

**REGULAR MEETING OF THE VILLAGE OF BEECHER, BOARD OF TRUSTEES
TO BE HELD AT THE WASHINGTON TOWNSHIP CENTER,
30200 TOWN CENTER DRIVE, BEECHER, ILLINOIS AT 7:00 P.M. ON
TUESDAY, MARCH 27, 2007**

AGENDA

- I. PLEDGE TO THE FLAG
- II. ROLL CALL
- III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING
- IV. VILLAGE CLERK REPORT
- V. RECOGNITION OF AUDIENCE

A. FINANCE AND ADMINISTRATION COMMITTEE

- 1. VARIANCE REPORTS for the month of February are enclosed for your review.
- 2. BUDGET WORKSHOP is scheduled for Tuesday, April 3rd at 6:00 p.m. at the Township Center. Some Trustees stated that they may be late due to work schedules so get there when you can. Pizza and pop will be provided.
- 3. SPECIAL NEWSLETTER ON SALES TAX REFERENDUM will be mailed next week to all residents.

B. PUBLIC SAFETY COMMITTEE

- 1. RESULTS OF SENIOR BREAKFAST HELD ON MARCH 15TH AT CARDINAL CREEK will be reported by the Chief of Police.
- 2. CONSIDER AN ORDINANCE AMENDING THE CODE PERTAINING TO AUXILIARY POLICE OFFICERS. Enclosed is a draft ordinance for review which brings the use of our auxiliary officers in line with new state laws. The Chief will explain the changes in this ordinance at the meeting.

C. STREETS AND ALLEYS COMMITTEE

- 1. STATUS OF BRUSH PICK-UP PROGRAM. A meeting was held with Tom Agema of Homewood Disposal to discuss changes to our current contract if we drop off brush pick-up from the program and conduct it in house with a brush chipper. We were advised that the contract would be

reduced by \$0.50 per month per household. This would reduce the contract by \$8,136 per year or \$48,816 over the six year life of the project. Given this contract savings, there would be sufficient funding to pay cash for the brush chipper from the Refuse Fund and the savings on the contract can be used to hedge the cost increase of the contract in years six through ten. This will be discussed further at the budget workshop.

2. STATUS OF 2006 PAVING PROGRAM. The snow has melted and it is time to begin a review of the condition of the streets to determine what needs to be done to provide an acceptable finish coat. \$129,900 is being held back from Iroquois Paving for this work. The Village Engineer will provide a status report.

3. TRIM CREEK WATERSHED COMMITTEE TO SPONSOR RAIN GARDEN WORKSHOP ON SATURDAY, MARCH 24TH AT 8:30 A.M. AT THE TOWNSHIP CENTER. All Trustees are invited and encouraged to attend. The results of this workshop will be discussed at the meeting.

4. STREET LIGHT PROJECT ON CARDINAL CREEK BOULEVARD. MGM Development has paid the installation fee for a total of 46 new street lights in Units #1 and #6 and along Cardinal Creek Boulevard to Blue Herron. The Village met with Comm Ed representatives to design street lights for the remainder of Cardinal Creek Boulevard from Blue Herron to Church Road. Five 250w sodium vapor lights on 21 ft. masts will be installed on existing poles on this stretch of road, which will require a 110v transformer drop and wire span. The Village is awaiting the contract from Comm Ed to authorize this work. The lights will be up before the new school opens.

D. SEWER AND WATER COMMITTEE

1. STATUS OF COUNTRY LANE WATERMAIN to be provided by the Engineer.

2. STATUS OF WELL #5 CONSTRUCTION will be provided by the Engineer.

E. PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION

1. FIREMEN'S PARK/OSLAD GRANT PUBLIC INFORMATIONAL MEETING. This presentation will be provided by Tod Stanton of Design Perspectives and will be followed by a period for questions and comments.

2. WELTON STEDT PARK UPDATE to be provided by Tod Stanton.

3. CONSIDER AWARD OF BID: GEORGE'S LANDSCAPING IN THE AMOUNT OF \$147,039.75 FOR THE INSTALLATION OF NANTUCKET COVE PARK (\$72,016.00) AND PRAIRIE PARK (\$75,023.75). Both developers have provided enclosed sign-off letters and approved site plans these parks are ready for installation. Tod Stanton will be at the meeting to explain the bids and recommend an award.

4. STATUS OF MUNICIPAL BUILDING DESIGN. A meeting was held with JMA Architects last week about the design of the PW facility and the office annex. An update will be provided at the meeting.

5. ARTICLES FOR SPRING NEWSLETTER. It is that time of year again to do a newsletter. This year's spring newsletter letter will be coming out later than usual due to the special newsletter on the sales tax. This edition will feature outgoing Trustees and new Trustees (with photos), along with the regular seasonal articles. Does any Trustee have any suggestions for articles?

F. PLANNING BUILDING AND ZONING COMMITTEE

1. CONSIDER AN ORDINANCE REZONING FROM R-1 TO O-R: LOT #181 OF CREEKSIDE SUBDIVISION BEING 170' X 272' (46,240 SQUARE FEET) LOCATED ON THE WEST SIDE OF DIXIE HIGHWAY OPPOSITE LINDEN LANE. The petitioner, John Popp of Westbury Development, wishes to change the zoning of this outlot from R-1 to B-3. Outstanding issues are the access to this lot from the Hameister parcel, and ensuring that the business use does not infringe on the existing residential property to the south. Storm water detention will be provided offsite by piping the water to the ponds to be located along the creek. The Plan Commission held a public hearing on this matter on March 22nd and unanimously recommended approval of rezoning of the property to O-R Office Research after hearing testimony from concerned residents that the B-3 Zoning was too liberal without a firm plan for building the lot in place. The Plan Commission and the petitioner agreed, and a unanimous motion was passed recommending rezoning from R-1 to O-R. This ordinance is enclosed.

2. CONSIDER AN ORDINANCE AMENDING THE ZONING CODE: MEETING PROCEDURES AND DEFINITION OF ACCESSORY STRUCTURES. This ordinance is a housekeeping item when some errors were found in the ordinance after adoption last year. The first change is to not require referral of a petition or application to the Plan Commission from the Village Board, but instead the Village Board must be made aware of the application or petition and is then required to refer it to the Plan Commission. This is a requirement of state law. If this ordinance is prepared by the Village Attorney in time for the meeting it will be considered. Otherwise, it will be deferred.

The second change defines accessory structures and requires a firm footing and foundation for any structure exceeding 144 square feet in size. It was believed that this was adopted in a building code revision but it was in the old zoning ordinance. The Plan Commission held a public hearing and unanimously approved the revisions. Staff recommends approval of the changes.

3. OTHER PLAN COMMISSION ISSUES. The Plan Commission agreed to hold a public hearing on a proposed container storage ordinance recommended by Will County so that storage of these units can be regulated. MGM also presented two alternative site plans and requested another public hearing. More information will be provided at the meeting.

4. CONSIDER AN ORDINANCE AMENDING THE CODE: PERMITS FOR OPEN BURNING OF NATIVE VEGETATION IN PLACE AND ALLOWANCE FOR PRAIRIE GRASSES AND NATIVE PLANTS EXCEEDING 8" IN HEIGHT IN DESIGNATED AREAS.

The enclosed amended code was recommended by the Trim Creek Watershed Committee and will allow for the proper maintenance of open prairie such as the 27 acres planned in Creekside. Staff recommends approval.

5. CONSIDER AN ORDINANCE ADOPTING A NEW SUBDIVISION CODE FOR THE VILLAGE OF BEECHER. This is the final work product which is the result of over 18 months of work by the subdivision code committee and Baxter and Woodman. The new code contains alternative conservation design as an option for new developments and is one of the first of its kind in Will County. Creekside will be using some of these elements in its design. The new code also updates all materials to meet today's standards and best practices. Examples include continuous rebar in curbs, handicapped sidewalk ramps, C909 pipe for watermain, Mueller New Centurian hydrants or approved equal, and numerous drainage and erosion control measures during construction. Staff recommends approval of the new ordinance which is provided under separate cover.

6. CONSIDER AN ORDINANCE OF ANNEXATION FOR 34 ACRE SCHOOL DISTRICT PROPERTY LOCATED NORTH OF MILLER STREET ON THE EST SIDE OF TOWN. This item was tabled at the last meeting so that a valid petition of annexation could be obtained from the school district and that the Township could be notified in writing. These items have been completed. The zoning of the property will be AG-1 Agriculture upon annexation, with a school being a special use in this district.

7. CONSIDER AN ORDINANCE AUTHORIZING THE VILLAGE PRESIDENT AND CLERK TO SIGN A DEVELOPMENT AGREEMENT WITH WESTBURY DEVELOPMENT, LLC FOR THE CREEKSIDE SUBDIVISION. This agreement is enclosed. The Village President met with John Popp and George Arnold from Westbury Development and all of the outstanding issues have been addressed. The HOA will own the 27 acres of open space with the Village having the right to establish an SSA in the event of default. The Village also has the right to set the terms of maintenance and a public access easement is provided for the bike path. This item was tabled at the request of the petitioner to determine if the west portion of the property would be retained or sold off and potentially rezoned. A status report will be provided.

8. CONSIDER A MOTION AUTHORIZING THE VILLAGE PRESIDENT AND CLERK TO SIGN A FINAL PLAT OF SUBDIVISION FOR CREEKSIDE UNIT I UPON SIGN OFF BY THE VILLAGE ENGINEER. This is for the portion to be developed on the east side of the creek only. This item is contingent on any action taken on the previous item.

9. STATUS OF PRAIRIE CROSSINGS HOMEOWNERS ASSOCIATION. At the last meeting hosted by the Village, a vote was taken and by 49 to 23 vote the Association was formed. A five member Board of Directors was also elected. The Village has agreed to assist the association and this is going well.

10. REPORTS OF THE VILLAGE ENGINEER:

- a. Larry Martisek property ponding water
- b. Lotton's hole on the east side of Dixie across from Hunter's chase West
- c. Status of drainage study on stormwater discharging east from Hunter's Chase East

G. VILLAGE PRESIDENT'S REPORT

1. PEOTONE ACCESS LEAGUE UPDATE. Despite the resignation of the PAL President, the Village has heard from the other officers that they intend to continue the operation and they will be submitting invoices for equipment purchased by April 30th, such as a splitter for clearer pictures on the channel. I advised them that the funding is only good until April 30th and after that there are no guarantees that there will be additional funding. The Peotone Village Board will also be discussing the future of PAL after May 1st at its next meeting.
2. CENTERPOINT/CRETE ANNEXATION UPDATE. The property has been annexed by Crete.
3. ILLIANA EXPRESSWAY UPDATE. A meeting was held by Jerry Weller last week where it was learned that opposition to the road project is coming from east of I-65 in Indiana and jeopardizes the whole project. A strategy to scale back the project to I-57 to I-65 was discussed.
4. THIRD AIRPORT UPDATE. It appears that the County will be pushing its governance bill this Spring.
5. RESULTS OF WILL COUNTY GOVERNMENTAL LEAGUE SPRINGFIELD DRIVEDOWN to be provided by the Administrator at the meeting.

H. NEW BUSINESS/OLD BUSINESS