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 OCTOBER 13, 2026 -- 6:00 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 Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.
ABSENT: None.

STAFF PRESENT: Clerk Denise Abbink, Administrator Matt Conner, Chief John Galvin, and Code Enforcement Officer Dave Harrison

GUESTS: Samantha and Mario Nicosia, Vic Reato, Margarita Vega-Suarez

APPROVAL OF MINUTES

President Meyer asked for consideration of the minutes of the September 28, 2026, Board meeting. Trustee Diachenko made a motion to approve the minutes as written. Trustee Stacey seconded.
AYES: (5) Trustees Tieri, Smith, Diachenko, Stacey and Gardner.
NAYS: (0) None
ABSTAIN: (1) Trustee Kraus
Motion carried.

RECOGNITION OF AUDIENCE – Vic Reato spoke regarding a proposed golf simulator business to be located in Unit #3 at 759 W. Indiana Ave. A copy of the proposed floor plan was provided to the Board for review. The proposed business intends to apply for a liquor license through the Village and may seek to install video poker machines at the establishment in the future. This item will be added to the agenda for the next Board meeting for further discussion.

Samantha Nicosia spoke regarding the failed section of pavement in front of 522 Dunbar. She requested that the Village make a decision on how to address the pavement failure, include the section in the current work, and correct the minutes from the September 22nd committee meeting.

VILLAGE CLERK REPORT

Total tax revenue received in September was $851,674.54

VILLAGE PRESIDENT'S REPORT

President Meyer announced that Matt Conner has been appointed as Village Administrator following the expiration of former Administrator Charity Mitchell's contract. She also announced that Adam Held has been appointed as Public Works Superintendent.

REPORTS OF VILLAGE COMMISSIONS

4th of July Commission-None.

Trustee Gardner reported the next Historic Preservation meeting is scheduled for October 21st at 5 p.m. at the Depot.

FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

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 $115,351.31 and payroll since the last meeting. Seconded by Trustee Smith.
AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.
NAYS: (0) None
Motion carried.

PUBLIC PROPERTIES AND EVENTS COMMITTEE

The Christmas Tree Lighting Event will be held on November 29 from 5:00 p.m. to 7:00 p.m. at Firemen's Park. The event will feature a Parade of Lights, with registration open from November 2 through November 25. Prizes will be available to win. Santa Claus will make a special appearance, and attendees can enjoy crafts and music in the park. Food will be provided by the Fourth of July Commission.

PLANNING, BUILDING AND ZONING COMMITTEE

The Building Department monthly report was provided for review.

ORDINANCE #1467- Trustee Tieri made a motion approving Ordinance #1464 allowing for a variation from the minimum floor coverage requirements of the zoning ordinance for construction of 1,499 square-foot homes in the R-1A residential district at the properties commonly known as 648 and 652 Penfield Street. Seconded by Trustee Diachenko. Discussion held and Ordinance is changed to reflect a 6-1 vote at the Planning and Zoning Committee public hearing.
AYES: (5) Trustees Tieri, Smith, Diachenko, Stacey and Gardner.
NAYS: (1) Trustee Kraus.
Motion carried.

ORDINANCE #1468- Trustee Tieri made a motion approving Ordinance #1468 allowing for a variation from the fence requirements of the zoning ordinance for front-side yard fence in the R-1A residential district at the property commonly known as 1569 Sawgrass. Seconded by Trustee Smith. Discussion held. The Board was informed that interested parties attended the PZC meeting

to testify regarding the property's corner lot location and to verify that the proposed fence would not be in the front yard. Trustee Kraus asked whether this was the same situation as previous fence variance requests, and it was confirmed that it was. President Meyer stated that she believes the zoning ordinance will be amended to prevent this issue from recurring.
AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.
NAYS: (0) None
Motion carried.

ORDINANCE #1469- Trustee Tieri made a motion approving Ordinance #1469 allowing for a special use permit of the zoning ordinance for a medical tattoo parlor in the B-3 business district at the property commonly known as 715 Dixie Hwy. Seconded by Trustee Smith.
AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.
NAYS: (0) None
Motion carried.

The next Planning and Zoning Commission meeting is scheduled for Thursday, October 22, 2026, at 6:00 pm, subject to cancellation due to a lack of agenda items.

PUBLIC SAFETY COMMITTEE

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

The public safety committee recommended that the matter regarding authorizing the code enforcement officer to give warnings and citations for non-compliant businesses for fire inspections be tabled for further conversation.

Trustee Stacey made a motion to open the Fire Training Center Intergovernmental Agreement (I.G.A.) with the Beecher Fire Protection District (BFPD) to discuss hydrant flow testing and the allocation of funds. Trustee Diachenko seconded the motion. Discussion followed. Trustee Kraus requested additional information, noting that the matter could be addressed without reopening the I.G.A. Administrator Conner stated that the Village had met with the BFPD, which requested that funds from the Fire Training Center lease agreement be specifically allocated for hydrant flow testing. This would allow testing to be completed for one-third of the community each year, rather than once every five years, as required by the BFPD. The matter was tabled for further discussion to determine the associated costs and whether the current year's budget could accommodate the expense. The motion and second were withdrawn.

Beecher Night Out was held at Firemen's Park on Tuesday, August 11, 2026, from 5:00 p.m. to 8:00 p.m. Trustee Stacey reported that the event was very nice and attracted a large crowd. Chief Galvin thanked everyone who attended and expressed enthusiasm for next year's event. Trustee Kraus inquired about holding the event at the Police Department next year. It was noted that parking limitations at the Police Department would pose a challenge given the number of attendees.

Chief Galvin provided an update regarding the dogs on Woodward Street. A court date remains scheduled for October 27. Another incident occurred since the previous meeting; however, the

owners have complied and the dogs have been permanently relocated.

PUBLIC WORKS COMMITTEE

The Public Works, Water Department and Wastewater Treatment Plant monthly reports were provided for review.

Administrator Conner provided an update on the Miller Street Water Main Project. Asphalt replacement is scheduled to begin on October 14. The $500,000 ARPA grant has been fully received, and the funds will be used to cover the remaining project costs.

ADMINISTRATION AND GOVERNMENT AFFAIRS COMMITTEE

Committee report-None.

ADJOURN TO EXECUTIVE SESSION

There being no further business to discuss in regular session, Trustee Smith made a motion to adjourn into Executive Session at 6:24 p.m. to discuss personnel. Trustee Tieri seconded.
AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.
NAYS: (0) None.
Motion carried.

Trustee Kraus made a motion to return from Executive Session at 6:33 p.m. Trustee Gardner seconded.
AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.
NAYS: (0) None.
Motion carried.

OTHER BUSINESS

The proposed liquor license for a golf simulator business to be located in Unit #3 at 759 W. Indiana Avenue was discussed further. Architect drawing was presented to the board. The owner of Solitt Tap will partner with Vic Reato in the business. President Meyer stated that she had no concerns regarding the proposed business. It was noted that the business may expand into additional spaces within the building in the future. Any future expansion requiring a separate liquor license will be addressed at that time.

Trustee Kraus asked whether an official position had been communicated to the owners of 522 Dunbar. The Board discussed the matter further and agreed that an email should be sent to the property owners providing the Village's official response. It was also suggested that all future correspondence regarding this matter be directed through the Village Attorney.

An update was provided regarding 282 Orchard. Issues with the grass and silt fence were noted and need to be addressed. The plumbing passed inspection on the fifth inspection. The current permit remains valid through February 2027.

There being no further business, President Meyer asked for a motion to adjourn. Trustee Smith made a motion to adjourn the meeting. Trustee Tieri seconded.
AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.
NAYS: (0) None.
Motion carried.

Meeting adjourned at 6:55 p.m.

Respectfully submitted by:

/s/ Denise Abbink
Denise Abbink
Village Clerk