

MEMORANDUM

TO: Village President and Board of Trustees

FROM: Charity Mitchell, Village Administrator



DATE: Wednesday, November 22, 2023

RE: VILLAGE ADMINISTRATOR MATERIALS FOR VILLAGE BOARD MEETING

BOARD MEETING DATE: *Monday, November 27, 2023 at 7:00 p.m.*

A G E N D A

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS OF THE MONTH

IV. VILLAGE CLERK REPORT

V. RECOGNITION OF AUDIENCE

VI. REPORT OF THE VILLAGE PRESIDENT

1. RESULTS OF GROUNDBREAKING CEREMONY FOR FAITH CHURCH

A. FINANCE AND ADMINISTRATION COMMITTEE – Todd Kraus Chair, Ben Juzeszyn

1. CONSIDER A MOTION OF APPROVAL OF LIST OF BILLS AND PAYROLL

2. CONSIDER AN ORDINANCE ADOPTING A TAX LEVY FOR 2023 COLLECTIBLE IN 2024. Staff has prepared two ordinances: one at a 2% increase as authorized, and a second at a 0% increase (or the same as last year). The difference of the two levies is \$13,392; or about \$7.75 per tax bill in the Village. The Finance Chair has been meeting with the two Administrators discussing the Village's future finances and this will also be discussed at the meeting. This item can be tabled one more time but must be voted on at the December 11th meeting.

3. COMCAST ADVISES THE VILLAGE THAT RATES WILL INCREASE FOR 2024. Please see the enclosed letter which is required by our franchise agreement.

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

1. CONSIDER A PROPOSAL FROM PIGGUSH ENGINEERING IN THE AMOUNT OF \$12,680 TO MOVE THE POLICE STATION SOUTH, ELIMINATE PARKING AND RETAINING WALLS, AND TO CHANGE GRADES. The architect is working within his original design fee to reconfigure the building for re-bidding but the engineer is seeking additional fees to relocate the building which significantly changes the site plan. We expect to save \$75,000 on the retaining wall and about \$75,000 on the parking design but this is the re-design fee. \$32,000 was the original engineering fee for the site plan and this will be for the additional work.

2. CONSIDER A MOTION LETTING BIDS FOR THE RE-DESIGNED POLICE FACILITY ACCORDING TO THE ATTACHED BID SCHEDULE. We believe we can make the schedule work for a January bid opening and are asking for a motion from the Board to proceed with the process. We have two options and based on the prior agenda item staff believes we will be following Track #2.

C. PLANNING, BUILDING AND ZONING COMMITTEE – Erik Gardner Chair, Joe Tieri

1. CONSIDER AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT FOR A CRAFT GROW CANNABIS FACILITY AT 744 W. CHURCH ROAD: CYNTHIA WHITE-WILSON. After due notice and public hearing, the PZC unanimously recommended approval of the craft grow facility to be located approximately 1,000 feet north of Church Road just east of the railroad tracks with three conditions:

- a. a site plan be provided showing the exact locations of buildings and site improvements including all setbacks.
- b. A drainage plan must be submitted and approved by the Village Engineer.
- c. The layout must provide adequate turning radius for fire equipment.

The petitioner will be present to answer any questions. It is recommended the ordinance be approved.

2. ZONING ORDINANCE STEERING COMMITTEE MEETS TO GO OVER FIRST DRAFT OF THE SIGN CODE. This part of the zoning ordinance took some time since there was a lot of lively discussion about signs. However, we believe we have some solid language to present to the PZC at their next meeting scheduled for January 25th.

D. PUBLIC SAFETY COMMITTEE – Joe Tieri Chair, Roger Stacey

1. ADJUDICATION JOINT VENTURE WITH PEOTONE UPDATE. A second meeting was held with Peotone officials last week where it was decided that we would create our own spreadsheets and ticket tracking system without the software cost of \$1,500 per month per department. The fourth Wednesday of each month at 10am at the Washington Township Center would be the administrative hearing date starting in March or April. If we do this program, we will have to pass an intergovernmental agreement with Peotone and also change the penalty provisions of our ordinances which both corporate counsels are working on.

E. PUBLIC WORKS COMMITTEE – Roger Stacey Chair, Erik Gardner

1. WATER DEPARTMENT MONTHLY REPORT is enclosed for your review.
2. WATER BILLING REGISTER for the months of September and October is enclosed for your review.
3. PENFIELD STREET IMPROVEMENT PROJECT UPDATE will be provided at the meeting.
4. QUIET ZONE UPDATE to be provided at the meeting. Our quiet zone was placed on pause due to the construction but now we are close to re-establishing the zone. The delineators need to be re-installed on Penfield east of the tracks and the RR Crossing signage needs to be re-installed at Hodges and at Penfield. An update will be provided.
5. LEAF COLLECTION UPDATE will be provided at the meeting.
6. DIXIE HIGHWAY WATERMAIN CROSSOVER PROJECT is ready for bid opening on Thursday, November 30th. We have identified \$1,277,000 available for the project which includes \$500,000 in Will County ARPA grant funds. If the bids come in higher than this amount (which is the engineer's estimate of probable cost) we will have some decisions to make. Please see the enclosed financing plan.

***F. ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE
- Ben Juzeszyn, Chair, Joe Gianotti***

1. RESULTS OF TREE LIGHTING CEREMONY which will be held on Sunday, November 26th from 5-7 pm in Firemen's Park. Please plan on attending. The Chair will provide an update.

G. OLD BUSINESS

H. NEW BUSINESS

I. ADJOURN INTO EXECUTIVE SESSION (if necessary)

J. ADJOURNMENT

gm

**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT
& BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER
HELD AT THE BEECHER VILLAGE HALL,
625 DIXIE HIGHWAY, BEECHER, ILLINOIS
NOVEMBER 13, 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 Juzeszyn, Kraus, Gardner, Stacey, Tieri and Gianotti.

ABSENT: None.

STAFF PRESENT: Clerk Janett McCawley, Administrator Robert Barber, Public Works Superintendent Matt Conner, Chief Terry Lemming, Treasurer Donna Rooney, EMA Director Bob Heim, Charity Mitchell and Code Enforcement Officer David Harrison.

GUEST: Tom Simone and petitioners for Godfather Cigars and Tobacco.

APPROVAL OF MINUTES

President Meyer asked for consideration of the minutes of the October 23, 2023 Board meeting. Trustee Gianotti made a motion to approve the minutes as written. Trustee Stacey seconded.

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

NAYS: (0) None.

Motion carried.

President Meyer asked for consideration of the minutes of the October 19, 2023 Special meeting. Trustee Kraus made a motion to approve the minutes as written. Trustee Juzeszyn seconded.

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

NAYS: (0) None.

Motion carried.

President Meyer asked for consideration of the minutes of the October 30, 2023 Special meeting. Trustee Kraus made a motion to approve the minutes as written. Trustee Gianotti seconded.

AYES: (4) Trustees Kraus, Gardner, Stacey and Gianotti.

NAYS: (0) None.

ABSTAIN: (2) Trustees Juzeszyn and Tieri.

Motion carried.

RECOGNITION OF AUDIENCE

Tom Simone, resident living next to the new parking lot by post office, was present. He requested a guardrail or bumper poles be put on south side of the parking lot for safety reasons. President

Meyer discussed his concerns. Installing barrier bollards was discussed. The parking spot near his property was marked out so it can't be used. The lot is currently closed due to construction, but the resident was asked to wait and see how things work once the lot and road is reopened. JM

VILLAGE CLERK REPORT

A report on tax income received in September, 2023 was provided.

REPORTS OF VILLAGE COMMISSIONS

The next 4th of July Commission meeting is scheduled for Wednesday, November 15th at 6:30 p.m. at the Village Hall.

The next Youth Commission meeting is scheduled for November 21st at 7:30 p.m. The Glow Bike Ride was a big success. Trustee Juzeszyn thanked Beecher EMA and Police Department for their help on this event.

The next Historic Preservation Commission meeting will be held on Wednesday, November 15th, at 6 p.m. at the Depot.

VILLAGE PRESIDENT REPORT

President Meyer appointed Charity Mitchell as new Village Administrator. Trustee Kraus made a motion to approve President Meyer's appointment. Trustee Juzeszyn seconded.
AYES: (6) Trustees Juzeszyn, Kraus, Gardner, Stacey, Tieri and Gianotti.
NAYS: (0) None.
Motion carried.

Charity Mitchell was introduced as the new Village Administrator replacing Bob Barber. She will begin work November 20, 2023.

It was reported that Ashley Woodman has resigned from the Beecher Youth Commission.

President Meyer appointed Trustee Tieri as Beecher's representative to Laraway Communications Board and Charity Mitchell as the designated alternate. Trustee Gianotti made a motion to approve President Meyer's appointment. Trustee Stacey seconded.
AYES: (5) Trustees Juzeszyn, Kraus, Gardner, Stacey and Gianotti.
NAYS: (0) None.
ABSTAIN: (1) Trustee Tieri.
Motion carried.

PLANNING, BUILDING AND ZONING COMMITTEE

ORDINANCE #1393 – An Ordinance granting a special use with conditions for a tobacco store at 997 Dixie Highway. The Planning and Zoning Commission held a public hearing and has

recommended approval of the special use permit with certain conditions as contained in the ordinance. The applicant has agreed to these conditions which will run with the location and not the business or the owner. Trustee Gardner made a motion to approve Ordinance #1393. Trustee Stacey seconded.

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

NAYS: (0) None.

Motion carried.

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

A public hearing for a cannabis craft grow facility special use permit at 744 W. Church Road is scheduled by the PZC for Thursday, November 16th at 7 p.m. at the Village Hall.

The next Zoning Ordinance Steering Committee meeting is scheduled for Thursday, November 16th at 3 p.m. at the Village Hall.

FINANCE AND ADMINISTRATION COMMITTEE

Trustee Kraus made a motion to approve the Treasurer's report. Trustee Juzeszyn seconded. Treasurer was present and provided a report.

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

NAYS: (0) None.

Motion carried.

Variance reports were provided in the packet for review.

Trustee Kraus made a motion to approve payment of the list of bills in the amount of \$125,428.28 and payrolls for the previous month. Trustee Juzeszyn seconded.

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

NAYS: (0) None.

Motion carried.

Trustee Kraus made a motion to table action on adopting a tax levy for 2023 collectible in 2024 until the next meeting to take more time to look closer into the budget. Trustee Juzeszyn seconded.

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

NAYS: (0) None.

Motion carried.

Administrator Barber said he has had multiple conversations with First Community Bank and Trust about a \$650,000 loan for the Penfield Street project. He is working on putting figures together to determine how much of a loan is needed. It would be difficult to get a loan with other banks due to them needing collateral for the loan. There were no objections by any Board members to obtaining a loan from First Community Bank and Trust.

PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION COMMITTEE 

Trustee Gianotti made a motion establishing a season for the pickleball and multi-use court at the High School. The courts will close the fourth Monday of November and open the first Monday in April each year. Trustee Kraus seconded.

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

NAYS: (0) None.

Motion carried.

Trustee Gianotti made a motion to reject all bids for the new police station. Trustee Stacey seconded.

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

NAYS: (0) None.

Motion carried.

The Board considered a new bid process for the police station to take place in January with a downsized building and fewer improvements. The Board reviewed the corrected blueprint and site plan for a modified building provided by JMA Architects. This is to meet the \$4 million target placed on the project by the bond issue. Any office equipment would have to come from cash reserves in the General Fund. There were no objections to the concept plan presented.

PUBLIC SAFETY COMMITTEE

Beecher Blessings program is now up and running. The group is applying for tax exempt status. Chief Lemming urged everyone to get the word out so they can help needy families in the community.

The Police Department, EMA and Code Enforcement monthly reports were provided in the packet for review.

ORDINANCE #1394 – An Ordinance regulating food trucks in the Village of Beecher, with the change to Section 6-8-5-Penalties: changing “five hundred dollars” to “one hundred dollars”. Trustee Tieri made a motion to approve Ordinance #1394. Trustee Stacey seconded.

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

NAYS: (0) None.

Motion carried.

RESOLUTION #2023-15 – A Resolution authorizing the Village President and Clerk to sign an agreement for the establishment of a parade policy for the Village, relating to celebratory parades. Trustee Tieri made a motion to adopt Resolution #2023-15. Trustee Stacey seconded.

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

NAYS: (0) None.

Motion carried.

There were no incidents to report for Halloween.

Chief Lemming provided a School Resource Officer (SRO) update. He will be having a meeting with School Superintendent Gaham at the end of November to discuss the agreement.

The next meeting regarding the adjudication program with Peotone will be held on Wednesday, November 15th.

PUBLIC WORKS COMMITTEE

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

A Penfield Street improvement project update was provided. Administrator Barber reported that most of the cement west of the post office has been poured. Concerns regarding turning radius on Woodward Street have been expressed by Fire Department, so that will be addressed this week. Business operations should no longer be affected by the project.

An update was provided on the Indiana Avenue railroad quiet zone. The Village is still waiting on the Union Pacific Railroad. Delineators were temporarily removed on Penfield Street, so not sure if that is why the train horns are still being sounded.

A leaf collection program update was provided. Crews have been out every day in the last two weeks. It is taking a little over a week to get through the entire town. First week of December is estimated to be when leaf collection will end.

The Dixie Highway watermain crossover project has gone out to bid and bids will be opened on Thursday, November 30th at 10 a.m. Staff is still waiting on IDOT permit, which is holding things up.

Superintendent Conner said two new Public Works employees started that day. Mike Alberts is the new Water Operator. The Village will currently continue to use Test, Inc. for water testing. Travis Martin also started, who previously worked in Street Department in Valparaiso. Troy Larrigan will begin employment on November 27th. Troy is a 23-year employee from Village of Bradley.

Trustee Stacey thanked Administrator Barber for all of his hard work on the Penfield Street project.

ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE

The Fall newsletter was mailed two weeks ago.

The Tree Lighting Ceremony is scheduled for Sunday, November 26th at 5 p.m. Park decorations have been received, which were paid for by a grant. Parade route will be determined depending on Penfield Street construction. Joe Burgess will provide firewood for the bonfire.

A Union Electronics building update was provided. Building prints were received at the Village Hall. The applicant is requesting an early start foundation permit to get things done before the ground freezes.

OLD BUSINESS – None.

NEW BUSINESS

There will be a groundbreaking ceremony at 10:30 a.m. Sunday morning at Faith Church. Board members who plan on attending were encouraged to let Administrator Barber know this week.

Administrator Barber said grant celebrations will be held at Brookfield Zoo relating to the police retention grant and holiday decorations grant, in case anyone is interested in attending.

Administrator Barber reported that the Village joined in a class action lawsuit for PFAS in water.

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

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

NAYS: (0) None.

Motion carried.

Meeting adjourned at 7:57 p.m.

Respectfully submitted by:



Janett McCawley
Village Clerk

2 %

ORDINANCE # _____

VILLAGE OF BEECHER
WILL COUNTY, ILLINOIS

AN ORDINANCE FOR THE LEVYING AND ASSESSING OF TAXES FOR THE
VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS,
FOR THE FISCAL YEAR OF SAID VILLAGE COMMENCING
MAY 1, 2023 AND ENDING APRIL 30, 2024.

Adopted by the Board of Trustees
of the Village of Beecher on _____.

Published in Pamphlet form after due notice
and public hearing by the Office of the
Village Clerk on _____.

ORDINANCE NO.

**VILLAGE OF BEECHER
WILL COUNTY, ILLINOIS**

**AN ORDINANCE FOR THE LEVYING AND ASSESSING OF TAXES FOR THE
VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS,
FOR THE FISCAL YEAR OF SAID VILLAGE COMMENCING
MAY 1, 2023 AND ENDING APRIL 30, 2024**

BE IT ORDAINED by the President and Board of Trustees of the Village of Beecher, Will County, Illinois:

Section 1:

For the purpose of defraying all necessary expense and liabilities of the Village for the fiscal year commencing May 1, 2023 and ending April 30, 2024, a tax for the following sums or so much thereof as by law may be authorized, be and the same is hereby levied against all taxable property in the Village according to 65 ILCS 5/8-3-1 for the following purposes, to-wit:

I. **GENERAL CORPORATE PURPOSES**

A. **Village President and Board of Trustees** **Levied**

Departments of Administration & Inspectional Services

Salary of Village President	\$ 1,500.00
Salary of Village Administrator	21,000.00
Salaries of Members of Board of Trustees	4,200.00
Salary of Village Clerk	1,300.00
Salary of Village Treasurer	1,300.00

Accounting	200.00
Full-Time Salaries	11,500.00
License Tags and Permits	300.00
Legal Services	5,500.00
Printing	1,000.00
Office Supplies and Postage	1,200.00
Publication and Dues	500.00
Circuit Court Expenses	100.00
Conventions, Seminars and Meetings	2,000.00
Commissioners and Planning	300.00
Auditing (From Special Tax Levy)	
Bonds	100.00
Contingencies	1,000.00
IMRF and Social Security (from Special Tax Levy)	<u>-0-</u>
	—
Total Department of Administration	\$ 53,000.00

B. DEPARTMENT OF POLICE

Salary of Police Chief	\$ 21,000.00
Salaries of Full-Time Policemen	106,000.00
Overtime of Full-Time Policemen	2,400.00
Salaries of Part-Time Policemen	7,000.00
Uniform Allowance for Police Officers	1,000.00
Maintenance of Police Equipment	2,000.00
Maintenance of Police Squad Cars	3,000.00
Gas and Oil for Squad Cars	4,000.00
Police Communications & Dispatching	23,000.00
Supplies	1,000.00
Training of Police Officers	1,000.00
IMRF & Social Security (from Special Levy)	
	-0-
Health Insurance	15,000.00
Communications and Telephone	<u>1,418.00</u>
Total Department of Police	\$187,818.00

C. DEPARTMENT OF STREETS AND ALLEYS

Full-time Salaries	\$21,000.00
Overtime	1,000.00
Health Insurance	2,000.00
Maintenance of Vehicles and Equipment	2,000.00
Street Lighting	48,000.00
Maintenance Supplies for Streets	10,000.00
Gasoline and Oil	3,000.00
Total Department of Streets and Alleys	\$87,000.00

D. DEPARTMENT OF PUBLIC BUILDINGS & PROPERTY

Maintenance of Village Hall	\$ 1,000.00
Operating Expenses of Village Hall	500.00
Liability, Property, Unemployment & Workmen=s	
Comp. Insurance (From Special Levy)	-0-
Maintenance & Repairs to Village Garage	1,000.00
Supplies	1,000.00
Contingencies	<u>500.00</u>
Total Department of Public Property	\$ 4,000.00

TOTAL GENERAL CORPORATE PURPOSES **\$ 331,818.00**

II FROM SPECIAL TAX LEVIES

A. MUNICIPAL AUDITING TAX

As provided by Illinois Revised Statutes,
65 ILCS 5/8-8-8, For Auditing and
Funds and Accounts of the Village Public Accounts \$ 7,638.00

Total Municipal Auditing Tax **\$ 7,638.00**

A. ILLINOIS MUNICIPAL RETIREMENT FUND & SOCIAL SECURITY

As provided by Illinois Revised Statutes,
40 ILCS 5/7-171, for IMRF & Social Security

For IMRF **\$61,100.00**

For Social Security **\$59,891.00**

C. LIABILITY, PROPERTY DAMAGE, WORKMEN=S

COMPENSATION & UNEMPLOYMENT INSURANCE

Costs of Workmen=s Compensation, Liability,
Property Damage, Unemployment Insurance for the
Village of Beecher, per Illinois Revised Statutes,
745 ILCS 10/9-107:

Cost of Liability, Property Damage, Workmen=s
Compensation and Unemployment Insurance \$39,671.00

**Total Liability, Property Damage, Workmen=s
Compensation & Unemployment Insurance** **\$39,671.00**

C. POLICE PROTECTION TAX

As provided by 65 ILCS 5/11-1-3 of
the Illinois Revised Statutes or Police protection
for the Village of Beecher

\$181,754.00

Total Police Protection Tax**\$181,754.00**D. EMERGENCY SERVICE AND DISASTER

As provided by Illinois revised Statutes,
65 ILCS 5/8-3-16:

\$ 1,090.00

Total Emergency Service and Disaster**\$ 1,090.00**E. BOND AND INTEREST FUND

Bond and Interest

\$337,779.00

Total Bond and Interest Fund**\$337,779.00**

TOTAL BY FUNDS

General Corporate Purposes	\$331,818.00
Municipal Auditing Fund	7,638.00
Illinois Municipal Retirement Fund	61,100.00
Social Security Fund	59,891.00
Liability, Property Damage, Workmen=s	
Compensation & Unemployment Insurance	39,671.00
Police Protection Tax	181,754.00
Emergency Service & Disaster	1,090.00
Bond and Interest Fund	<u>337,779.00</u>
TOTAL ALL FUNDS	\$1,020,741.00

Section 2:

That said sum of One Million Twenty Thousand Seven Hundred and Forty One Dollars (\$1,020,741.00) is hereby levied and assessed for the above items which have been heretofore appropriated by ordinance of the President and Board of Trustees of the Village of Beecher.

Section 3:

That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed this _____ day of _____, 2023.

Ayes: _____ Nays: _____ Absent: _____

Approved: _____
Village President

Attest:

Village Clerk

State of Illinois)

County of Will)

Certification

Village of Beecher)

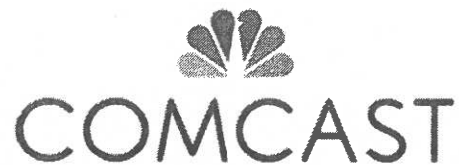
The undersigned, being duly sworn, deposes and states that she hereby certifies that she is the duly appointed and Acting Village Clerk of the Village of Beecher, Will County, Illinois; that she has the care, custody and control of the records, including ordinances and resolutions passed by said Village.

That the attached is a true, correct and compared copy of the ordinance for the levying and assessing of taxes for the Village of Beecher, Will County, Illinois, for the fiscal year of said Village commencing May 1, 2023 and ending April 30, 2024.

That this certificate is made pursuant to the requirements of law and for the purpose of filing with the County Clerk of Will County, Illinois, for the levy of taxes for the tax year 2023/2024 collectible in 2024.

Witness my hand this _____ day of _____, 2023.

Village Clerk



November 17, 2023

The Honorable Janett McCawley
Village Clerk
Village of Beecher
625 Dixie Highway
Beecher, IL 60401

RE: Important Information – Price Changes

Dear Ms. McCawley:

At Comcast, we are always committed to delivering the entertainment and services that matter most to our customers in the Village of Beecher, as well as exciting experiences they won't find anywhere else. We are also focused on making our network stronger in order to meet our customers' current needs and future demands. As we continue to invest in our network, products, and services, the cost of doing business rises. Rising programming costs, most notably for broadcast TV and sports, continue to be the biggest factors driving price increases. While we absorb some of these costs, these fee increases affect service pricing. As a result, starting December 18, 2023, prices for certain services and fees will be increasing, including the Broadcast TV Fee and the Regional Sports Network Fee. Please see the enclosed Customer Notice for more information.

We know you may have questions about these changes. If I can be of any further assistance, please contact me at (630) 669-0830.

Sincerely,

Yohan Fernando
Senior Manager of Government Affairs

Important information regarding your Xfinity services and pricing

Effective December 18, 2023

Xfinity TV	Current	New
Choice TV Select	\$37.50	\$43.50
Choice TV Select - with TV Box (Flex upgrade)	\$47.50	\$53.50
Broadcast TV Fee	\$21.50	\$25.65
Regional Sports Fee	\$18.35	\$19.20
3 Premiums	\$30.00	\$32.00
4 Premiums	\$40.00	\$43.00
5 Premiums	\$50.00	\$54.00

Xfinity Internet	Current	New
Connect	\$62.00	\$66.00
Connect More	\$82.00	\$86.00
Fast	\$92.00	\$96.00
Superfast	\$102.00	\$106.00
Gigabit	\$112.00	\$116.00
Gigabit Extra	\$122.00	\$126.00

Xfinity Home	Current	New
Pro Protection	\$50.00	\$55.00
Pro Protection Plus	\$60.00	\$65.00

Peotone Areas: Beecher, Chicago Heights, Portions of Cook County, Crestwood, Portions of Kankakee County, Manteno, Monee, Oak Forest, Peotone, Robbins, South Holland, Portions of Will County

87714000 (0740,0960,1020,1030,1040,1250,1520,1530,1540,1550,1560,1570,1740)



**PIGGUSH
ENGINEERING**

Engineering Proposal

Village of Beecher

625 Dixie Highway, PO Box 1154
Beecher, IL 60401
708.946.2261

Police Department Site Improvements

West Church Road
Beecher, IL 60401
November 20, 2023

**SHAPING THE WORLD
AROUND US.**

Dear Mr. Barber,

Piggush is a client-focused civil engineering team. Our approach to every project, no matter the type of location, leverages our experience as infrastructure experts. Whether it's modernizing a crumbling site or starting from a blank sheet of paper, Piggush Engineering offers a full range of civil engineering services to design and develop projects of all shapes and sizes. The landscape—whether it's physical, regulatory or technological— is always changing. Because of this we are well prepared and well informed to adjust and adapt accordingly. We balance proven engineering principles with fresh, future focused thinking.

From grant writing to design to implementation—whether it's environmental, industrial, rural or urban— Piggush Engineering is all about solving problems and making our world a better place to live.

We pride ourselves on providing unmatched client service. We not only answer the call when called upon, we jump through hoops and navigate any red tape necessary to help expedite the process and avoid frustrating and costly roadblocks.

The enclosed proposal is based on our understanding of your project needs. If the proposal meets with your approval, please digitally sign on the final page. We look forward to the opportunity to work with you on the Police Department Site Improvements.

Very Truly Yours,

Neil Piggush, PE, CFM
President
PIGGUSH ENGINEERING, INC.



Description of Project

Scope of Work

Piggush Engineering will provide the following professional design services to design drawings and specifications that meet the requirements of the Police Department Site Improvements. The following is a summary of our Professional Services.

Site Engineering Design - Redesign

The completion of this portion of the project will provide a complete set of approved engineering plans that are ready for Contractors to bid on and use for construction purposes.

Following is a summary and outline of our PROFESSIONAL Design Services:

- Regrading and Utility Redesign based off of revision agreed to upon by the Village.
 - Preparation of Existing Site Conditions Plan(s).
 - Preparation of Site Removal Plan(s) revisions.
 - Preparation of Grading and Drainage Plan(s) revisions.
 - Preparation of any necessary Utility Plan(s) revisions.
 - Analysis of Dry Detention Facility Design and spatial impacts.
- Proposed site improvement shall meet/maintain compliance with any applicable ADA Accessibility Code requirements.
- Coordinate submission to governing bodies for review and approval or permitting, as required.

Any permits that would be required by work added to the scope after the original date of this Agreement or after plans have been substantially completed as determined by the initial submission for plan review, shall either be done through the Hourly Rates stated below in this Agreement or through an additional Agreement or agreed additional price to this Agreement.

The completion of this portion of the project will provide a complete and permitted set of approved engineering plans.

Compensation and Payment for Services

A cost breakdown is provided for the Police Department Site Improvements.

Scope of Work	Price	QTY	Subtotal
Site Engineering Design - Redesign	\$12,680.00	1	\$12,680.00

Total **\$12,680.00**

The Client shall pay ENGINEER for Services performed or furnished under this Agreement as described in the cost breakdown table. The amount of any excise, VAT, or gross receipts tax that may be imposed shall be added to the compensation shown in the hourly rates below.

Invoices for Services will be prepared in accordance with Engineer's standard invoicing practices and will be submitted to Client by Engineer at least monthly. Invoices are due and payable on receipt.

Payment terms for this Agreement are NET 30 days from the date of the respective invoice. If Client fails to make any payment due to Engineer for services and expenses within thirty days after receipt of Engineer's invoice therefor, the amounts due Engineer will be increased at the rate of 2.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day; and, in addition, Engineer may, after giving seven days' written notice to Client, suspend services under this Agreement until Engineer has been paid in full all amounts due for services, expenses and charges. Payments will be credited first to interest and then to principal. In the event of a disputed or contested billing, only that portion so contested may be withheld from payment, and the undisputed portion will be paid.

It shall be understood that progress payments will be made on a monthly basis based on percentage completed as determined by the Engineer and that upon submittal of the plans to the respective governing agencies for review, the site engineering improvement plans shall be considered 90% complete and billed accordingly. Any major changes to scope that are made after this point shall be done on an hourly basis or lump sum price that shall be negotiated with the client before any of the aforementioned additional services are rendered.

Additional & Reimbursable Expenses

Any work which requires Professional Services that are outside of the scope of, or not described in the Professional Services scope above, shall be deemed an extra to the contract and will be paid for through the Hourly Rate schedule defined below.

Additional Expenses

Unless described in the Professional Services above, Additional Services shall include, but shall not be limited to, meetings with the Client or government authorities, design of off-site utilities or infrastructure, easement or right-of-way negotiation, easement or right-of-way acquisition, wetland determinations, wetland mitigation, flood studies, archaeological studies, Historic Preservation issues or other environmental concerns. These services shall also include any Survey work required for the completion of the real estate transactions required by the Client such as Final Plat, individual lot plats, and Plats of Dedication, Annexation Plats, Vacation Plats, Plats of Zoning or condominium surveys.

Any meetings that are required by additional work that is deemed to be outside of the original scope of professional services that are specified in the professional services stated above, will be considered an Additional Service billed on an hourly basis in accordance with the Hourly Rates Schedule as set forth below.

Reimbursable Expenses

Reimbursable Expenses include the following categories: Subcontractor costs, out of town meetings outside the base scope of work, transportation and subsistence incidental thereto; providing and maintaining field office facilities including furnishings and utilities; reproduction of additional Reports, Drawings, Specifications, Bidding Documents, and similar Project-related items, and, if authorized in advance by Client, overtime work requiring higher than regular rates.

For those Reimbursable Expenses that are not accounted for in the compensation for PROFESSIONAL Services, Client shall pay Engineer at the rates set forth below.

The amounts payable to Engineer for Reimbursable Expenses, if any, will be the Additional Services-related internal expenses actually incurred or allocated by Engineer, plus all invoiced external Reimbursable Expenses allocable to such Additional Services, the latter multiplied by a factor of 1.20.

The Reimbursable Expenses Schedule will be adjusted annually (as of January 1st, 2018) to reflect equitable changes in the compensation payable to Engineer. The Client agrees to pay a maximum of 3% increase annually on any additional services that are performed through this contract. Written notice will be sent to the Client per the notice requirements.

Provisions for Compensation for Additional Services

Whenever the Engineer is entitled to compensation for the charges of Engineer's Consultants, those charges shall be the amounts billed by Engineer's Consultants to Engineer times a factor of 1.20.

The external Reimbursable Expenses and Engineer's Consultant's Factors include Engineer's overhead and profit associated with Engineer's responsibility for the administration of such services and costs.

To the extent necessary to verify Engineer's charges and upon Client's timely request, Engineer shall make copies of such records available to Client at cost.

Hourly Rates are set forth below and include salaries and wages paid to personnel in each billing class plus the cost of customary and statutory benefits, non-project operating costs, and operating margin or profit. The Hourly Rates will be adjusted annually (as of January 1st, 2019) to reflect equitable changes in the compensation payable to Engineer. Hourly rates for services performed on or after the date of the Agreement are:

Principal	\$240.00/Hour
Project Engineer IV	\$200.00/Hour
Project Engineer III	\$170.00/Hour
Project Engineer II	\$140.00/Hour
Project Engineer I	\$100.00/Hour
EIT/Engineer in Training	\$100.00/Hour
Engineer Intern	\$60.00/Hour
CAD Technician IV	\$140.00/Hour
CAD Technician III	\$120.00/Hour
CAD Technician II	\$100.00/Hour
CAD Technician I	\$80.00/Hour
Construction Observer IV	\$160.00/Hour
Construction Observer III	\$140.00/Hour
Construction Observer II	\$120.00/Hour
Construction Observer I	\$100.00/Hour
Clerical	\$95.00/Hour
Licensed Surveyor	\$170.00/Hour
SIT/Surveyor in Training	\$90.00/Hour
Survey Crew - 1 Man (with GPS/Robot TS)	\$140.00/Hour
Survey Crew - 2 Man (with GPS/Robot TS)	\$170.00/Hour
Survey Crew - 3 Man (with GPS/Robot TS)	\$200.00/Hour
Travel Expense (if less than 8 hours worked)	\$0.57 per mile
Travel Expense (if 8 hours worked)	\$ 30.00 per day

Printing Costs:

Black and White Copies	
8-1/2" x 11"	\$0.50 per sheet
8-1/2" x 14"	\$0.60 per sheet
11" x 17"	\$1.00 per sheet
Color Copies	
8-1/2" x 11"	\$1.95 per sheet
8-1/2" x 14"	\$2.50 per sheet
11" x 17"	\$3.90 per sheet
Large Format Black and White Bond Paper Copies	
12" x 18"	\$1.15 per sheet
18" x 24"	\$2.25 per sheet
24" x 36"	\$4.50 per sheet
30" x 42"	\$6.50 per sheet
36" x 42"	\$ 7.90 per sheet
36" x 48"	\$ 9.00 per sheet
All other B&W sheets	\$ 0.75/square foot
All other Color sheets	\$ 3.00/square foot
Subdivision Plats (all sizes)	\$ 20.00
Mylar Subdivision Plats	\$ 50.00
Scan to PDF/JPEG/TIFF (per page)	
8-1/2" x 11"	\$ 0.50 per sheet
8-1/2" x 14"	\$ 0.60 per sheet
11" x 17"	\$ 1.00 per sheet
Large Formats	\$ 2.50 per sheet

Insurance

Piggush Engineering will maintain insurance coverage with the following limits and Certificates of Insurance will be provided to the Owner upon written request

Workers Compensation	Statutory Limits	Automotive Liability	\$1 Million Combined Single Limit
General Liability	\$1 Million per Claim	Professional Liability	\$5 Million per Claim
	\$2 Million Aggregate		\$5 Million Aggregate

In no event will Piggush Engineering's collective aggregate liability under or in connection with this Agreement or its subject matter, based on any legal or equitable theory of liability, including breach of contract, tort (including negligence), strict liability and otherwise, exceed the contract sum to be paid to Piggush Engineering under this Agreement. Any claim against Piggush Engineering arising out of this Agreement may be asserted by the Owner, but only against the entity and not against Piggush Engineering's directors, officers, shareholders or employees, none of whom shall bear any liability and may not be subject to any claim.

Indemnification and Mutual Waiver

(1) To the fullest extent permitted by law, Piggush Engineering shall indemnify and hold harmless the Owner and its officers and employees from claims, costs, losses, and damages ("Losses") arising out of or relating to the Project, provided that such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by any grossly negligent act or omission of Piggush Engineering; (2) To the fullest extent permitted by law, Owner shall indemnify and hold harmless Piggush Engineering and its officers, directors, employees, agents and consultants from and against any and all Losses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project provided that any such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent arising out of or occurring in connection with the Owner's, or Owner's officers, directors, employees, consultants, agents, or others retained by or under contract to the Owner, negligent act or omission, willful misconduct, or breach of this Agreement; (3) To the fullest extent permitted by law, Owner and Piggush Engineering waive against each other, and the other's employees, officers, directors, insurers, and consultants, any and all claims for or entitlement to special, incidental, indirect, enhanced, punitive, or consequential damages, in each case regardless of whether such party was advised of the possibility of such losses or damages or such losses or damages were otherwise foreseeable, and notwithstanding the failure of any agreed or other remedy of its essential purpose; (4) In the event Losses or expenses are caused by the joint or concurrent fault of the Piggush Engineer and Owner, they shall be borne by each party in proportion to its respective fault, as determined by a mediator or court of competent jurisdiction; (5) The Owner acknowledges that Piggush Engineering is a business corporation and not a professional service corporation, and further acknowledges that the corporate entity, as the party to this contract, expressly avoids contracting for individual responsibility of its officers, directors, or employees. The Owner and Piggush Engineering agree that any claim made by either party arising out of any act of the other party, or any officer, director, or employee of the other party in the execution or performance of the Agreement, shall be made solely against the other party and not individually or jointly against such officer, director, or employees.

This Agreement contains the entire agreement of the parties with respect to the matters covered, and no other agreement, statement or promise made by any party, or to any employee, office or agent of any party, which is not contained in this Agreement shall be binding or valid.

Payment terms for this Agreement are NET 30 days from the date of the respective invoice. Late payment penalties of two percent (2%) per month, which is an annual rate of twenty-four percent (24%), shall be applied to any unpaid balance commencing thirty (30) days after the date of the original invoice.

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. If the Engineer, in its sole discretion, retains the service of an attorney, to enforce any term or provision of this agreement, or to collect any portion of the amount payable under this agreement, then all litigation and collection expenses, witness fees, court costs, and attorney's fees shall be paid by the prevailing party.

In the event that performance by the Engineer of any of its obligations or undertakings hereunder shall be interrupted or delayed by any occurrence not occasioned by the conduct of either party hereto, whether such occurrence be an act of God or the result of war, riot, civil commotion or the act or conduct of any person or persons not party or privy hereto, then it shall be excused from such performance for such period of time as is reasonably necessary after such occurrence to remedy the effects thereof.

Should litigation result from any issue contained in this Agreement, both Engineer and Client agree to waive their right to a jury trial.

Thank you for the opportunity to submit this proposal to you. If this proposal is satisfactory please electronically sign below, which will service as notification of authorization to proceed. If you have any questions or require additional information, please contact our office at 815.614.3447.

Sincerely,



Neil A. Piggush, PE, CFM
President
PIGGUSH ENGINEERING, INC

The owner, by signing this, hereby agrees to the terms and conditions of this Agreement dated November 20, 2023 for the Police Department Site Improvements.

Printed Name:	
Signature:	
Date of Acceptance	

November 21, 2023

Village of Beecher Illinois – New Police Facility

A. Schedule Pertaining to Redesign and Rebidding of Project

1. Project description

- i. The reduced floor plan is approximately 9,491 s.f. complete with full site development, municipal police functions, and community room.

2. Project bid schedule

- i. JMA and its engineering consultants are planning to have all drawing and bid documents prepared for release by 12/29/2023. However, Piggush Engineering has indicated that based on their current project commitments, they may not be able to finish their drawing revisions until 1/5/2024. While they cannot commit to the 12/29 date at present, they will work to improve their schedule if possible. Consequently, two schedules are presented for update to the Board.

Project Schedule -Track 1

1. December 29, 2023
 - i. Release project for bids.
2. January 17, 2024
 - i. Public Bid opening.
3. January 22, 2024 Village Board Meeting
 - i. Recommendation for contract approval
4. Mid March, 2024 (weather permitting)
 - i. Begin site mobilization

Project Schedule -Track 2

1. January 8, 2024
 - i. Release project for bids.
2. January 24, 2024
 - i. Public Bid opening.
3. February 12, 2024 Village Board Meeting
 - i. Recommendation for contract approval
4. Mid March, 2024 (weather permitting)
 - i. Begin site mobilization

3. Bid Packages

- i. Site Infrastructure
- ii. Earthwork
- iii. Sitework Concrete
- iv. Paving
- v. Cast-In-Place Concrete
- vi. Masonry
- vii. Structural Steel (supply only)
- viii. Carpentry and General Construction
- ix. Roofing
- x. Flooring
- xi. Acoustical and Security Ceilings
- xii. Painting
- xiii. Fire Protection
- xiv. Plumbing
- xv. Mechanical/HVAC
- xvi. Electrical
- xvii. Low Voltage
- xviii. Fencing

VILLAGE OF BEECHER

ORDINANCE #1395

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR 744 WEST CHURCH ROAD UNDER THE ZONING ORDINANCE OF THE VILLAGE OF BEECHER

P.I.N. #22-22-09-300-001-0000

That part of the West ½ of the Southwest ¼ of Section 9, Township 33 North, Range 14 East of the Third Principal Meridian, commencing at the SW CR of SD West ½ SW ¼ Section 9, then East 20 rods and ½ ft (331.5 ft.) then north 116 rods (1914 ft.), then west 20 rods (330 ft.) then south to the point of beginning with the exception of the ROW of the Chicago, Danville, and Vincennes Railway Co. now the Chicago and Eastern Railway Co. in Will County, IL

PREPARED BY:

Robert O. Barber, Village Administrator
Village of Beecher
P.O. Box 1154
Beecher, IL 60401

RETURN TO:

Janett McCawley, Village Clerk
Village of Beecher
P.O. Box 1154
Beecher, IL 60401

VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR 744 W. CHURCH ROAD 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 the property commonly known as 744 W. Church Road, Beecher, Illinois (hereinafter the “Premises”) to allow a cannabis craft growing facility; and

WHEREAS, the Premises are currently zoned I-1 Limited Industrial District under the Zoning Ordinance of the Village of Beecher (hereinafter the “Village Zoning Ordinance”); and

WHEREAS, pursuant to proper legal notice, the Planning and Zoning Commission of the Village of Beecher conducted a public hearing on the Special Use Permit application on November 16, 2023, 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 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 744 W. Church Road, Beecher, Illinois, and confirming that the Special Use otherwise conforms to the applicable regulations of the I-1 Limited Industrial District, 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 A*, 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 commonly known as 744 W. Church Road in Beecher are hereby granted a Special Use Permit to operate a cannabis craft growing facility in a I-1 Limited Industrial District provided the following conditions are satisfied:

- A. A site plan using a plat of survey showing property lines, setbacks and location of structures is submitted along with the building permit and approved by the Village;
- B. A drainage plan must be submitted for review and approval by the Village engineer at Petitioner's cost; and
- C. The site plan must provide adequate turning radius for fire vehicles and equipment and the road be sufficiently wide and solid for fire vehicles and equipment.

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 27th day of November, 2023.

Yeas: _____

Nays: _____

Abstain: _____

Present: _____

Marcy Meyer, Village President

ATTEST:

Janett McCawley, Village Clerk

EXHIBIT A

No Special Use shall be granted by the President and the Board of Trustees unless the Special Use:

- a. Is deemed necessary for the public convenience at the location;
The petitioner is proposing a cannabis growing facility. The Village has previously evaluated permitting cannabis related land uses within the Village due to recent changes in State law. The Village contemplated various scenarios and determined to allow growing facilities and to prohibit dispensaries. At that time, the Village identified certain areas that are acceptable locations for such cannabis growing facilities, and the proposed location of 744 W. Church Road falls within the identified permissible locations for such use.

- b. Is so designated, located and proposed to be operated that the public health, safety and welfare will be protected; and
The Village has previously evaluated appropriate locations for cannabis related land uses at the time the State law was amended to allow for such uses. The proposed location is zoned for industrial and is isolated and not visible from Church Road. The facility will be secure and not have signage or generally be identifiable by the public.

- c. Will not cause substantial injury to the value of other property in the neighborhood in which it is located; and has been recommended by the Planning and Zoning Commission and approved by the President and the Board of Trustees, and conforms, except in the case of a planned development, to the applicable regulations of the district in which it is located.
The proposed facility will follow all applicable State laws relating to cannabis. State laws regulating cannabis growing are strict relating to location, security, signage, access, etc. The proposed location is isolated and surrounded by farmland and will not impact any neighboring properties. The proposed facility complies with all other Village codes in addition to State laws governing cannabis.

In addition, the Planning and Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following:

1. Compatibility with surrounding land uses and the general area;
The property is zoned industrial and is located at the rear of the El Consuelo Ranch property. The property is surrounded by agricultural land uses to the north, south, east and west. The proposed use will not have a negative impact on surrounding land uses and will generally not be visible from Church Road to the south.

2. The zoning classification of property with the general area of the property in question;
The property is zoned I-1 industrial. Surrounding properties are agricultural. Dutch American is zoned industrial and is located east on Church Road.

3. The suitability of the subject property to the use permitted under the existing zoning classification;
The Village has evaluated appropriate locations for this specific use. Cannabis growing facilities are a special use in the I-1 industrial zoning district. This specific location was identified by the Village as an appropriate location for such use as it is isolated, surrounded by agricultural uses, and not visible by the public from Church Road.
4. The trend of development, if any, in the general area of the subject property, including recent changes, if any, which have taken place in its zoning classification; and
The proposed facility is located at the rear of the El Consuela Ranch property. Surrounding properties are agricultural. Recent development in the area is industrial in nature, including Dutch American and other industrial related uses along Dutch American Way to the east of the proposed facility.
5. The relationship of the existing zoning classification to the Official Comprehensive Plan of Beecher.
The proposed facility is zoned industrial and is consistent with the Village of Beecher Comprehensive Plan.

The Plan Commission recommended approval of the proposed special use to operate a cannabis craft growing facility at 744 W. Church Road, subject to the following conditions:

- D. A site plan using a plat of survey showing property lines, setbacks and location of structures need to be submitted along with the building permit.*
- E. A drainage plan must be submitted for review and approval by the Village engineer at Petitioner's cost. Detention facilities are indicated on the site plan.*
- F. The layout must provide adequate turning radius for fire equipment and the road be sufficiently wide and solid for fire equipment.*



Planning and Zoning Commission Meeting
Public Hearing for Special Use for cannabis craft growing facility at 744 W. Church Road
November 16, 2023, 7:00 p.m.

The Planning and Zoning Commission voted unanimously in support of the proposed cannabis craft growing facility to be located at 744 W. Church Road in Beecher, IL.

Findings of Fact:

1. *The special use is deemed necessary for the public convenience at the location.*

The petitioner is proposing a cannabis growing facility. The Village has previously evaluated permitting cannabis related land uses within the Village due to recent changes in State law. The Village contemplated various scenarios and determined to allow growing facilities and to prohibit dispensaries. At that time, the Village identified certain areas that are acceptable locations for such cannabis growing facilities, and the proposed location of 744 W. Church Road falls within the identified permissible locations for such use.

2. *The proposed special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.*

As stated above, the Village has previously evaluated appropriate locations for cannabis related land uses at the time the State law was amended to allow for such uses. The proposed location is zoned for industrial and is isolated and not visible from Church Road. The facility will be secure and not have signage or generally be identifiable by the public.

3. *That such use will not cause substantial injury to the value of other property in the neighborhood in which it is located, and has been recommended by the Planning and Zoning Commission and approved by the President and the Board of Trustees, and conforms, except in the case of a planned development, to the applicable regulations of the district in which it is located.*

The proposed facility will follow all applicable State laws relating to cannabis. State laws regulating cannabis growing are strict relating to location, security, signage, access, etc. The proposed location is isolated and surrounded by farmland and will not impact any neighboring properties. The proposed facility complies with all other Village codes in addition to State laws governing cannabis.

4. Compatibility with surrounding land uses and the general area;

The property is zoned industrial and is located at the rear of the El Consuelo Ranch property. The property is surrounded by agricultural land uses to the north, south, east and west. The proposed use will not have a negative impact on surrounding land uses and will generally not be visible from Church Road to the south.

5. The zoning classification of property with the general area of the property in question;

The property is zoned I-1 industrial. Surrounding properties are agricultural. Dutch American is zoned industrial and is located east on Church Road.

6. The suitability of the subject property to the use permitted under the existing zoning classification;
The Village has evaluated appropriate locations for this specific use. Cannabis growing facilities are a special use in the I-1 industrial zoning district. This specific location was identified by the Village as an appropriate location for such use as it is isolated, surrounded by agricultural uses, and not visible by the public from Church Road.
7. The trend of development, if any, in the general area of the subject property, including recent changes, if any, which have taken place in its zoning classification; and
The proposed facility is located at the rear of the El Consuela Ranch property. Surrounding properties are agricultural. Recent development in the area is industrial in nature, including Dutch American and other industrial related uses along Dutch American Way to the east of the proposed facility.
8. The relationship of the existing zoning classification to the Official Comprehensive Plan of Beecher.
The proposed facility is zoned industrial and is consistent with the Village of Beecher Comprehensive Plan.

The proposed cannabis facility will comply with all Village codes and ordinances, as well as all State requirements related to operating a cannabis related business within the Village of Beecher. The Planning and Zoning Commission recommends the following additional conditions for approval of the special use, which were agreed upon by the petitioner at the public hearing:

1. A site plan using a plat of survey showing property lines, setbacks and location of structures need to be submitted along with the building permit.
2. A drainage plan must be submitted for review by the Village engineer. Detention facilities are indicated on the site plan.
3. The layout must provide adequate turning radius for fire equipment and the road be sufficiently wide and solid for fire equipment.

Village of Beecher

Monthly Water Department Report OCTOBER 2023

System Pumping Data

**Total Gallons Pumped: 16,517,000 Monthly Average: 533,000
Peak Day: 602,000 Gal. 10/14/2023**

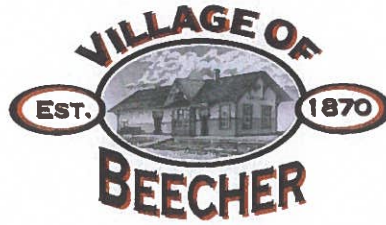
Well Pumping Data

Well #3 Total Gallons: 4,986,000 Daily Average 161,000

Well #4 Total Gallons: 6,944,000 Daily Average 224,000

Well #5 Total Gallons: 4,587,000 Daily Average 148,000

Village of Beecher
 625 Dixie Highway
 PO Box 1154
 Beecher, Illinois 60401
 Phone: 708-946-2261
 Fax: 708-946-3764
 www.villageofbeecher.org



President
 Marcy Meyer
Clerk
 Janett McCawley
Administrator
 Charity Mitchell
Treasurer
 Donna Rooney

Trustees
 Todd Kraus
 Benjamin Juzeszyn
 Joe Tieri
 Roger Stacey
 Joseph Gianotti
 Erik Gardner

WATER BILLING REGISTER REPORT

Billing Period: September-October 2023

<u>Gallons Pumped</u>	<u>Gallons Accounted For</u>	<u>Difference</u>	<u>Pumped/Accounted Ratio</u>	<u>Water Loss</u>
33,500,000	18,900,000	14,600,000	56.42%	43.58%

<u>Gallons Pumped</u>	<u>Gallons Billed</u>	<u>Difference</u>	<u>Pumped/Billed Ratio</u>
33,500,000	17,664,000	15,836,000	52.73%

This compares to the pumped/billed ratio of 58.87% for the same period last year and the 10 year average of 57.82%

of water accounts: 1,762 (decrease of 13)

Amount billed for water: \$161,302.49

of sewer accounts: 1737 (decrease of 5)

Amount billed for sewer: \$100,872.75

Amount billed for sewer debt: \$18,854.13

of accounts on lift station: 343 (decrease of 1)

Amount billed for lift station: \$2,455.49

of refuse accounts: 1639 (decrease of 3)

Amount billed for refuse: \$69,590.21

New account charges: \$350.00

Mosquito charges: \$3,492.78

Total amount billed this period: \$356,917.80

BREAKDOWN OF WATER CHARGES

Watermain Replacement Flat Charge: \$7,048.00

Watermain Replacement \$2 Rate: \$35,228.00

School Ball Fields \$4.54/1,000 (WM Replace): \$181.60

Over 30,000gl \$1/1,000gl surcharge: \$2,350.00

(2,350,000 gl billed this period over 30,000)

Water Rate for Operations: \$116,494.89