

**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  
MARCH 13, 2007 -- 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 (arrived at 7:49 p.m.), Peterson (arrived at 7:11 p.m.), Ahrendt and Heldt.

**ABSENT:** Trustee Rehborg.

**STAFF PRESENT:** Clerk Janett Conner, Administrator Robert Barber, Chief Jeffrey Weissgerber, Treasurer Nelson Collins, Derek Wold and Diane Bennet from Baxter & Woodman Engineering and Attorney Tim Kuiper.

**GUESTS:** Terry Gatlin from the Beecher Herald, Bill Byrns from the Daily Journal, Tom Brislane, Kevin Bouchard, Greg Szymanski, Bill Voss, Anthony Gardner, George Schuitema, Andrew Tripp, Brian Cleary and John Popp (arrived at 7:25 p.m.).

President Lohmann asked for consideration of the minutes of the February 27, 2007 Board meeting.

Trustee Ahrendt made a motion to approve the minutes as written. Trustee Heldt seconded the motion.

**AYES:** (3) Trustees Kuhlman, Ahrendt and Heldt.

**NAYS:** (0) None.

**ABSENT:** (3) Trustees Rehborg, Wehling and Peterson.

Motion Carried.

**CLERK'S REPORT:** A report on income received since the last meeting was provided.

**RECOGNITION OF GUESTS**

Tom Brislane of 529 Highlington Court announced that a candidate's forum will be held at the Community Hall on April 1<sup>st</sup>. Letters will be going out to all of the candidates.

Due to Trustee Peterson's absence, the Finance Committee report was moved until after the Public Safety Committee report.

### **A. PUBLIC SAFETY COMMITTEE**

The Police Department monthly report was provided for review.

The next senior breakfast is scheduled for Thursday, March 15<sup>th</sup> at Cardinal Creek Golf Course.

Chief Weissgerber reported that all three sirens worked during the March 6<sup>th</sup> tornado drill. However, the school reported that the siren wasn't loud enough. The Chief indicated that he will look into this. It is in this year's budget to convert the sirens to go off using the 800 MHz trunking system.

Chief Weissgerber reported on the 9-1-1 public information meeting held on March 7<sup>th</sup>. Chief stated that the group discussed reorganization of the ETSB Board. Three local dispatch centers are getting together to ask for better representation on the 9-1-1 Board.

Trustee Peterson arrived at 7:11 p.m.

Chief Weissgerber reported on behalf of Public Works Superintendent Cowger regarding the 2007 mosquito abatement program. Superintendent Cowger is proposing to certify two Public Works employees and do the mosquito sprayings in-house. The Village could purchase the spraying equipment or lease it. Proposals were received from Dracc Mosquito and Deenik Landscaping for 2007. Deenik proposed to do the spraying this year and let Public Works take it over in 2008, which will give the Public Works employees time to get their licenses. Trustee Heldt made a motion to accept Deenik Landscaping's proposal for mosquito spraying for 2007 in the amount of \$1,836.88 per spraying or \$52.48 per mile. Trustee Peterson seconded the motion.

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

NAYS: (0) None.

ABSENT: (2) Trustees Rehborg and Wehling.

Motion Carried.

### **B. 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 provide a report and answer questions.

A list of bills totalling \$169,449.29 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: (4) Trustees Kuhlman, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

ABSENT: (2) Trustees Rehborg and Wehling.

Motion Carried.

The Illinois Municipal Retirement Fund (IMRF) annual report was provided in the packet for review.

The first draft of the 2007/2008 proposed budget was provided for review. The budget workshop is scheduled for Tuesday, April 3<sup>rd</sup> at 6:00 p.m.

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

Status was provided on the brush pick-up program. After a meeting with Public Works staff, it was decided that the most cost-effective way to continue with the brush pick-up program is to purchase a brush chipper and have Public Works independently pick up the brush. Star Disposal would pick up their own yard waste bags and would be required to provide us a rebate on the rates for the brush pick-up program which would be used to purchase the chipper. To save time, a second crew in a mini-dump would collect brush on the east side of Dixie Highway and this material would be chipped at the Public Works garage after the areas west of Dixie would be picked up. Brush would still be picked up every Monday. It was hoped that in the long run this will save the Village money.

Trustee Peterson noted that there has been some confusion from residents on the changeover in the recycling day. President Lohmann noted there has been problems with residents putting garbage in their recycling bins.

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

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

The water billing register for the months of January and February were enclosed in the packet for review.

Engineer Wold provided a presentation on the Water Master Plan. He reported that the Village will have to conduct a vulnerability study required by the Department of Homeland Security once the population reaches 3,300. Diane Bennet discussed the evaluation of supply facilities and recommended the construction of an additional storage tank in the next five years. The Water Master plan could be used as a tool for new developers so they know what size watermain to install.

Status was provided on the Country Lane watermain project which began Monday, March 12<sup>th</sup>. The project should be completed by March 23<sup>rd</sup>.

Engineer Wold reported on the Well #5 project. The project is ready to go out to bid. Bids would then be opened in April and completion of the project would occur in the fall.

Trustee Wehling arrived at 7:49 p.m.

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

Trustee Wehling provided an update on Firemen's Park and the OSLAD Grant. Tod Stanton of

Design Perspectives will provide a report on the progress of park planning at the March 27<sup>th</sup> Board meeting.

Trustee Wehling made a motion to authorize the Village Treasurer to obtain sealed bids for a 10-year installment contract in the amount of \$380,000 with the closing to occur between May 1<sup>st</sup> and May 30<sup>th</sup> of 2007. It was the consensus of the Board to get bids from the local banks only. Trustee Peterson seconded the motion.

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

NAYS: (0) None.

ABSENT: (1) Trustee Rehborg.

Motion Carried.

The contractor is waiting for the weather to break to continue work on Welton Stedt Park.

An update was provided on Nantucket Cove Park and Prairie Park. The project went out to bid with the two parks together and the bids came in higher than anticipated. Staff talked to the developers to see if they would be willing to spend more money on the park project. Castletown Homes (Prairie Park) agreed to commit up to \$72,000 and an amount should be received from Nantucket Cove by the March 27<sup>th</sup> Board meeting.

The Board considered building the proposed Public Works office annex along with a new Public Works garage and temporarily use the annex as a Village Hall. At the last Board meeting architectural prints were provided of the entire complex and Jacobs, Maciejewski Architects were asking for authorization to proceed with detailed plans for the Public Works garage. This will be the last chance to consider whether the Village wants to build the Public Works office annex and use this as a Village Hall to allow the police department to expand into the old Village Hall. This will add about \$600,000 to the project for a total project cost of \$1,450,000. Another option would be to just build the Public Works garage for \$850,000 and examine the option of leasing office space for the Village Hall in the future so that funds would not have to be borrowed. Staff recommended that we do not break ground on the Public Works facility until the Spring of 2008 so that additional cash can be escrowed for the project from tap-in fees. Administrator Barber explained the proposal. After some discussion, Trustee Wehling made a motion to get the architect

to do drawings for the entire project right now, bid the project out for 2008, with the Village Hall as an alternate design for the Public Works annex. Trustee Heldt seconded the motion.

AYES: (3) Trustees Wehling, Peterson and Heldt.

NAYS: (2) Trustees Kuhlman and Ahrendt.

ABSENT: (1) Trustee Rehborg.

Motion Carried.

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

Administrator Barber reported on the consideration of a resolution of support for the creation of a Prairie Crossings Homeowner's Association. Residents have concerns that the subdivision is currently not in good enough condition to be given to a Homeowner's Association and that the Association would have no starting balance to get things done. There was some discussion regarding addressing the concerns of the residents in the subdivision. The Board discussed how to address the problems in Prairie Crossings so it doesn't happen in future subdivisions. There was some discussion regarding SSA's (Special Service Areas).

**RESOLUTION #2007-04** - A resolution of support for the creation of a Prairie Crossings Homeowner's Association. Trustee Ahrendt made a motion to adopt Resolution #2007-04. Trustee Heldt seconded the motion.

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

NAYS: (0) None.

ABSENT: (1) Trustee Rehborg.

Motion Carried.

The Board considered an ordinance annexing the 34-acre School District property on the north side of Miller Street and granting Ag-1 zoning upon annexation. President Lohmann noted that he wanted to send letters to the Washington Township Supervisor and Highway Commissioner notifying them of this annexation. Trustee Ahrendt recommended tabling any action on the ordinance until the letter was sent. Administrator Barber will handle the official notification to the Township.

The Plan Commission is scheduled to meet on March 22<sup>nd</sup> and will hold a public hearing on the rezoning of a lot from residential to commercial on the west side of Dixie Highway at Linden. The Plan Commission will also be holding a workshop on two new alternative site plans proposed by MGM Development for the golf course property.

The Board considered an ordinance authorizing the Village President and Clerk to sign a development agreement with Westbury Development, LLC for the Creekside Subdivision. A copy of the agreement was provided in the packet for review. Andrew Tripp representing Westbury Development provided a map of the plan and offered to answer any questions. Administrator Barber noted about 27 acres of prairie

plantings in the subdivision. John Popp explained the maintenance of these areas. This area will need to be burned off once per year. Trustee Heldt asked if there would be problems with the burnings, such as people with asthma, etc. President Lohmann asked how long before John Popp would own property on the east side of the plan. Mr. Popp indicated that he plans to take ownership by the end of the year. There were concerns from the Board that Mr. Popp might sell the west half of the property off and another developer would come along with another plan after this one is approved. Administrator Barber and President Lohmann met with a potential buyer earlier in the day and don't want to have the Board vote on the plan only to have it change. The matter was tabled by the Board until it is determined if all of the property is to be owned and developed by Mr. Popp. Mr. Popp had no problem with delaying approval for now. Trustee Kuhlman asked about housing type, location of air conditioning units, and the amount of brick to be on the homes. Mr. Popp recommended that Board members go visit his development in Peotone so they can see the quality of houses, etc.

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

President Lohmann requested a closed session be held to discuss land acquisition.

An update was provided on the Centerpoint Properties/Crete annexation. President Lohmann reported that he learned at the public hearings that this project would definitely impact Beecher. Annexation is to be considered at the March 19<sup>th</sup> Crete Village Board meeting. President Lohmann asked that a Trustee attend. Attorney Kuiper sent a letter to Crete requesting documentation on the development. Administrator Barber and President Lohmann went to Elwood to see Centerpoint's development there, looking at the economic development around the project. It is a very large development. There is a meeting scheduled with Centerpoint representatives, Will County Executive Walsh, Township representatives and Village representatives to work together and try to get concerns addressed.

An Illiana Expressway meeting is scheduled for March 19<sup>th</sup> at 9:00 a.m. in Monee.

### **H. NEW BUSINESS**

President Lohmann reported that the Peotone Access League (PAL) is being dissolved. Stan Swidergal, the director of PAL, has resigned. A technical person is running PAL right now. Administrator Barber will meet with the Village of Peotone and Comcast to discuss the matter this week.

President Lohmann noted that staff is working on purchasing a projector and tv/vcr for power point presentations for the Washington Township Center. Washington Township will contribute \$600 for the equipment to be shared by the Village and the Township.

There being no further business to be discussed in open session, Trustee Peterson made a motion to adjourn into executive session at 8:53 p.m. Trustee Heldt seconded the motion.

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

NAYS: (0) None.

ABSENT: (1) Trustee Rehborg.

Motion Carried.

Trustee Wehling made a motion to return to regular session at 9:08 p.m. Trustee Peterson seconded the motion.

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

NAYS: (0) None.

ABSENT: (1) Trustee Rehborg.

Motion Carried.

The Board continued its discussion of intermodal facilities and industrial parks. The Board discussed light industry zoning for property located to the northwest of Dixie Highway and Church Road. The Board also discussed the possibility of a TIF district for this property. President Lohmann was authorized to move forward with discussions about an industrial park.

Trustee Ahrendt asked for a report on Marcy Meyer's work. President Lohmann reported that she has been making calls and meeting with residents to the north of Beecher and establishing relationships with them.

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.

ABSENT: (1) Trustee Rehborg.

Motion Carried.

Meeting adjourned at 9:18 p.m.

Respectfully submitted by:

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Janett Conner  
Village Clerk