

**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT  
& BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER  
HELD AT THE WASHINGTON TOWNSHIP CENTER,  
30200 TOWN CENTER ROAD, BEECHER, ILLINOIS  
JUNE 13, 2006 -- 7:00 P.M.**

All present joined in the Pledge to the Flag.

President Lohmann called the meeting to order.

**ROLL CALL**

**PRESENT:** President Lohmann and Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

**ABSENT:** Trustee Rehborg.

**STAFF PRESENT:** Clerk Janett Conner, Administrator Robert Barber, Chief Jeffrey Weissgerber, Treasurer Nelson Collins, Superintendent of Public Works Bud Cowger, Engineer Ray Koenig, Economic Development Director Ed Papesh and Attorney Tim Kuiper.

**GUESTS:** Jackie Paquette from the Beecher Herald, Bill Byrns from the Daily Journal, Tom Stluka, Paul Rietveld, Peter Rietveld, Merry Fernandez, Kurt Larson, Dave and Jennifer Bunte, Ron Reichert, Tom Brislane, Michael Mach, Dan McKay, Michael Indicavitch, Joe Schudt, Jason Meyer, Chuck Bruti, Cindy Wilson Vinicky, Joe Gardner, Larry and Irene Martisek, Joanne and Mike Buchmeier, Brian Cleary, George Obradovich, Betty Nicks and Fannie Loitz.

President Lohmann asked for consideration of the minutes of the May 9, 2006 and May 23, 2006 Board meetings. Trustee Peterson made a motion to approve the minutes as written. Trustee Heldt seconded the motion.

**AYES:** (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

**NAYS:** (0) None.

Motion Carried.

**CLERK'S REPORT:** 1) A report on income received since the last meeting was provided. 2) Bills were presented for the Beecher 4<sup>th</sup> of July Commission (\$1,305.84), the Beautification Commission (\$21.47), and the Beecher Tree Board (\$296.72). Trustee Heldt made a motion to approve the list of bills totalling \$1,624.03 as listed on the Clerk's Report. Trustee Peterson seconded the motion.

**AYES:** (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

**NAYS:** (0) None.

Motion Carried.

**RECOGNITION OF GUESTS:** Merry Fernandez of 1646 Dove Valley expressed concerns about portable pools. She put up a pool and got the proper pool and fence and felt for safety reasons that these other pools

need to be looked at. She complained about a pool on a patio behind her house at 1656 Dove Valley. It is a good sized pool and has electric running to it, but no fence. The Code Enforcement Officer will be asked to check out the pool and see if it is legal and if it needs a fence.

Peter Rietveld of 846 Dixie Highway expressed concerns about the drainage of Nantucket Cove Subdivision. He explained that a restrictor pipe draining the subdivision is flooding their fields because the pipe is too small. Engineer Koenig said he was not aware of this. The Engineer will look into this problem and work with Rietvelds and Montalbano Homes to correct the situation.

Trustee Heldt also brought up a drainage problem with Larry Martisek's property on Dixie Highway. He has a constant problem with standing water on his property since the development of Hunter's Chase subdivision around him. Mr. Martisek will meet with Derek Wold from Baxter and Woodman.

Betty Nicks addressed a letter she received about the repair or demolition of a garage at 1202 Dixie Highway. Betty's mother owns the building and is elderly, and said she can't afford to demolish it or put a whole new roof on the building. Ms. Nicks wants to find a compromise. Board members decided to give her three months to make repairs or demolish the garage since other property owners were given time before demolition proceedings began. Ms. Nicks was told to go to the Village Hall this week and see Julie Riechers about the details of what she plans to do.

## **A. FINANCE AND ADMINISTRATION COMMITTEE**

**TREASURER'S REPORT:** A copy of the Treasurer's report was provided to the Board for review and the Treasurer was present to answer questions.

A list of bills totalling \$220,065.89 to be paid were available for review. A summary of the list of bills was provided. Trustee Peterson made a motion to approve payment of the list of bills as presented. Trustee Ahrendt seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

The GASB 34 report for the Village Auditor has been prepared and was provided in the packet for review.

**ORDINANCE #1042** - An ordinance establishing prevailing wages for 2006/2007. This is a standard ordinance which is required to be passed annually by State law. Trustee Peterson made a motion to approve Ordinance #1042. Trustee Heldt seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Trustee Peterson made a motion to provide blanket approval for the payment of Fourth of July bills in an amount not to exceed \$50,000 in aggregate or \$10,000 per vendor for the months of June and July. This is a standard practice to satisfy the cash flow requirements for the Fourth of July Celebration. Trustee Wehling seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.  
NAYS: (0) None.  
Motion Carried.

Trustee Peterson made a motion authorizing the payment of bills for the Fourth of July Commission after services rendered or products delivered for an amount not to exceed for the following: Budweiser (\$15,000); Melrose Pyrotechnics (\$17,500); and R. L. Reising Sales (\$19,500). Trustee Wehling seconded the motion.  
AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.  
NAYS: (0) None.  
Motion Carried.

The Mayor's Caucus has begun negotiations with AT&T for streaming video in the Chicago area's 272 municipalities. A copy of the memo was provided in the packet for review.

## **B. PUBLIC SAFETY COMMITTEE**

The Police Department monthly report was provided for review.

Mr. Dauntemann's tree removal report was provided in the packet. He will be meeting with Superintendent of Public Works Cowger to re-examine some trees.

A Tree Board meeting was held on June 1<sup>st</sup>. Arbor Day was discussed, bills were turned in and it was reported that the Attorney is still reviewing the new tree ordinance.

An Emergency Services Disaster Agency (ESDA) meeting was held on June 1<sup>st</sup>. The Village has obtained two grants: one in the amount of \$28,000 from Representative Lisa Dugan for 100% of the cost of installing a backup generator at the Washington Township building; and one in the amount of \$14,000 from Representative George Scully for 50% of the cost of installing a new warning siren at the Washington Township building and upgrading the existing warning siren system to 800 MHZ radio activation. The Village will have to provide \$14,000 for its portion of the second grant and this funding was budgeted.

Trustee Kuhlman made a motion authorizing the Village President and Clerk to sign a grant agreement for 100% of the cost of installing a generator at the Washington Township Center in an amount not to exceed \$28,000. The Village would act as the lead agency on this grant. Trustee Wehling seconded the motion.  
AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.  
NAYS: (0) None.  
Motion Carried.

Trustee Kuhlman made a motion authorizing the Village President and Clerk to sign a grant agreement for 50% of up to \$28,000 for a new warning siren and siren upgrades. This will be the Village's grant project. Trustee Wehling seconded the motion.  
AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.  
Motion Carried.

Chief Weissgerber reported that the new squad car has been ordered and is being built. It should be received by late July and will replace an existing squad.

Trustee Kuhlman wanted to remind Village residents about curfew times for the summer.

President Lohmann commented that he attended the graduation for a self-defense program provided by Juan Hernandez and felt it was a great program and would like to see the Police Department offer these types of programs to the youth of Beecher.

Trustee Kuhlman requested that a closed session be held to discuss the Police Chief's contract.

President Lohmann asked Trustee Kuhlman about his plan for the 80 trees setting at the sewer plant. Some of them will be going to the School District for their new school site. There is no specific locations chosen for the other trees at this time.

### **C. STREETS AND ALLEYS COMMITTEE**

Crack sealing, seal coating and paint striping has begun and will be completed by June 30<sup>th</sup>.

The list of trees to be trimmed or removed will be developed in the upcoming weeks and work will begin in mid-July.

Engineer Koenig provided an update on the 2006 road resurfacing program.

Engineer Koenig reported on the drainage issue at 842 Penfield Street. A letter was provided in the packet for review. Mr. Cleary spoke providing his side of the issue. Engineer Koenig reported that there is some disagreement between property owners as to the condition of the property before the improvements were made. Mr. Cleary stated that Mr. Short modified the grade of his property which caused his parents' property to flood when it rained. Engineer Koenig offered to mediate and try to help fix the drainage problem. Mr. Cleary was advised that it was a private property issue. Mr. Cleary felt it was the Village's responsibility to fix by going onto Mr. Short's property and correcting the situation. The matter was referred to Engineer Koenig to try and work out a solution.

The Village has been awarded a \$385,000 grant from the Illinois Department of Transportation (IDOT) to improve Gould Street from Indiana Avenue to Hodges Street. This grant was applied for in 2005 and all hope was given up on this application. This grant can be used for bump outs, new street lighting, landscaping, brick pavers, etc. Staff is trying to ascertain when the project has to be completed. It appears we will have three years to complete the project which means it would begin in 2007 or 2008. Right now it appears that our matching amount is \$96,000, which is for information purposes at this time. The watermain will also need to be replaced at that location, which should be done before improvements are made, but will also cost even

more money.

Trustee Kuhlman asked about the IDOT trees along Route #1. Some of them are crooked. He questioned who would be liable for straightening them. Engineer Koenig stated that IDOT probably won't come back and straighten them and that Public Works will probably have to straighten the trees. President Lohmann stated that there were also a couple of trees that died and were removed, but never replaced. Engineer Koenig will look into whether or not IDOT will replace the dead trees.

Superintendent of Public Works Cowger reported that hydrant flushing was finished this week.

#### **D. SEWER AND WATER COMMITTEE**

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

Engineer Koenig provided status reports on the following:

- a.) All work has been completed on the Trim Creek relief sewer restoration project by the Chuck Schultz's property. They are now working on the area to the north. Administrator Barber asked who would water the seed adjacent to the Schultz property. Mr. Schultz was offered two months of free water for him to water the seed and get it growing.
- b.) A report was provided on the Meadow Lane watermain restorations.
- c.) A report was provided on the drilling of well #5.
- d.) Status was provided on the flowing tile at Krabbe's and the area #1 sanitary sewer rehab work. The water is coming from somewhere on Krabbe's private property. The Engineer will probably need to talk to the resident and see if maybe it is sump discharge.
- e.) A report should be provided by the beginning of July for the area #2 sanitary sewer cleaning, televising and evaluation.
- f.) Bids will be opened on July 6<sup>th</sup> and awarded on July 11<sup>th</sup> for the Dunbar and Miller Street watermain replacement project.

#### **E. PUBLIC BUILDINGS, PROPERTIES, PARKS AND RECREATION COMMITTEE**

Trustee Wehling provided a revised plan for Firemen's Park and showed the revised site plan. He explained that this is the last shot at this grant this year. No representative from Beecher Recreation was present but from the last Park Board meeting the feeling was that Beecher Recreation was satisfied with this new plan. After review and some discussion, Trustee Ahrendt made a motion authorizing the Village President and Clerk to sign an OSLAD grant application and provide a 50% match. Trustee Kuhlman seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

The Board discussed the status of the intergovernmental agreement with the School District and the bid specifications for the installation of ballfields at Beecher East Park. At the last meeting this item was deferred since some Board members wished to review the specs and bid this project themselves. Trustee Wehling

made a motion authorizing his signing of construction and bid documents with Tod Stanton of Design Perspectives at an amount not to exceed \$11,050. Mr. Stanton will bid the installation of the ballfields at Beecher East Park. Trustee Ahrendt seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Administrator Barber was also directed to draft a letter to the School District informing them that the Village will take over the installation of the ballfields since work is being done on that ground by contractors on the school project, to protect us and the school since work is being done and none of the existing contractors will be awarded work to complete the park.

Attorney Kuiper provided an update on the municipal facilities. The Village closed on the property today for the Village facility (5-1/2 acres of land in front of the Washington Township building and the 10' strip of land for the School District off of Cardinal Creek Boulevard). The Village now owns both properties. The village now needs to look again at the public works facility report and start deciding what type of facility to build and how much money to spend.

Village resident survey tabulation is about 75% complete. The final report should be available for the first meeting in July.

## **F. PLANNING, BUILDING AND ZONING COMMITTEE**

The Board considered a recommendation from the Plan Commission for a request for R-1 zoning upon annexation for the Prairie Meadows Subdivision located at the south end of Woodward Street and Southfield Drive. Chuck Bruti has purchased this 27 acre piece but was unable to purchase the remaining 73 acres on the east side of the creek, commonly known as the Heldt farm, therefore access to Route #1 is not possible. Concerns have been expressed about safety and only one access to the subdivision via Woodward Street. A second access point is needed. Trustee Peterson made a motion to approve R-1 zoning upon annexation with the property to obtain a second access point at a later time. The motion died due to a lack of a second. To push the project through, Mr. Bruti wants to put money in escrow for the bridge. It was noted that even if he went through Will County to get his subdivision approved he would have to use Woodward Street for access and the Village would get no benefits of his annexation. The residents in that area are not opposed to the subdivision but have concerns about safety with the large trucks coming down their street with the many children in their neighborhood and only one access for safety vehicles. Mr. Bruti offered to limit times for construction traffic on Woodward Street and do other things to keep the Southfield Knoll residents happy. After much discussion, Trustee Ahrendt made a motion to table the matter until the next meeting to allow time for further consideration. Trustee Kuhlman seconded the motion.

AYES: (4) Trustees Kuhlman, Wehling, Peterson and Ahrendt.

NAYS: (0) None.

ABSTAIN: (1) Trustee Heldt.

Motion Carried.

Larry and Irene Martisek were present asking the Board for direction on their 28.5 acre parcel north of Hunter's Chase West and West of Nantucket Cove. There was some discussion about a mixed use for the land to allow both commercial and residential for the property. This item is for information at this time.

ORDINANCE #1043 - An ordinance granting a variance to permit the installation of a fence in the front yard of the corner lot at 1349 Crooked Creek (Paul Caldwell) in Hunter's Chase Subdivision. Trustee Ahrendt made a motion to approve Ordinance #1043. Trustee Wehling seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

ORDINANCE #1044 - An ordinance granting a variance to permit the installation of a fence in the front yard of the corner lot at 251 Timbers Bluff (Kurt and Stacy Larson) in Hunter's Chase Subdivision. Trustee Ahrendt made a motion to approve Ordinance #1044. Trustee Wehling seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

ORDINANCE #1045 - An ordinance granting a variance to permit the installation of a pool in a front yard setback at 533 Birch Street (Michael Indicavitch), based on the conditions set forth by the Zoning Board of Appeals. The condition stated that a solid fence be installed around the pool to block visibility from the frontage as long as the visibility of the intersection of Birch and Elm Streets is not obstructed. Trustee Ahrendt made a motion to approve Ordinance #1045. Trustee Heldt seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

ORDINANCE #1046 - An ordinance providing for a comprehensive amendment to the 1989 Beecher Zoning Ordinance. Copies of the new zoning code were provided under separate cover. An executive summary from the Village Planner outlining the major changes was provided in the packet for review. Trustee Ahrendt made a motion to approve Ordinance #1046. Trustee Heldt seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

It should be noted that once Ordinance #1046 is adopted, a new Commission is formed called the Planning and Zoning Commission, which combines the Zoning Board of Appeals and the Plan Commission. The Village President will need to appoint all new members of this Commission. The Village President is also required to appoint a Chairman of the Commission and designate the Zoning Administrator. The Zoning Administrator of the 1989 Code was the Village Administrator according to Ordinance #814 dated April 12, 1999. A new ordinance would have to be drafted if the Village wishes to have the Village Administrator be the Zoning Administrator.

ORDINANCE #1047 - An ordinance repealing the boundary agreement with the Village of Crete. Trustee Ahrendt made a motion to approve Ordinance #1047. Trustee Peterson seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

President Lohmann asked the Board if they would like to pursue contacting property owners on the north sides of Eagle Lake Road to obtain pre-annexation agreements. It was the consensus of the Board to pursue such pre-annexation agreements.

An update was provided on the condemnation proceedings for the Buchmeier, VonAlven and Loitz buildings. Mike and Joanne Buchmeier were present and asked what the Board wants of them. Administrator Barber stated that the previous agreement was that the Village would repair the sidewalk and they would get the foundation repaired by March 31<sup>st</sup> and it did not get done. The Village has repaired the sidewalk as agreed but very little appears to have been done on the building since the last meeting with the Buchmeier's. Mr. Buchmeier did not agree with the timeline and repairs that were to be done. Mr. Buchmeier stated that the foundation turned out to be brick and that all the brick work has to be done at the same time. He said he hasn't had enough time to get the brick work done yet. He said he had a letter from the Village Attorney offering him an extension to September 1<sup>st</sup> to complete the brick work. The rear porch and landing have been removed and the roof has been repaired. The Village President and Board contemplated whether to keep giving more extensions to repair the building, some feeling that enough time has been already been given. After much discussion, Trustee Ahrendt made a motion to give the Buchmeier's a final extension until September 1<sup>st</sup> to complete repair of the brick work and the foundation of the building. Trustee Heldt seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Engineer Koenig updated the Board on the following items:

- a.) A drainage plan for the Knuth strip mall;
- b.) MGM Development and bridge rails, the lift station installation, street lights in the Jack Plano phase, and the condition of ditches along the north side of Indiana Avenue;
- c.) The benchmark issue in Prairie Park Subdivision;
- d.) The Hunter's Chase West ponds and their failure to drain;
- e.) Pedestrian crossing lights at Church Road and Dixie Highway (Lotton);
- f.) Montalbano wet bottom ponds draining below low water level;
- g.) When the Knuth mini-warehouse detention ponds would be installed;
- h.) The final lift in the rest of the original Hunter's Chase Subdivision;
- i.) Permits are being held until the design is approved in Hunter's Chase East and the hard surface road is provided; and
- j.) Recapture has been requested by Lotton from Montalbano Homes for oversizing sewers and the watermain.

The Board tabled the facade grant program approval until the next meeting since the program document

wasn't available until the night of the meeting for review. Board members wanted time to review the document.

Trustee Ahrendt made a motion to approve a \$4,000 match with the Beecher Chamber of Commerce to produce a new community brochure for the Village. Washington Township will also be asked to contribute, with the Chamber of Commerce picking up the remainder of the \$11,500 cost. This brochure will contain ads for Chamber members only, as well as community information. Trustee Heldt seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Trustee Ahrendt made a motion to accept Units I and II of Prairie Crossings Subdivision and Unit I of Prairie Crossings South Subdivision and requiring the developer to post a maintenance bond for \$80,000 pooled for all three subdivisions. Trustee Heldt seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

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

President Lohmann asked if the Village wanted to sponsor a 9-11 service this year. The Part-Time Players may be willing to do something but may want to be compensated. Board members agreed with compensation for the Part-Time Players if they handle the memorial service.

An update was provided regarding the Third Airport. A development district meeting is scheduled with Congressman Weller on June 14<sup>th</sup>.

President Lohmann asked which Trustees planned to walk in the Fourth of July parade.

President Lohmann asked about the storage of things behind the Highway Department building and how it looked to the new residents in the Preserve Subdivision.

President Lohmann extended his existing Commission appointments for the next 30 days. Trustee Ahrendt made a motion to appoint Robert Barber as Zoning Administrator. Trustee Heldt seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

There being no further business to be discussed in open session, Trustee Heldt made a motion to adjourn into executive session at 10:35 p.m. to discuss the Police Chief's contract. Trustee Ahrendt seconded the motion.

AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Trustee Peterson made a motion to return to regular session at 11:10 p.m. Trustee Heldt seconded the motion.  
AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.  
NAYS: (0) None.  
Motion Carried.

There being no further business, President Lohmann asked for a motion to adjourn. Trustee Ahrendt made a motion to adjourn the meeting. Trustee Peterson seconded the motion.  
AYES: (5) Trustees Kuhlman, Wehling, Peterson, Ahrendt and Heldt.  
NAYS: (0) None.  
Motion Carried.

Meeting adjourned at 11:10 p.m.

Respectfully submitted by: \_\_\_\_\_

Janett Conner  
Village Clerk