Industrial Planned Development are listed in Section 9.05 of the Zoning Ordinance and all such uses shall comply with the requirements of Section 9.00 of the Zoning Ordinance;
6. Finalizing and recording of Declaration of Protective Covenants, conditions, Restrictions, Reservations and Easement for Illiana Crossroads Business Park of Beecher in substantially similar form as provided for preliminary plan; and
7. Any Buildings and structures on Lots 15, 16, 17, and 18 on the Preliminary Plat shall not exceed a height of thirty (30) feet unless otherwise approved by the Village Board.

SECTION THREE: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law, and is enacted pursuant to the statutory non-Home Rule Authority of the Village of Beecher as granted by 65 ILCS 5/11-13-1, *et seq.*

SECTION FOUR: This Ordinance is subject to change or amendment in accordance with the regular procedures of the Village of Beecher and the owner and the subsequent owners of any property affected by this Ordinance should recognize the right of the Village of Beecher in this regard when contemplating any investment or expenditure of money.

SECTION FIVE: That failure of the owner or other party in interest, or a subsequent owner or other party in interest, to comply with the terms of this Ordinance, after execution of this Ordinance, shall subject the owner or party in interest to the penalties set forth in the Village Zoning Ordinance, and/or termination of the special use after notice and public hearing in accordance with the procedures required by statute and the Village Zoning Ordinance.


PASSED and **APPROVED** this 11th day of April, 2022.

Yeas: 6

Nays: 0

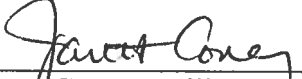
Abstain: 0

Present: 0



Marcy Meyer, Village President

ATTEST:



Janet Conner, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALSO DESCRIBED AS PART OF LOTS 15 AND 16), AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, (ALSO DESCRIBED AS THE WEST 1/2 OF LOT 14), SAID LOTS BEING IN THE SUBDIVISION OF SAID SECTION 16, AS MADE BY TRUSTEES OF SCHOOLS OF SAID TOWNSHIP AND RANGE, EXCEPTING FROM THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, THE EAST 328 FEET 2 INCHES OF THE NORTH 328 FEET AND 2 INCHES THEREOF; ALSO EXCEPTING THE SOUTH 830 FEET OF THE NORTH 1158 FEET 2 INCHES OF THE EAST 272 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16; AND ALSO EXCEPTING FROM ALL OF SAID LAND THAT PORTION THEREOF CONVEYED TO THE CHICAGO DANVILLE AND VINCENNES RAILROAD COMPANY AND TO THE CHICAGO AND EASTERN ILLINOIS RAILROAD COMPANY; ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 328 FEET 2 INCHES OF SAID NORTHWEST 1/4 WITH THE WEST LINE OF THE EAST 272 FEET OF THE NORTHWEST 1/4 OF SECTION 16, THENCE SOUTH ON THE LAST DESCRIBED COURSE 371 FEET AND 10 INCHES TO THE SOUTH LINE OF THE NORTH 700.00 FEET OF SAID NORTHWEST 1/4; THENCE WEST ON THE LAST DESCRIBED LINE 366.00 FEET TO THE WEST LINE OF THE EAST 638.00 FEET OF SAID NORTHWEST 1/4; THENCE NORTH ON THE LAST DESCRIBED LINE 330.00 FEET TO THE SOUTH LINE OF THE NORTH 370 FEET OF SAID NORTHWEST 1/4; THENCE EAST ON THE LAST DESCRIBED LINE 309 FEET 10 INCHES, TO THE WEST LINE OF THE EAST 328 FEET AND 2 INCHES OF SAID NORTHWEST 1/4; THENCE NORTH ON THE LAST DESCRIBED LINE 41 FEET 10 INCHES TO THE SOUTH LINE OF THE NORTH 328 FEET AND 2 INCHES OF SAID NORTHWEST 1/4; THENCE EAST ON THE LAST DESCRIBED LINE 56 FEET AND 2 INCHES TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALSO DESCRIBED AS PART OF LOTS 15 AND 16), AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, (ALSO DESCRIBED AS THE WEST 1/2 OF LOT 14), SAID LOTS BEING IN THE SUBDIVISION OF SAID SECTION 16, AS MADE BY THE TRUSTEES OF SCHOOLS OF SAID TOWNSHIP AND RANGE, BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 14 IN SCHOOL TRUSTEES SUBDIVISION WITH THE EAST RIGHT OF WAY LINE OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD; THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS WEST A DISTANCE OF 861.13 FEET ALONG LAST SAID EAST RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS WEST A DISTANCE OF 41.00 FEET ALONG LAST SAID LINE; THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS WEST A DISTANCE OF 1127.19 FEET TO THE NORTH LINE OF SAID LOT 16 IN SCHOOL TRUSTEES SUBDIVISION; THENCE NORTH 89 DEGREES 23 MINUTES 50 SECONDS EAST A DISTANCE OF 1600.78 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 35 SECONDS EAST A DISTANCE OF 679.50 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS WEST A DISTANCE OF 168.42 FEET; THENCE SOUTH 64 DEGREES 06 MINUTES 21 SECONDS WEST A DISTANCE OF 177.87 FEET; THENCE SOUTH 37 DEGREES 03 MINUTES 03 SECONDS WEST A DISTANCE OF 331.28 FEET; THENCE SOUTH 18 DEGREES 26 MINUTES 00 SECONDS WEST A DISTANCE OF 159.89 FEET; THENCE SOUTH 36 DEGREES 58 MINUTES 56 SECONDS EAST A DISTANCE OF 162.76 FEET; THENCE SOUTH 70 DEGREES 45 MINUTES 55 SECONDS EAST A DISTANCE OF 81.17 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 53.52 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 505.29 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 200.00 FEET AND AN ARC DISTANCE OF 83.06 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 76.95 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS WEST

A DISTANCE OF 1190.75 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED BY DEED R2009-035711, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16 WITH THE SOUTH LINE OF LOT 15 IN SAID SUBDIVISION OF SECTION 16; THENCE SOUTH 89 DEGREES 28 MINUTES 28 SECONDS WEST 272.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 272.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE NORTH 00 DEGREES 13 MINUTES 35 SECONDS WEST 169.59 FEET ALONG LAST SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 1158.17 FEET OF SAID NORTHWEST 1/4; THENCE NORTH 89 DEGREES 23 MINUTES 49 SECONDS EAST 272.01 FEET ALONG SAID LAST LINE TO THE EAST LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 13 MINUTES 35 SECONDS EAST 169.96 FEET ALONG LAST SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

AND ALSO

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALSO DESCRIBED AS PART OF LOTS 15 AND 16), AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, (ALSO DESCRIBED AS THE WEST 1/4 OF LOT 14), SAID LOTS BEING IN THE SUBDIVISION OF SAID SECTION 16, AS MADE BY THE TRUSTEES OF SCHOOLS OF SAID TOWNSHIP AND RANGE, BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 14 IN SCHOOL TRUSTEES SUBDIVISION WITH THE EAST RIGHT OF WAY LINE OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD; THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS WEST A DISTANCE OF 861.13 FEET ALONG LAST SAID EAST RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS WEST A DISTANCE OF 41.00 FEET ALONG LAST SAID LINE; THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS WEST A DISTANCE OF 1127.19 FEET TO THE NORTH LINE OF SAID LOT 16 IN SCHOOL TRUSTEE SUBDIVISION; THENCE NORTH 89 DEGREES 23 MINUTES 50 SECONDS EAST A DISTANCE OF 1600.78 FEET TO A NORTHWEST CORNER OF PROPERTY DESCRIBED IN A DEED RECORDED AS DOCUMENT NUMBER R2012-070105; THENCE SOUTH 00 DEGREES 13 MINUTES 35 SECONDS EAST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 679.50 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 168.42 FEET; THENCE SOUTH 64 DEGREES 06 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 177.87 FEET; THENCE SOUTH 37 DEGREES 03 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 331.28 FEET; THENCE SOUTH 18 DEGREES 26 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 159.89 FEET; THENCE SOUTH 36 DEGREES 58 MINUTES 56 SECONDS EAST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 162.76 FEET; THENCE SOUTH 70 DEGREES 45 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 81.17 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID DEED R2012-070105, A DISTANCE OF 53.52 FEET TO THE NORTHWEST CORNER OF COUNTRY TERRACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R72-6091; THENCE SOUTH 00 DEGREES 12 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 505.29 FEET TO A POINT OF A CURVE, BEING THE WESTERLY LINE OF CATALPA STREET; THENCE SOUTHERLY, ALONG SAID WESTERLY LINE, ON A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 200.00 FEET AND AN ARC DISTANCE OF 83.06 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 19 SECONDS EAST, ALONG SAID WESTERLY LINE, 76.95 FEET TO THE NORTHEAST CORNER OF CHUCK ON IK'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2011-72066; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF CHUCK ON IK'S SUBDIVISION AND THE SOUTH LINE OF AFORESAID LOT 14, A DISTANCE OF 1190.75 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART, IF ANY, FALLING IN LAND CONVEYED TO THE CHICAGO DANVILLE

AND VINCENNES RAILROAD COMPANY AND TO THE CHICAGO AND EASTERN ILLINOIS RAILROAD COMPANY), IN WILL COUNTY, ILLINOIS.

AND ALSO

THAT PART OF LOT 13 AND THE NORTH 1/2 OF LOT 12 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, LYING WEST OF THE WEST LINE OF KONOW-GRAHAM'S THIRD ADDITION AND LYING EAST OF THE EAST RIGHT OF WAY LINE OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD COMPANY, IN WILL COUNTY, ILLINOIS.

Permanent Index Number: 22-22-16-100-008-0000
22-22-16-100-009-0000
22-22-16-100-004-0000
22-22-16-300-001-0000
22-22-16-300-012-0000

EXHIBIT B

Planning and Zoning Commission Findings of Fact:

Petitioner: Illiana Crossroads Business Park of Beecher, LLC

1. *The site of the proposed Planned Development ("PD") is not less than twenty (20) acres in area and is under single ownership and/or unified control.*

The proposed PD is approximately one hundred (100) acres in size and is under a single ownership.

2. *Conservation Design, as provided in the Village Subdivision Ordinance, or elements of Conservation Design, is strongly encouraged for all Planned Developments.*

There is a creek/wetland running north-south through the subject property. The proposed subdivision was designed around the wetland, including approximately fifty-one (51) acres of open space/water retention area to preserve this feature.

3. *The PD will not substantially injure or damage the use value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.*

The Village approved a Comprehensive Plan in 2019. This area was evaluated extensively in the plan and was targeted for a mix of industrial (west of the creek) and senior housing (east of the creek). A number of concept plans to this end were also included in the Comprehensive Plan. Initial development plans included industrial development to the east of the creek/wetland but have been removed from consideration. The proposed industrial park is therefore consistent with the Comprehensive Plan.

Appropriate screening and buffering of the existing residential neighborhood to the southeast should be provided to protect the residents. The Village is working with the applicant to create adequate screening and buffering of adjacent residential areas as well as covenants to limit industrial uses and various negative externalities.

The Village has also evaluated the potential negative impact to adjacent residential properties and has determined that any such impact will be minimal due to the removal of development east of the creek, and the proposed screening/buffering that will be provided.

4. *The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated by the developer.*

The applicant has suggested that the proposed industrial park will greatly benefit his business, by providing industrial development sites for complimentary food-related businesses. The proposed industrial park would be the largest industrial development in the history of the Village and could generate significant employment opportunities for Village residents. The recently approved Enterprise Zone and Tax Increment Financing District were adopted precisely to attract such a development.

5. *The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, and police and fire protection.*

The preliminary plan was reviewed by Village staff and Teska. A meeting was held on June 17, 2021 to review the plan. A public hearing was also held on July 28, 2021 to review the concept plan. All relevant issues were discussed and addressed. Existing public facilities and services are adequate to support the proposed development.

6. *The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.*

No definitive schedule is available yet, however, the petitioner has stated that construction of the project will occur in phases. The initial phase would be at the north of the property near Church Road. Project scheduling should be clarified prior to approval of the final plat.

7. *The street system serving the PD is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the Planned Development will be adequate to serve the residents or occupants of the proposed development.*

The subject property is served by Church Rd to the north, a local street that experiences an average traffic count of 2,175. Dixie Highway to the east, an arterial, with an average traffic volume of 8,600. The proposed street layout is adequate to serve the anticipated truck circulation throughout the site, as well as emergency vehicles.

A traffic study was provided and indicates no substantial burden to local streets, and no additional improvements (turn lanes, stoplights, etc.) are required.

8. *When a Planned Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.*

The petitioner has submitted draft covenants that cover common areas, building architecture, permitted uses, lighting, etc. These covenants address all of the concerns of the Planning and Zoning Commission and Village staff.

9. *The General Development Plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non-residential uses and structures and public facilities as are necessary for the welfare of the Planned Development and the Village.*

All necessary easements are provided on the plat, and covenants to address industrial uses and other potential negative impacts have been provided as well.

10. *The developer shall provide and record easements and covenants and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the*

General Development Plan and to protect the public interest in the event of abandonment of said plan before completion.

Requirements for financial guarantees relating to performance should be established by the Village to approval of the final plat.

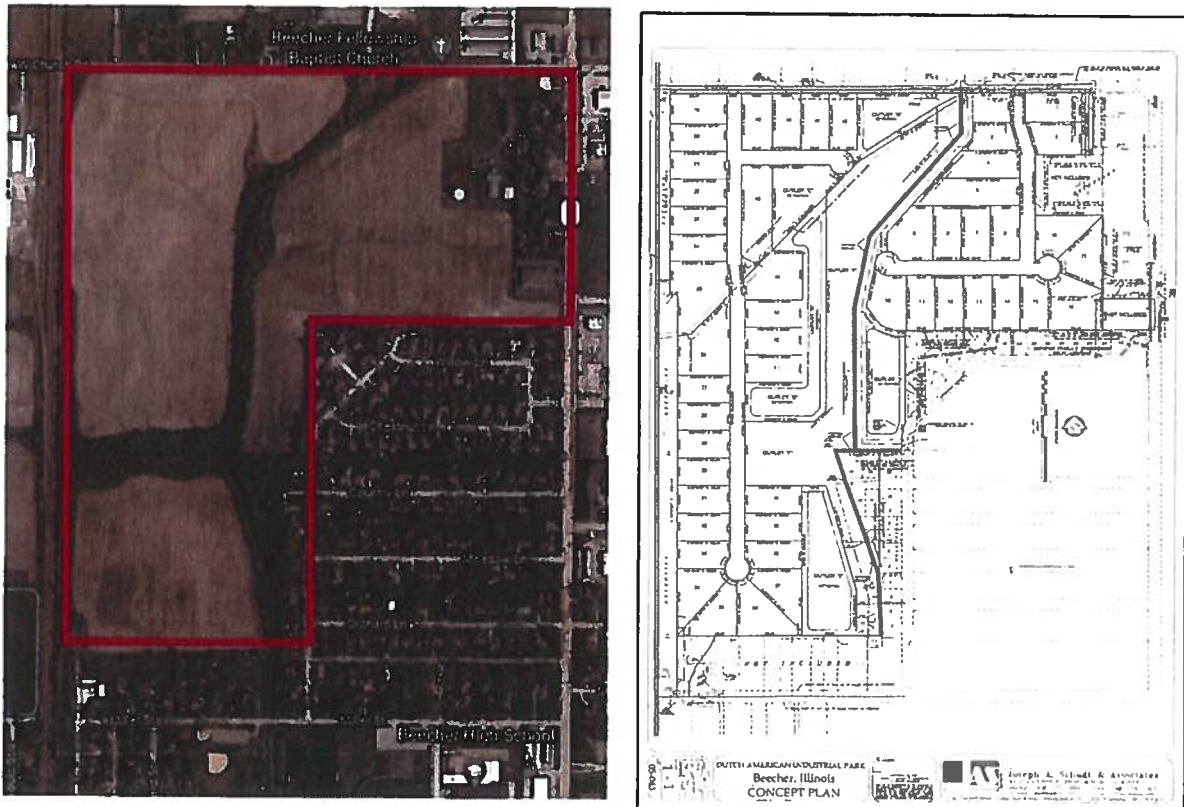
- 11. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it are consistent with the general interest of the public.*

The subject property is intended to be developed as industrial, which is in conflict with the zoning ordinance but is consistent with the comprehensive plan. Minor deviations from the subdivision ordinance are also required, such as the length of cul-de-sacs, which are required to accommodate development without disturbing the existing wetlands. Such deviations from the subdivision ordinance have been reviewed and approved by Village staff and the fire department.



To: Village of Beecher
From: Pete Iosue, AICP, Senior Planner
Date: March 14, 2022
RE: Industrial Impact on Residential Development

At the July 28, 2021 meeting of the Planning and Zoning Commission, the PZC held a public hearing related to the proposed Dutch American Business Park to be located south of Church Road, west of Dixie Highway and east of the Union Pacific Railroad right-of-way. At the public hearing, a number of concerns were raised by residents relating to this proposed industrial development, including the potential impact on existing residential property values.



Aerial Location Map and Preliminary P.U.D.

teska associates inc

627 Grove Street, Evanston, Illinois, 60201 office 847 869-2015 www.TeskaAssociates.com

RESEARCH

Online research has identified a number of research studies that have evaluated the issue of potential impacts on residential property values from industrial development, including:

- Commercial Development Spillover Effects Upon Residential Values, 2010
- Industrial Park Development: An Overview and Case Study of Myles Standish industrial Park, Taunton, Massachusetts, 1982
- The Impact of Commercial Development on Surrounding Residential Property Values, 2015
- The Impact of Industrial Sites on Residential Property Values, A Hedonic Pricing Analysis for the Netherlands, 2009
- Industrial, Coming Soon to a Neighborhood Near You, 2019

Concerns about protecting residential property values and limiting negative effects from other types of land uses and negative externalities, particularly residential and commercial land uses, is one of the primary goals of zoning regulations today. Many studies have been done to examine these potential negative effects on residential property values, however most of these studies focus on commercial development as opposed to industrial development. And although these studies generally find non-residential developments to have at least some negative effects on residential property values, the results are mixed and specific to the type of development, size, location, distance to residential, mitigation efforts, etc.

Some studies indicate significant negative impact on residential property values:

- "Such concerns range from concerns about health risks to the public image of the community. They can manifest themselves in property markets since it is most likely that people are willing to pay more to reside in locations further located from perceived dis-amenities. The survey confirms that undesirable facilities (e.g., landfills, waste sites, hazardous manufacturing facilities) reduce property values in their direct vicinity. These effects diminish with distance, resulting in increased property values as distance to these sites increases."
- "... our results clearly show that the presence of an industrial site has a statistically significant negative effect on the value of residential properties; housing prices rise with increasing distance to its nearest industrial site."

Some studies indicate minimal to no impact on residential property values:

- "The actual change in trend following new industrial development is insignificant from the existing trend. That is, while property values are found to have declined following a new industrial completion, the direction and magnitude of the decline are consistent with what would have been expected for the area had no development activity occurred."
- "Industrial developments coincide with a preexisting downward trend in local housing values, yet the completion of an industrial development does not have a significant impact on the trend (at the 0.75 mile radius)."

And finally, some studies are inconclusive, and indicate negative as well as potential positive effects on residential property values:

- "... home values within a third of a mile from industrial land uses fall with proximity to the industrial sites, but beyond a third of a mile, values actually increase with closeness, presumably due to the amenity of being closer to a larger employment base."
- "Communities are often concerned about factors that could change the dynamics of their neighborhood, such as traffic, parking, work hours, noise pollution, obstructed views and pollution caused by the idling of trucks. However, a lot of these challenges will be future non-factors ..." due to the implementation of electric trucks that significantly reduce noise and air pollution.
- "In the past, homeowners were often worried that a warehouse in their neighborhood would reduce their home's property value. But as the fundamental shift in the way consumers buy and receive their products continues to evolve, much like the convenience of having retail stores near a residential neighborhood is perceived as a benefit, having a large distribution center would be the equivalent to having a wide variety of stores just a click away – never having to leave your home to receive everything from consumer products to groceries. This new paradigm may shift the perception of distribution facilities where they become an asset to the community, and property values."

As you can see from the citations above, the literature is mixed as to the potential effects of industrial development on existing residential. However, it appears that the development of new commercial or industrial does have at least some degree of negative effect on residential property values, but these effects are dependent on the type and size and intensity of the industrial development, distance to residential, and mitigation efforts such as screening and buffering. In addition, these negative effects can potentially be offset by positive benefits such as being located close to shopping and employment opportunities.

RANDOM SAMPLING

In addition to research of the relevant literature, I have also selected a random sample of residential properties that are adjacent to industrial development and compared recent assessed value trends with similar residential properties in the same community that are further away from the industrial development as a comparison. The results are shown in the table below:

PIN	Location	Adjacent to Industrial?	Assessed Value (2017)	Assessed Value (2020)	% Change
32-33-306-056-0000	Steger	Yes	\$10,370	\$9,532	-8.08%
32-33-321-051-0000	Steger	No	\$10,939	\$8,286	-24.25%
12-02-19-403-021-0000	Bolingbrook	Yes	\$102,622	\$119,717	16.66%
12-02-19-304-009-0000	Bolingbrook	No	\$85,078	\$99,412	16.85%
11-04-19-401-089-0000	Crest Hill	Yes	\$13,496	\$9,154	-32.17%
11-04-19-401-025-0000	Crest Hill	No	\$11,169	\$10,123	-9.37%
19-12-103-013-0000	Chicago	Yes	\$13,732	\$11,839	-13.79%
19-12-319-001-0000	Chicago	No	\$14,381	\$12,691	-11.75%

As shown in the table above, assessed values for similar residential properties adjacent to industrial developments are generally comparable to residential properties further away from the industrial development. In addition, the trend of increase/decrease of the assessed value is comparable as well. However, this does not constitute a statistically significant and reliable projection of the influence of adjacent industrial uses.

SUMMARY

There is always a difference between conditions in which the higher impact use comes to the area before the residential or vice versa. People who buy homes next to where there already is industrial development will have priced in the impact of being there. If the industrial is developed after the residential is already in place, those existing homeowners will have not had a choice in the matter.

In addition, not every industrial use is the same. Some have the potential for off-site impacts, while others do not. The zoning ordinance has regulations on noise and odors and other negative impacts that can eliminate some of these negative externalities. But the advent of just-in-time suppliers and last-mile delivery industries are having increasing impact off-site due to the generation of truck traffic entering and exiting adjacent roads and a serious problem of noise due to idling diesel engines and back-up alarms.

Online research has indicated that the proposed industrial park will likely have at least some level of impact on adjacent residential properties to the east. Any impact is likely to be greatest immediately adjacent to the proposed development and diminish with distance from it. The specific type of industrial uses (heavy manufacturing vs. light industrial/warehousing) will determine the level of impact, and mitigation efforts (berms, fencing, landscaping, etc.) can help to offset any potential negative effects.

The petitioner has incorporated berms and fencing and landscaping to attempt to buffer potential negative impacts and has also recently provided a traffic study to address the potential impacts of trucks on the surrounding areas. In addition, limiting industrial development to the west of the creek/wetland area will minimize any potential negative effects on the residential subdivision to the east.

Google Maps



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 100 ft

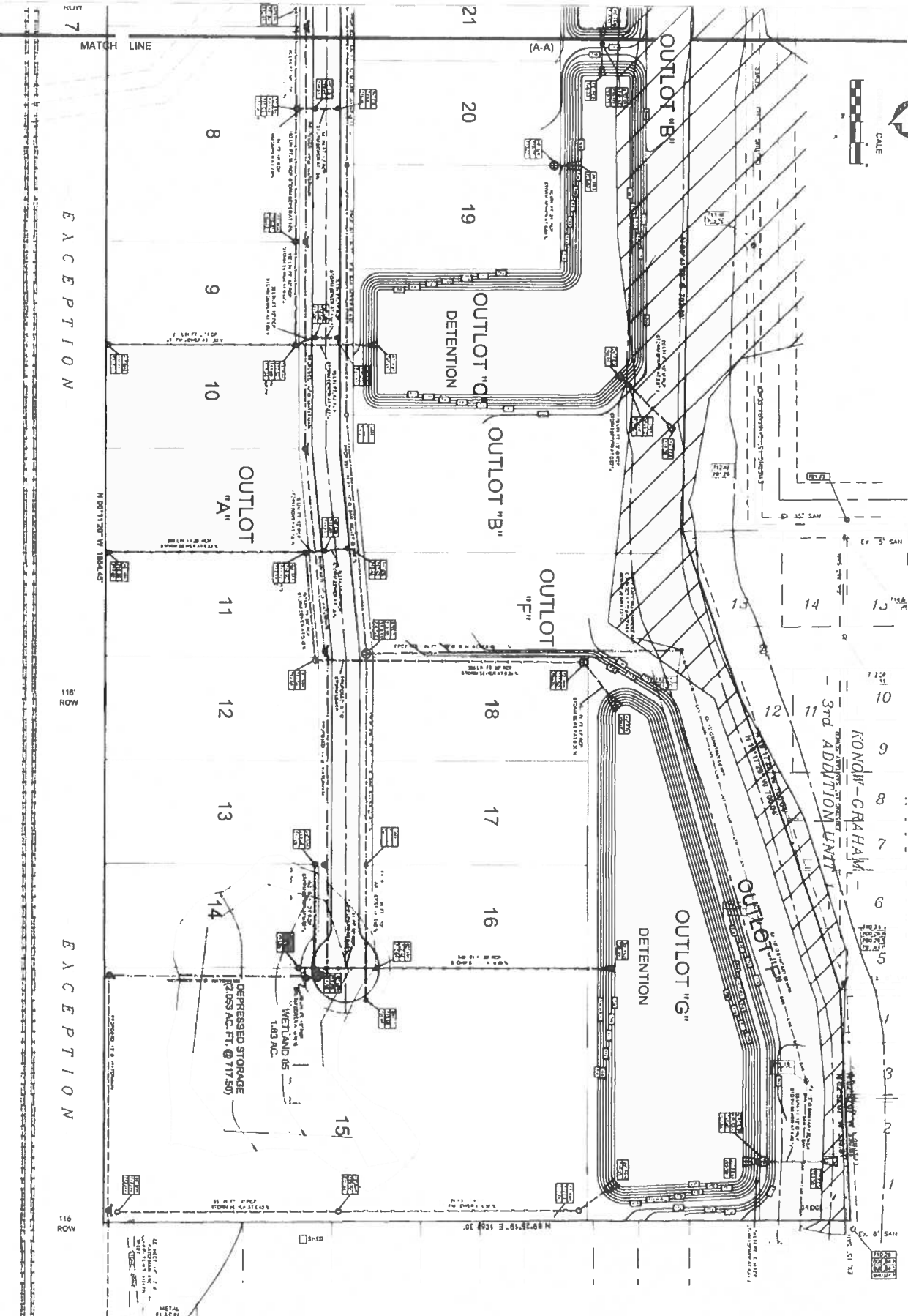
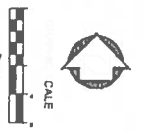
SCHOOLHOUSE + HOWELL RD, FRANKFORT

CEDAR + PENNY LANE, FRANKFORT

MAPLE + PLAZA, FRANKFORT

EAST SIDE I-57 SOUTH OF HOWEL- WINDYBANK RD, MONROE

LAKEWAY + RIDGELAND, MONROE



EXCEPTION

EXCEPTION

**ILLIANA CROSSROADS
BUSINESS PARK OF BEECHER**
Beecher, Illinois
SOUTH UTILITY PLAN

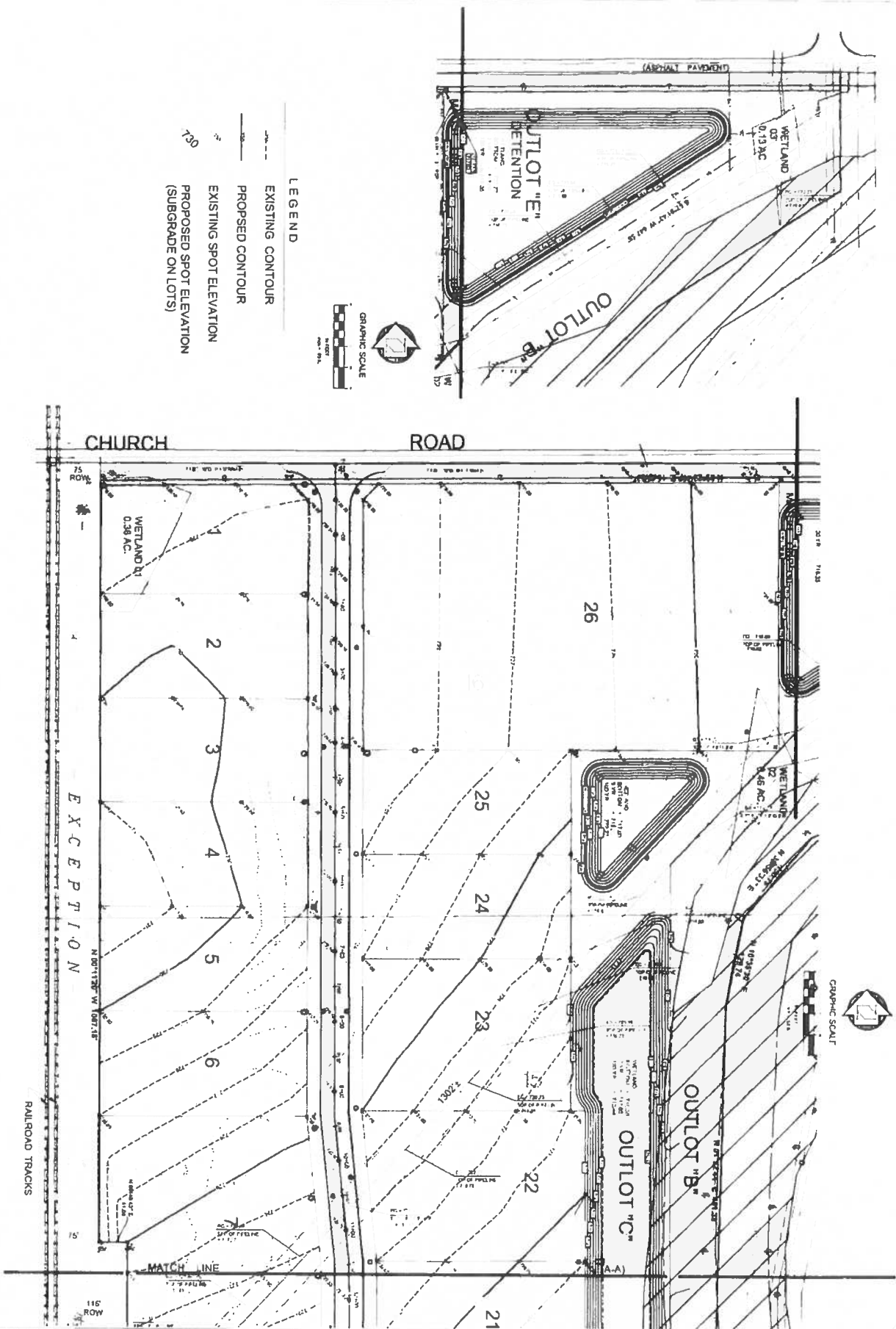


Joseph A. Schudt & Associates
8455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 708-720-1000 FAX: 708-720-1065

FOR ENGINEERING, LAND SURVEYING, ENVIRONMENTAL, AND PLANNING CONSULTING SERVICES

DATE: 2-13-2012
SCALE: 1"=30'
DRAWN BY: JAS
CHECKED BY: DWD
SHEET: 05-043

8 20



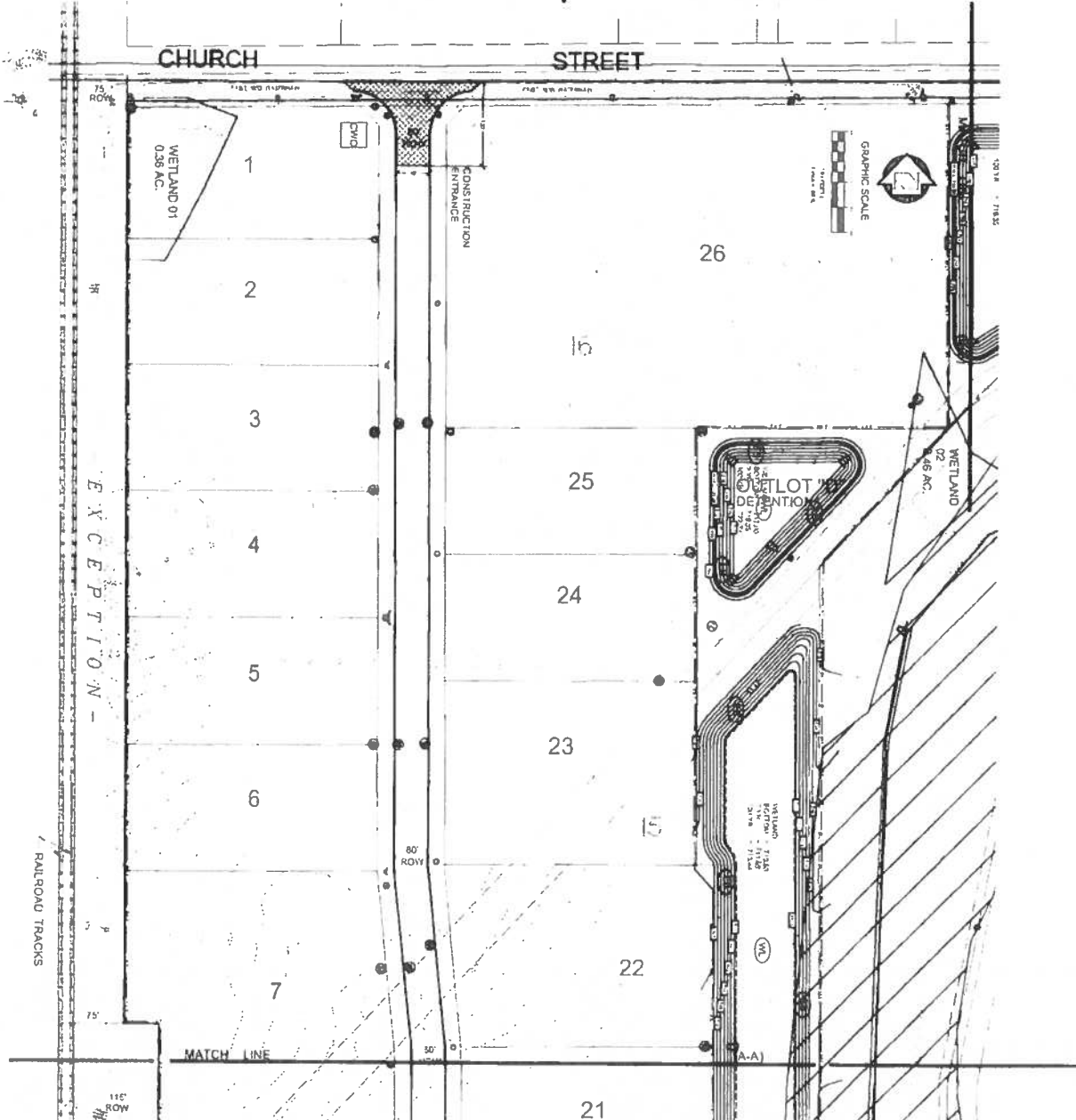
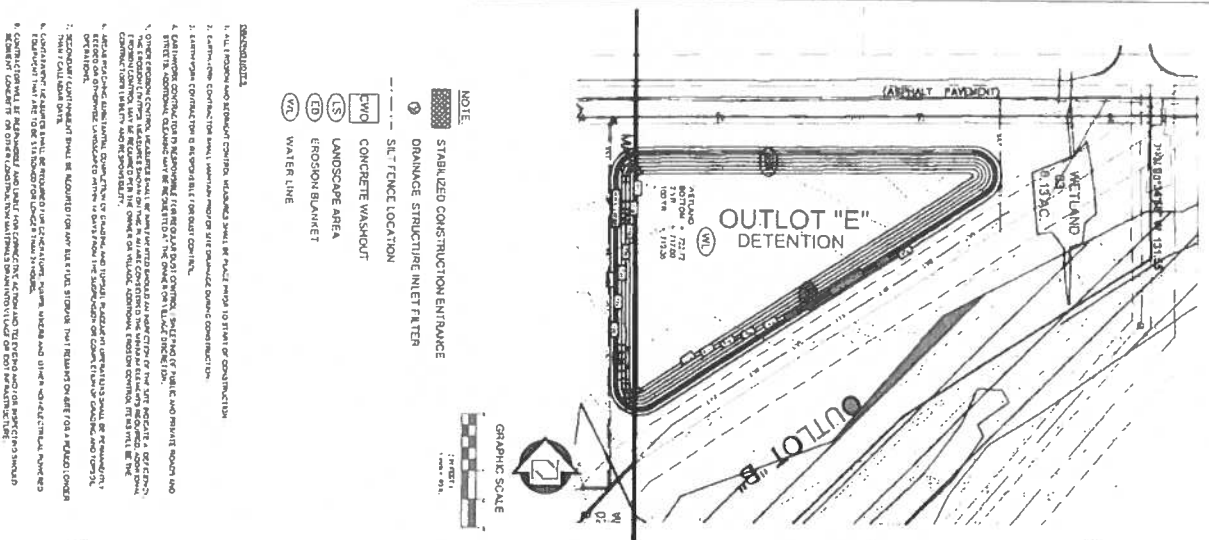
**ILLIANA CROSSROADS
BUSINESS PARK OF BEECHER**
Beecher, Illinois
NORTH GRADING PLAN

DATE: 2-14-2012
SCALE: 1" = 40'
DRAWN BY: JAS
CHECKED BY: DKS
SHRDL
9 20
05-043

REVISIONS
NO. 1
DATE
DESCRIPTION



Joseph A. Schudt & Associates
9455 EN ERPRI DRIVE • KENNA, IL 60444
PHONE 708-720-1111 FAX 708-720-1065



- NOTE**
- 1. STABILIZED CONSTRUCTION ENTRANCE
 - 2. DRAINAGE STRUCTURE INLET FILTER
 - 3. SILT FENCE LOCATION
 - 4. CONCRETE WASHOUT
 - 5. LANDSCAPE AREA
 - 6. EROSION BLANKET
 - 7. WATER LINE

CONSTRUCTION

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
2. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

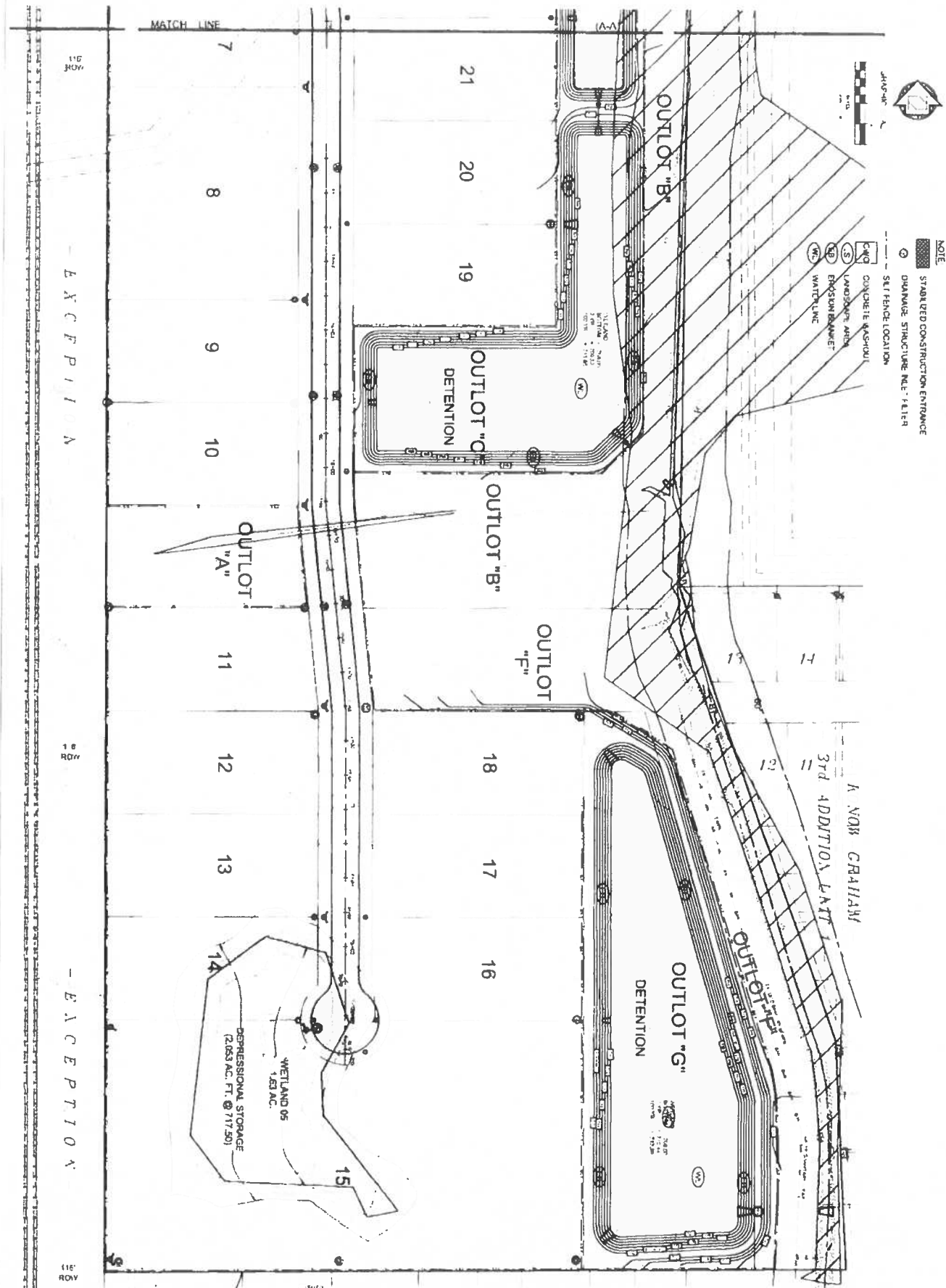
DATE: 01-18-2012
 SCALE: 1" = 40'
 DRAWN BY: JAF
 CHECKED BY: DMO
 SHEET: 10 of 20
 JOB NO.: 05-043

**ILLIANA CROSSROADS
 BUSINESS PARK OF BEECHER**
 Beecher, Illinois

EROSION & SEDIMENT CONTROL PLAN NORTH

Joseph A. Schudt & Associates
 8455 ENTERPRISE DRIVE MOKENA, IL 60448
 PHONE 708-720-1000 FAX 708-720-1065

ENGINEERING, LAND SURVEYING, ENVIRONMENTAL AND PLANNING FOR SERVICES



9.11 NOV

- EXCEPTION

1.8 NOV

- EXCEPTION

3.11 NOV

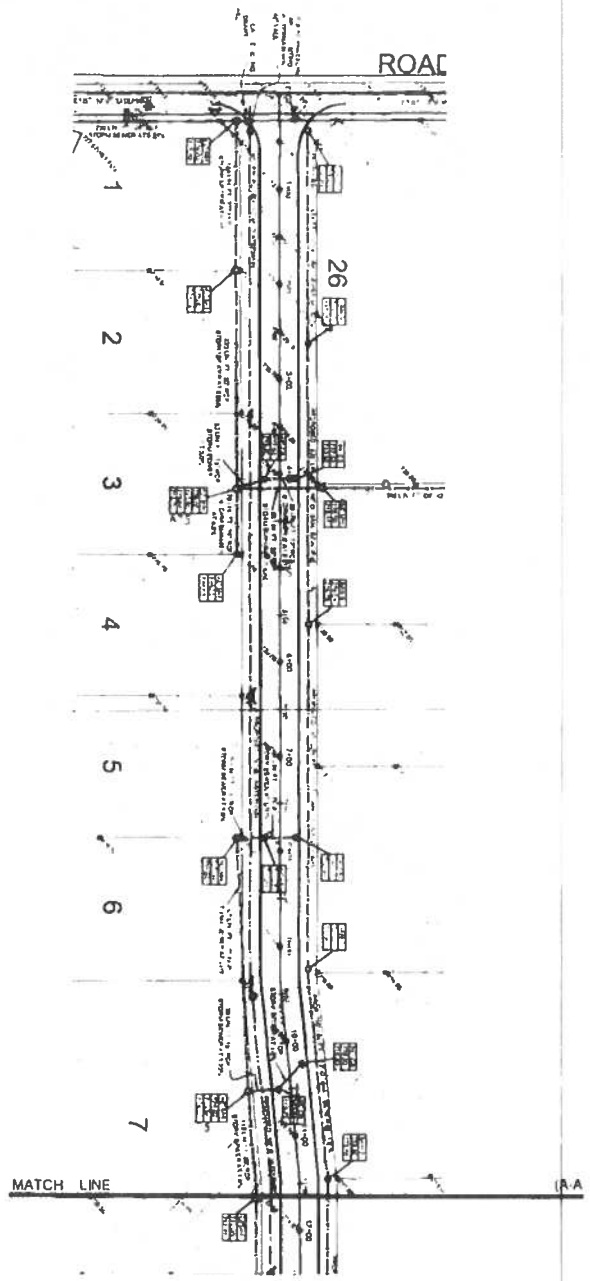
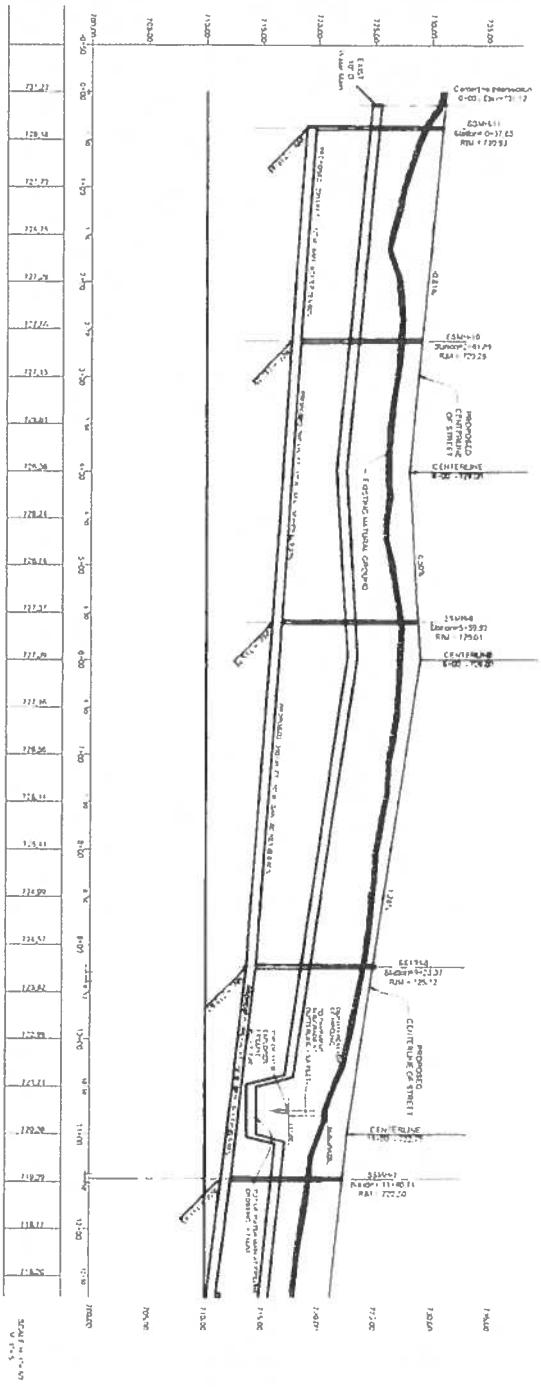
**ILLIANA CROSSROADS
BUSINESS PARK OF BEECHER**
Beecher, Illinois
EROSION & SEDIMENT CONTROL PLAN SOUTH



Joseph A. Schudt & Associates
8455 ENTERPRISE RIVE M. KENNA IL 60448
PHONE 708-720-1000 FAX 708-720-1000

DATE: 01/16/2012
SCALE: 1"=30'
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 01/16/2012
SHEET: 05-043

12 of 20



DWN: 214-4012
 SCALE: 1"=40'
 DATE: 11/14/05
 CHECKED: DMO
 SHEET: 14 OF 20
 JOB NO: 05-043

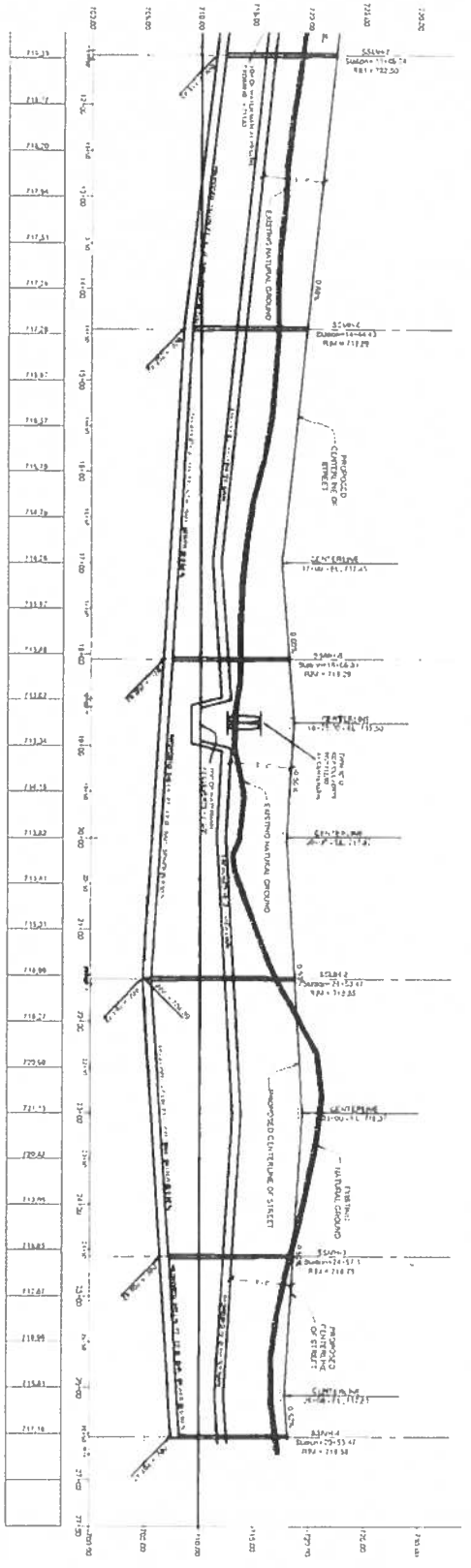
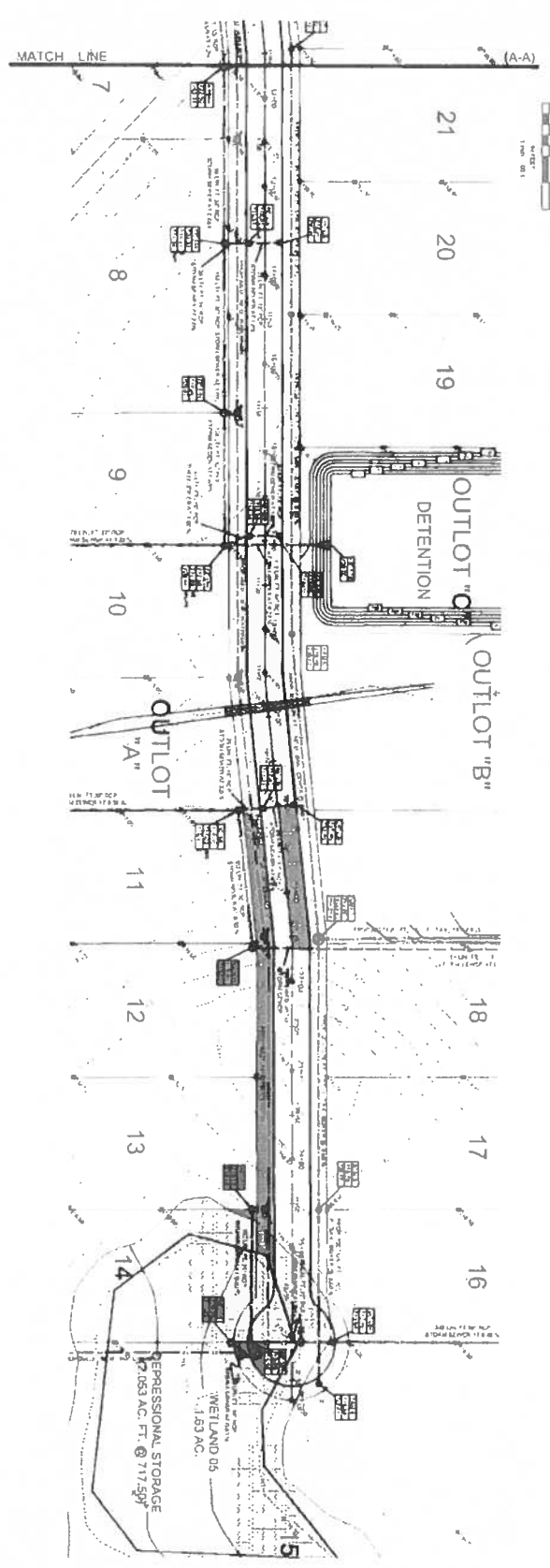
**ILLIANA CROSSROADS
 BUSINESS PARK OF BEECHER**
 Beecher, Illinois
PLAN & PROFILE - (NORTH)

REVISIONS:
 01 11/14/05
 02 11/14/05
 03 11/14/05
 04 11/14/05
 05 11/14/05
 06 11/14/05
 07 11/14/05
 08 11/14/05
 09 11/14/05
 10 11/14/05
 11 11/14/05
 12 11/14/05
 13 11/14/05
 14 11/14/05
 15 11/14/05
 16 11/14/05
 17 11/14/05
 18 11/14/05
 19 11/14/05
 20 11/14/05
 21 11/14/05
 22 11/14/05
 23 11/14/05
 24 11/14/05
 25 11/14/05
 26 11/14/05
 27 11/14/05
 28 11/14/05
 29 11/14/05
 30 11/14/05
 31 11/14/05
 32 11/14/05
 33 11/14/05
 34 11/14/05
 35 11/14/05
 36 11/14/05
 37 11/14/05
 38 11/14/05
 39 11/14/05
 40 11/14/05
 41 11/14/05
 42 11/14/05
 43 11/14/05
 44 11/14/05
 45 11/14/05
 46 11/14/05
 47 11/14/05
 48 11/14/05
 49 11/14/05
 50 11/14/05
 51 11/14/05
 52 11/14/05
 53 11/14/05
 54 11/14/05
 55 11/14/05
 56 11/14/05
 57 11/14/05
 58 11/14/05
 59 11/14/05
 60 11/14/05
 61 11/14/05
 62 11/14/05
 63 11/14/05
 64 11/14/05
 65 11/14/05
 66 11/14/05
 67 11/14/05
 68 11/14/05
 69 11/14/05
 70 11/14/05
 71 11/14/05
 72 11/14/05
 73 11/14/05
 74 11/14/05
 75 11/14/05
 76 11/14/05
 77 11/14/05
 78 11/14/05
 79 11/14/05
 80 11/14/05
 81 11/14/05
 82 11/14/05
 83 11/14/05
 84 11/14/05
 85 11/14/05
 86 11/14/05
 87 11/14/05
 88 11/14/05
 89 11/14/05
 90 11/14/05
 91 11/14/05
 92 11/14/05
 93 11/14/05
 94 11/14/05
 95 11/14/05
 96 11/14/05
 97 11/14/05
 98 11/14/05
 99 11/14/05
 100 11/14/05


Joseph A. Schudt & Associates
 9455 ENTERPRISE DRIVE MOKENA, IL 60448
 PHONE: 708-720-1000 FAX: 708-720-1065
 CIVIL ENGINEERING | LAND SURVEYING | ENVIRONMENTAL | LAND PLANNING | GPS SERVICES



GRAPHIC SCALE
1" = 100'



SCALE: 1" = 10'

**ILLIANA CROSSROADS
BUSINESS PARK OF BEECHER**
Beecher, Illinois
PLAN & PROFILE - (SOUTH)

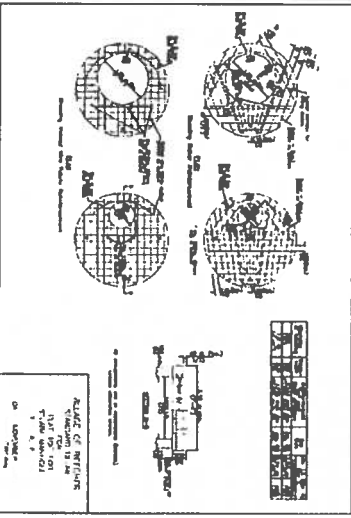
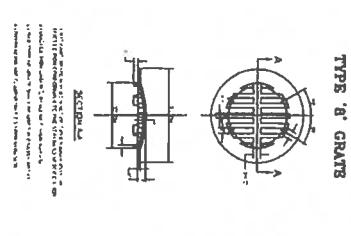
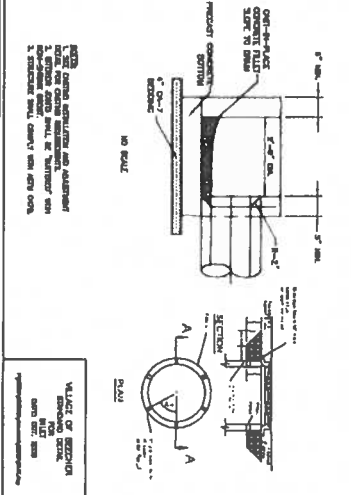
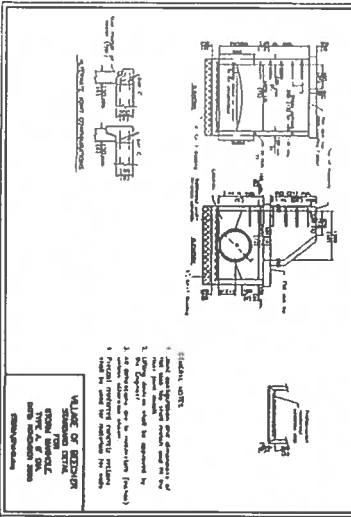
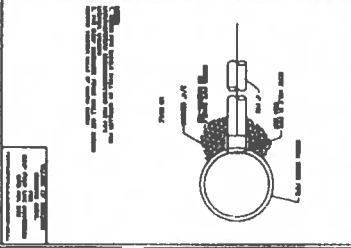
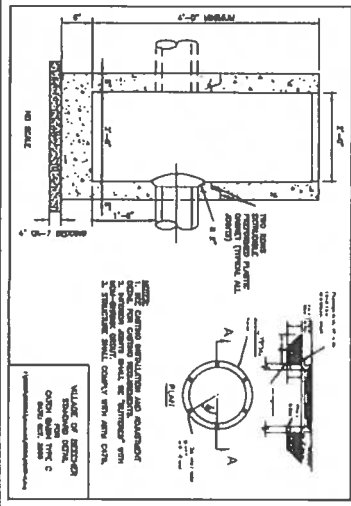
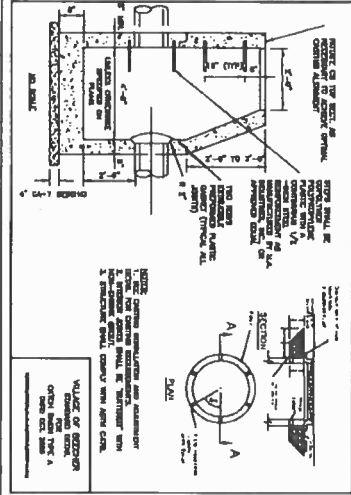
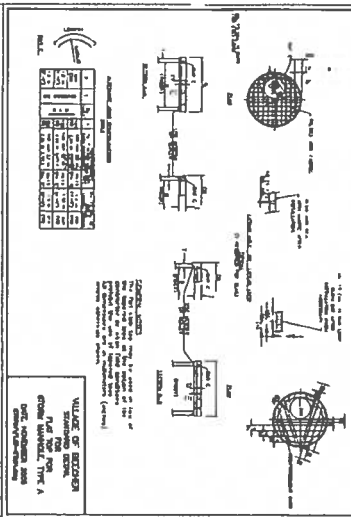
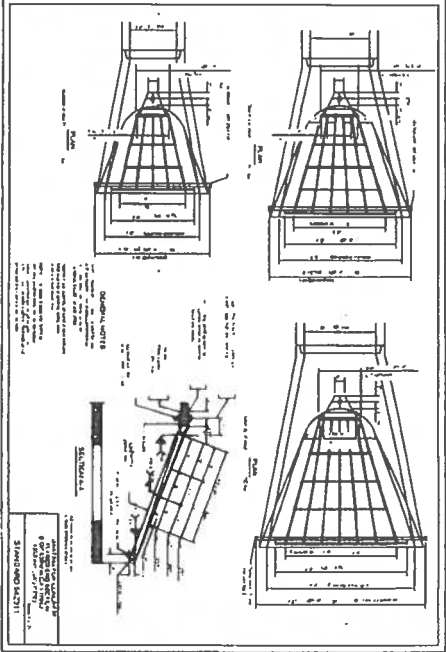
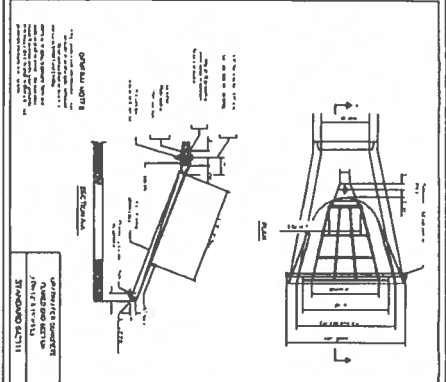
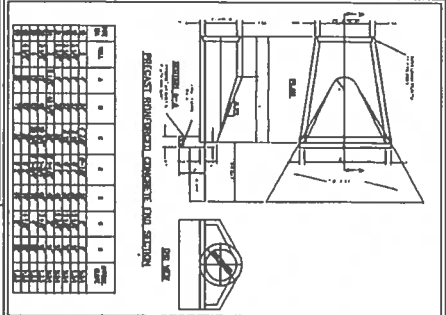
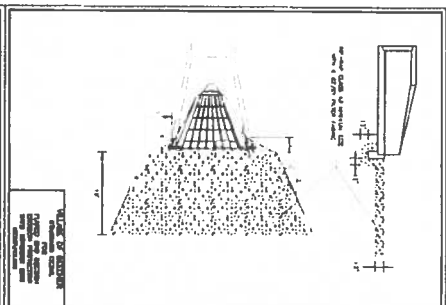
REVISIONS

NO.	DATE	DESCRIPTION
1	05/11/05	ISSUE FOR PERMITS
2	05/11/05	ISSUE FOR CONSTRUCTION
3	05/11/05	ISSUE FOR RECORD DRAWING

Joseph A. Schudt & Associates
8455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE 708-720-1000 FAX: 708-720-1065
E-MAIL: jashudt@schudt.com

CIVIL ENGINEERING, LAND SURVEYING, ENVIRONMENTAL, AND PLANNING CONSULTING SERVICES

DATE: 05-11-05
SCALE: 1" = 10'
DRAWN BY: JAS
CHECKED BY: JAS
PROJECT NO.: 05-043
SHEET NO.: 15 OF 20



VALUE OF RESISTION
TYPE A
TYPE B
TYPE C

VALUE OF RESISTION
TYPE A
TYPE B
TYPE C

VALUE OF RESISTION
TYPE A
TYPE B
TYPE C

VALUE OF RESISTION
TYPE A
TYPE B
TYPE C

VALUE OF RESISTION
TYPE A
TYPE B
TYPE C

VALUE OF RESISTION
TYPE A
TYPE B
TYPE C

VALUE OF RESISTION
TYPE A
TYPE B
TYPE C

VALUE OF RESISTION
TYPE A
TYPE B
TYPE C

VALUE OF RESISTION
TYPE A
TYPE B
TYPE C

TYPE 'B' GRATES

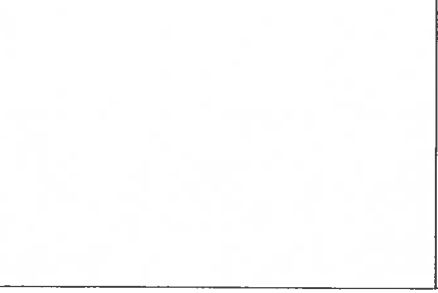
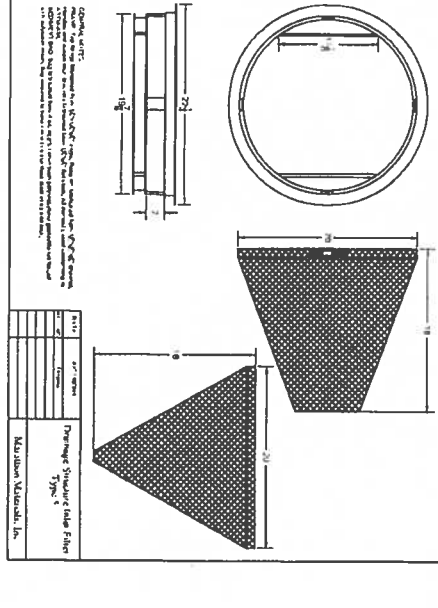
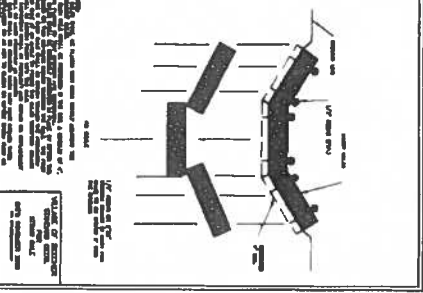
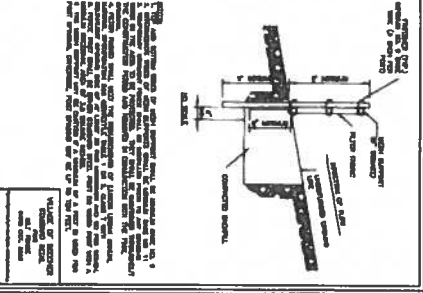
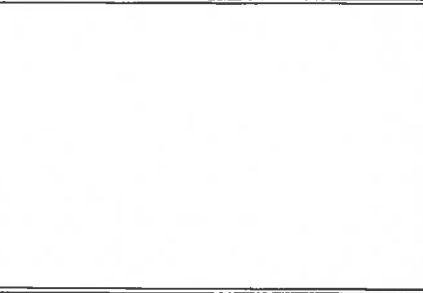
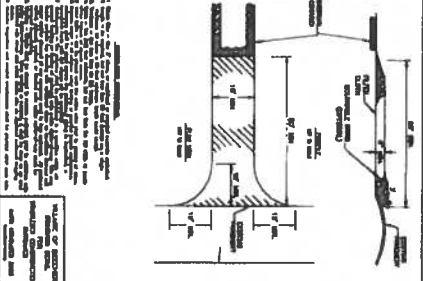
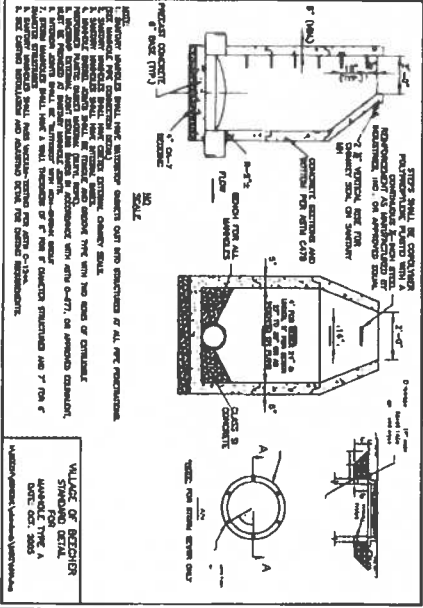
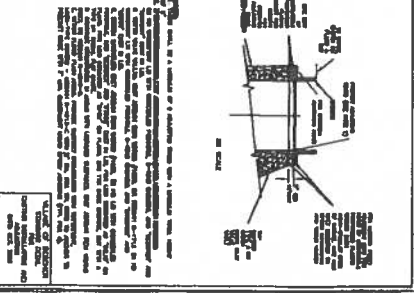
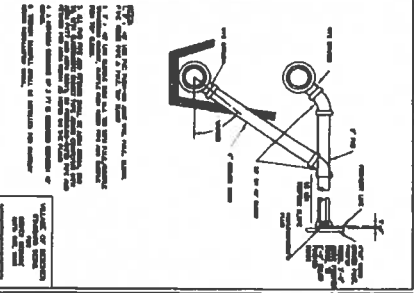
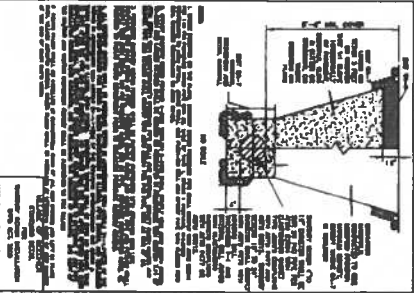
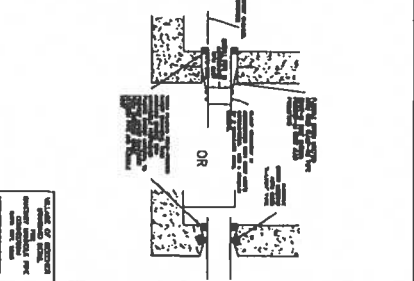
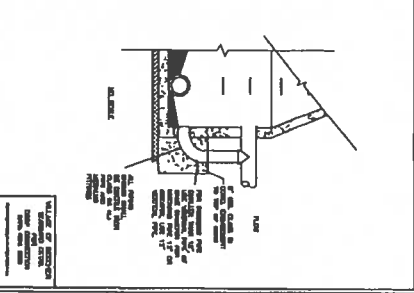
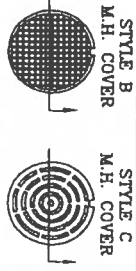
ILLIANA CROSSROADS
BUSINESS PARK OF BEECHER
Beecher, Illinois
STORM DETAILS

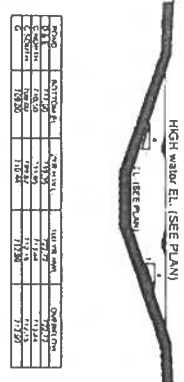
REVISIONS
NO. DATE BY
1 05/17/01 JAS



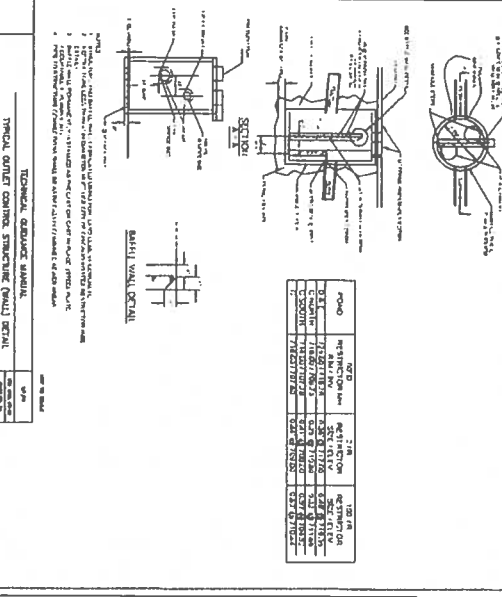
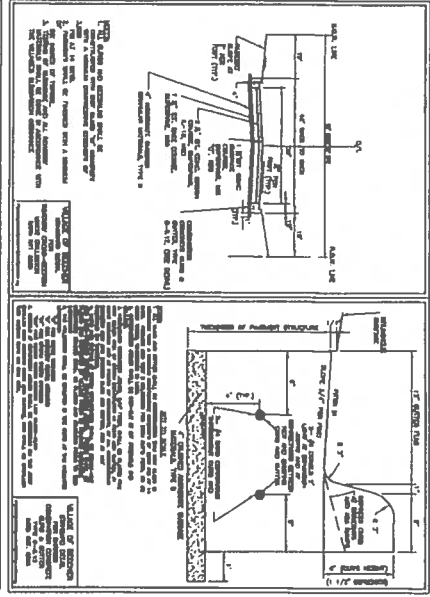
Joseph A. Schudt & Associates
8455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 708-720-1000 FAX: 708-720-1055

Job No 05-043
17 of 20
Sheet
Checked D.C.
Drawn T.H.F.
Date 11/15/01
DIN 2145312





TYPICAL Pond Section



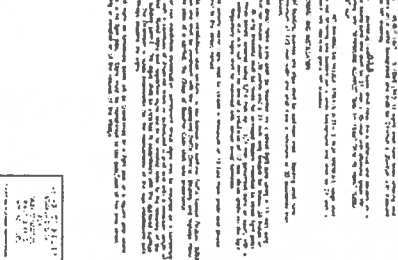
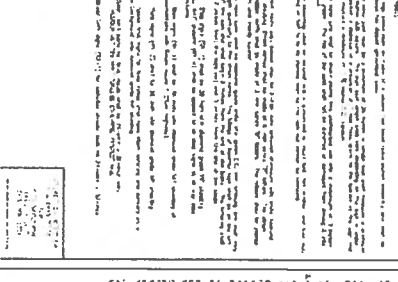
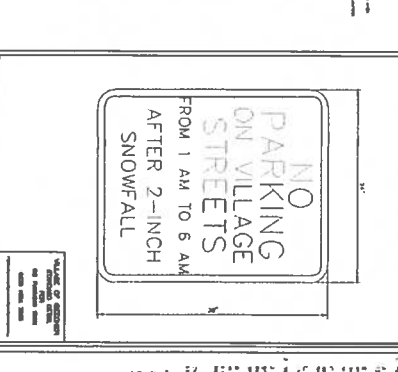
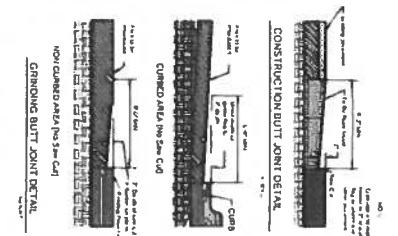
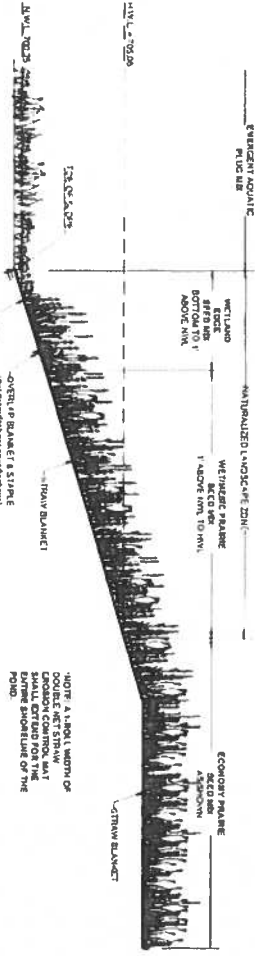
ITEM	DESCRIPTION	QUANTITY	UNIT	EST. COST
1	CONCRETE	1.00	CU YD	100.00
2	REINFORCEMENT	1.00	TON	100.00
3	FORMWORK	1.00	SQ YD	100.00
4	SEALANT	1.00	LB	100.00
5	PAINT	1.00	SQ YD	100.00

ITEM	DESCRIPTION	QUANTITY	UNIT	EST. COST
1	CONCRETE	1.00	CU YD	100.00
2	REINFORCEMENT	1.00	TON	100.00
3	FORMWORK	1.00	SQ YD	100.00
4	SEALANT	1.00	LB	100.00
5	PAINT	1.00	SQ YD	100.00

ITEM	DESCRIPTION	QUANTITY	UNIT	EST. COST
1	CONCRETE	1.00	CU YD	100.00
2	REINFORCEMENT	1.00	TON	100.00
3	FORMWORK	1.00	SQ YD	100.00
4	SEALANT	1.00	LB	100.00
5	PAINT	1.00	SQ YD	100.00

ITEM	DESCRIPTION	QUANTITY	UNIT	EST. COST
1	CONCRETE	1.00	CU YD	100.00
2	REINFORCEMENT	1.00	TON	100.00
3	FORMWORK	1.00	SQ YD	100.00
4	SEALANT	1.00	LB	100.00
5	PAINT	1.00	SQ YD	100.00

NATURALIZED STORMWATER MANAGEMENT AREA



NO PARKING ON VILLAGE STREETS FROM 1 AM TO 6 AM AFTER 2-INCH SNOWFALL

ILLIANA CROSSROADS BUSINESS PARK OF BEECHER Beecher, Illinois ROAD AND DETENTION DETAILS

Joseph A. Schudt & Associates
 9455 ENTERPRISE DRIVE MOKENA, IL 60448
 PHONE 708-720-1000 FAX 708-720-1065

Engineer's Estimate : Illiana Crossroads Business Park of Beecher (Phase One)

JAS# 05-43

DATE: February 25, 2022

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
EARTHWORK					
1	TOPSOIL STRIPPING	32,200	CUBIC YARDS	\$3.50	\$112,700.00
2	EARTH EXCAVATION	22,200	CUBIC YARDS	\$4.00	\$88,800.00
3	SILT FENCE	5,540	LINEAL FEET	\$2.50	\$13,850.00
4	INLET SEDIMENT BARRIER	29	EACH	\$250.00	\$7,250.00
5	TOPSOIL RESPREAD - DETENTION BASIN - 6"	3,500	CUBIC YARDS	\$2.50	\$8,750.00
6	TOPSOIL RESPREAD - PARKWAYS - 6"	660	CUBIC YARDS	\$2.50	\$1,650.00
7	DETENTION BASIN SEEDING WITH EROS. BLANKET	2.4	ACRES	\$9,800.00	\$23,520.00
8	WETLAND SEEDING	1.9	ACRES	\$13,500.00	\$25,650.00
9	RIP RAP	90.0	TONS	\$40.00	\$3,600.00
10	CLEARING	1.1	ACRES	\$12,000.00	\$13,200.00
11	CONSTRUCTION ENTRANCE (40' x 100')	1.0	EACH	\$6,300.00	\$6,300.00
	SUB-TOTAL				\$305,270.00

PAVING (14,101 sq yds)					
1	PCC CURB & GUTTER B-6.12	1,920	LINEAL FEET	\$25.00	\$48,000.00
2	FINE GRADING	4,405	SQUARE YARDS	\$1.00	\$4,405.00
3	AGGREGATE BASE COURSE (4")	1,000	TONS	\$25.00	\$25,000.00
4	BIT. BINDER COURSE (2 1/2")	625	TONS	\$80.00	\$50,000.00
5	BIT. SURFACE COURSE (1 1/2")	375	TONS	\$80.00	\$30,000.00
6	BIT. BASE COURSE (7 1/2")	1,875	TONS	\$75.00	\$140,625.00
	SUB-TOTAL				\$298,030.00

SANITARY SEWER					
1	10" DIAMETER SANITARY SEWER	1,540	LINEAL FEET	\$50.00	\$77,000.00
2	6" DIAMETER SANITARY SERVICE	420	LINEAL FEET	\$30.00	\$12,600.00
3	48" DIAMETER MANHOLES	6	EACH	\$4,000.00	\$24,000.00
4	CONNECT TO EXISTING SEWER	1	EACH	\$2,500.00	\$2,500.00
5	GRANULAR TRENCH BACKFILL SANITARY	200	LINEAL FEET	\$50.00	\$10,000.00
	SUB-TOTAL				\$126,100.00

WATERMAIN					
1	10" DIAMETER WATERMAIN	940	LINEAL FEET	\$50.00	\$47,000.00
2	6" DIAMETER WATERMAIN SERVICE	420	LINEAL FEET	\$44.00	\$18,480.00
3	6" TAPS W/ VALVE BOX	8	EACH	\$1,500.00	\$12,000.00
4	HYDRANTS	4	EACH	\$4,700.00	\$18,800.00
5	10" DIAMETER VALVE WITH 48" VALVE VAULT	1	EACH	\$4,200.00	\$4,200.00
6	GRANULAR TRENCH BACKFILL WATERMAIN	200	LINEAL FEET	\$20.00	\$4,000.00
7	CONNECTION TO EXISTING-10" X 10" PR. TAP WITH VALVE & VAULT	1	EACH	\$10,500.00	\$10,500.00
	SUB-TOTAL				\$114,980.00

Engineer's Estimate : Illiana Crossroads Business Park of Beecher (Phase One)

JAS# 05-43

DATE: February 25, 2022

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
STORM SEWER					
1	12" DIAMETER PIPE	78	LINEAL FEET	\$33.00	\$2,574.00
2	15" DIAMETER PIPE	245	LINEAL FEET	\$36.00	\$8,820.00
3	18" DIAMETER PIPE	0	LINEAL FEET	\$38.00	\$0.00
4	21" DIAMETER PIPE	150	LINEAL FEET	\$45.00	\$6,750.00
5	24" DIAMETER PIPE	610	LINEAL FEET	\$50.00	\$30,500.00
6	27" DIAMETER PIPE	308	LINEAL FEET	\$54.00	\$16,632.00
7	30" DIAMETER PIPE	660	LINEAL FEET	\$57.00	\$37,620.00
8	36" DIAMETER PIPE	395	LINEAL FEET	\$69.00	\$27,255.00
9	42" DIAMETER PIPE	350	LINEAL FEET	\$85.00	\$29,750.00
10	48" DIAMETER MANHOLES	6	EACH	\$2,300.00	\$13,800.00
11	60" DIAMETER MANHOLES	8	EACH	\$3,500.00	\$28,000.00
12	72" DIAMETER MANHOLES	1	EACH	\$4,800.00	\$4,800.00
13	48" CATCH BASINS	3	EACH	\$2,800.00	\$8,400.00
14	24" INLETS	2	EACH	\$1,500.00	\$3,000.00
15	15" FLARED END SECTION W GRATE	4	EACH	\$1,700.00	\$6,800.00
16	18" FLARED END SECTION W GRATE	0	EACH	\$1,800.00	\$0.00
17	21" FLARED END SECTION W GRATE	1	EACH	\$1,900.00	\$1,900.00
18	24" FLARED END SECTION W GRATE	1	EACH	\$2,000.00	\$2,000.00
19	27" FLARED END SECTION W GRATE	0	EACH	\$2,200.00	\$0.00
20	30" FLARED END SECTION W GRATE	1	EACH	\$2,400.00	\$2,400.00
21	36" FLARED END SECTION W GRATE	2	EACH	\$2,700.00	\$5,400.00
22	42" FLARED END SECTION W GRATE	1	EACH	\$3,000.00	\$3,000.00
23	60" DIAMETER RESTRICTOR MANHOLE	1	EACH	\$5,000.00	\$5,000.00
24	GRANULAR BACKFILL STORM	250	LINEAL FEET	\$20.00	\$5,000.00
	SUB-TOTAL				\$249,401.00

MISCELLANEOUS					
1	STREET LIGHTS	3	EACH	\$4,500.00	\$13,500.00
2	STREET SIGNS	5	EACH	\$200.00	\$1,000.00
	SUB-TOTAL				\$14,500.00

GRAND TOTAL:

\$1,108,281.00

Engineer's Estimate : Illiana Crossroads Business Park of Beecher (Phase Two)

JAS# 05-43

DATE: February 25, 2022

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
EARTHWORK					
1	TOPSOIL STRIPPING	52,800	CUBIC YARDS	\$3.50	\$184,800.00
2	EARTH EXCAVATION	38,500	CUBIC YARDS	\$4.00	\$154,000.00
3	SILT FENCE	8,270	LINEAL FEET	\$2.50	\$20,675.00
4	INLET SEDIMENT BARRIER	42	EACH	\$250.00	\$10,500.00
5	TOPSOIL RESPREAD - DETENTION BASIN - 6"	6,100	CUBIC YARDS	\$2.50	\$15,250.00
6	TOPSOIL RESPREAD - PARKWAYS - 6"	1,200	CUBIC YARDS	\$2.50	\$3,000.00
7	DETENTION BASIN SEEDING WITH EROS. BLANKET	3.4	ACRES	\$9,800.00	\$33,320.00
8	WETLAND SEEDING	4.8	ACRES	\$13,500.00	\$64,800.00
9	RIP RAP	122	TONS	\$40.00	\$4,880.00
10	CLEARING	1.2	ACRES	\$12,000.00	\$14,400.00
11	CONSTRUCTION ENTRANCE (40' x 100')	1.0	EACH	\$6,300.00	\$6,300.00
	SUB-TOTAL				\$511,925.00

PAVING (14,101 sq yds)					
1	PCC CURB & GUTTER B-6.12	3,520	LINEAL FEET	\$25.00	\$88,000.00
2	FINE GRADING	7,800	SQUARE YARDS	\$1.00	\$7,800.00
3	AGGREGATE BASE COURSE (4")	1,765	TONS	\$25.00	\$44,125.00
4	BIT. BINDER COURSE (2 1/2")	1,100	TONS	\$80.00	\$88,000.00
5	BIT. SURFACE COURSE (1 1/2")	660	TONS	\$80.00	\$52,800.00
6	BIT. BASE COURSE (7 1/2")	3,300	TONS	\$75.00	\$247,500.00
	SUB-TOTAL				\$528,225.00

SANITARY SEWER					
1	10" DIAMETER SANITARY SEWER	2,194	LINEAL FEET	\$50.00	\$109,700.00
2	6" DIAMETER SANITARY SERVICE	840	LINEAL FEET	\$30.00	\$25,200.00
3	48" DIAMETER MANHOLES	6	EACH	\$4,000.00	\$24,000.00
4	CONNECT TO EXISTING SEWER	1	EACH	\$2,500.00	\$2,500.00
5	GRANULAR TRENCH BACKFILL SANITARY	400	LINEAL FEET	\$50.00	\$20,000.00
	SUB-TOTAL				\$181,400.00

WATERMAIN					
1	10" DIAMETER WATERMAIN	3,015	LINEAL FEET	\$50.00	\$150,750.00
2	6" DIAMETER WATERMAIN SERVICE	620	LINEAL FEET	\$44.00	\$27,280.00
3	6" TAPS W/ VALVE BOX	16	EACH	\$1,500.00	\$24,000.00
4	HYDRANTS	6	EACH	\$4,700.00	\$28,200.00
5	10" DIAMETER VALVE WITH 48" VALVE VAULT	2	EACH	\$4,200.00	\$8,400.00
6	GRANULAR TRENCH BACKFILL WATERMAIN	200	LINEAL FEET	\$20.00	\$4,000.00
7	CONNECTION TO EXISTING-10" X 6" PR. TAP WITH VALVE & VAULT	1	EACH	\$10,500.00	\$10,500.00
	SUB-TOTAL				\$253,130.00

Engineer's Estimate : Illiana Crossroads Business Park of Beecher (Phase Two)

JAS# 05-43

DATE: February 25, 2022

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
STORM SEWER					
1	12" DIAMETER PIPE	164	LINEAL FEET	\$33.00	\$5,412.00
2	15" DIAMETER PIPE	400	LINEAL FEET	\$36.00	\$14,400.00
3	18" DIAMETER PIPE	50	LINEAL FEET	\$38.00	\$1,900.00
4	21" DIAMETER PIPE	0	LINEAL FEET	\$45.00	\$0.00
5	24" DIAMETER PIPE	455	LINEAL FEET	\$50.00	\$22,750.00
6	27" DIAMETER PIPE	365	LINEAL FEET	\$54.00	\$19,710.00
7	30" DIAMETER PIPE	1,839	LINEAL FEET	\$57.00	\$104,823.00
8	36" DIAMETER PIPE	210	LINEAL FEET	\$69.00	\$14,490.00
9	42" DIAMETER PIPE	203	LINEAL FEET	\$85.00	\$17,255.00
10	48" DIAMETER MANHOLES	9	EACH	\$2,300.00	\$20,700.00
11	60" DIAMETER MANHOLES	3	EACH	\$3,500.00	\$10,500.00
12	72" DIAMETER MANHOLES	5	EACH	\$4,800.00	\$24,000.00
13	60" CATCH BASINS	1	EACH	\$3,800.00	\$3,800.00
14	48" CATCH BASINS	5	EACH	\$2,800.00	\$14,000.00
15	24" INLETS	4	EACH	\$1,500.00	\$6,000.00
16	15" FLARED END SECTION W GRATE	6	EACH	\$1,700.00	\$10,200.00
17	18" FLARED END SECTION W GRATE	0	EACH	\$1,800.00	\$0.00
18	21" FLARED END SECTION W GRATE	1	EACH	\$1,900.00	\$1,900.00
19	24" FLARED END SECTION W GRATE	1	EACH	\$2,000.00	\$2,000.00
20	27" FLARED END SECTION W GRATE	0	EACH	\$2,200.00	\$0.00
21	30" FLARED END SECTION W GRATE	1	EACH	\$2,400.00	\$2,400.00
22	36" FLARED END SECTION W GRATE	1	EACH	\$2,700.00	\$2,700.00
23	42" FLARED END SECTION W GRATE	2	EACH	\$3,000.00	\$6,000.00
24	60" DIAMETER RESTRICTOR MANHOLE	3	EACH	\$5,000.00	\$15,000.00
25	GRANULAR BACKFILL STORM	350	LINEAL FEET	\$20.00	\$7,000.00
	SUB-TOTAL				\$326,940.00

MISCELLANEOUS					
1	STREET LIGHTS	4	EACH	\$4,500.00	\$18,000.00
2	STREET SIGNS	2	EACH	\$200.00	\$400.00
	SUB-TOTAL				\$18,400.00

GRAND TOTAL:

\$1,820,020.00