

**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
JULY 28, 2008 -- 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 Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.

ABSENT: Trustee Wehling.

STAFF PRESENT: Clerk Janett Conner, Administrator Robert Barber, Chief Jeffrey Weissgerber, Public Works Superintendent Harold "Bud" Cowger, Code Enforcement Officer Julie Riechers, Building Inspector Bill Blanke and Treasurer Nelson Collins.

GUESTS: Terry Gatlin from the Beecher Herald, Bill Byrns from the Daily Journal, Andrew Ahrendt, Kevin Bouchard, Kevin Hoffman, Tim Totos, Tony and Kellie Solis, Kim and Betty Koutsky, Ed Morrison and Tom Stluka.

President Lohmann asked for consideration of the minutes of the July 14, 2008 Board meeting. Trustee Szymanski made one correction. Trustee Gardner made a motion to approve the minutes with the following correction: Page 6, fourth paragraph, second to the last line replace First Community Bank with First National Bank of Grant Park. Trustee Szymanski seconded the motion.

AYES: (3) Trustees Szymanski, Gardner and Kuhlman.

NAYS: (0) None.

ABSTAIN: (2) Trustees Cleary and Ahrendt.

Motion Carried.

CLERK'S REPORT: 1) A report on income received since the last meeting was given. 2) There were no objections from the Board for a block party to be held from 299 Castine Way to 266 Castine Way in Nantucket Cove, as requested by Kim Boland-Prom. 3) A bill was presented for the Memorial Tree Account. Trustee Szymanski made a motion to approve the bill in the amount of \$10.00 as listed on the Clerk's Report. Trustee Ahrendt seconded the motion.

AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.

NAYS: (0) None.

Motion Carried.

RECOGNITION OF GUESTS: Tim Totos of 263 Woodbridge notified the Village Board that he is going to the Planning and Zoning Commission's (PZC's) August 28th meeting to request a variance for a fence. Mr. Totos had notes from two neighbors who wanted to show their support for his request.

Tom Stluka, Beecher School District President, explained that the school is seeking bids for a 28' x 28' garage to be constructed behind the Junior High School. Material cost would be approximately \$6,000, not including electrical work. Labor is to be donated. The Village originally planned to utilize half of the garage and pay half of the construction costs. Mr. Stluka asked if the Village was still wanting to enter into an intergovernmental agreement for sharing the building and the cost. Administrator Barber noted that the Park Fund does not have the money to pay for this at this time. After much discussion, the Board concurred that the matter needs to be looked at again at budget time to see if there is more money available next year.

Tony Solis of 361 Fairway asked for an amendment to the zoning code that swimming pools with a powered locking cover should not require a fence. The building code does not require a fence but Beecher's Zoning Ordinance does require a fence. Mr. and Mrs. Solis recently installed an in-ground pool with a powered locking cover with the understanding that they did not need a fence, but were later informed that they would need a fence. There was some confusion on Village staff's part on this matter because of the conflicting fence requirement between the zoning ordinance and the building code. Mr. and Mrs. Solis put up a temporary fence at the Village's request since zoning code requires a fence but has been receiving complaints from neighbors on how the fence looks. Mr. Solis asked for temporary relief from the current zoning ordinance to allow him to take down the temporary fence. He said the temporary fence and public hearing that is needed is holding up the landscaping in his back yard. Mr. Solis stated that he felt this issue was due to the Village's negligence and wanted to get the fence issue resolved as soon as possible so he can finish his landscaping and complete this project. It was the consensus of the Board that this matter needs to be heard and decided by the PZC and should not be debated by the Village Board. No temporary relief was granted. Mr. Solis was informed to go to the August 28th PZC meeting for a public hearing on the matter.

Code Enforcement Officer Julie Riechers was present to report to the Board on code issues regarding the rental house at 628 Dixie Highway and problems with the grass not being cut. Owner Ron Stluka had previously said he would fix up the property, move it or demolish it but has not taken any action. Tickets have been issued to the tenant for high weeds. Mr. Stluka was given a break on the \$275 meter charge until he decided what to do with the house. Some Board members had issues that the property owner has not been keeping the property up all along and therefore didn't want to give him more time. Items that need to be addressed included: payment of the \$275 meter charge, repair of the roof on the garage and house, and keeping the weeds down. Trustee Szymanski made a motion directing the Building Inspector to conduct an external inspection of the property at 628 Dixie Highway, cite property owner Ron Stluka for violations and charge him \$275 for a radio read meter charge. Trustee Gardner seconded the motion.

AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.
NAYS: (0) None.
Motion Carried.

Trustee Szymanski reported that in Prairie Crossings South a tractor came out and took the top off of the big hill, so some work is being done.

Trustee Cleary asked Building Inspector Blanke about BOCA codes and Village Codes and which ones can be more restrictive. He also asked about fences having alarms in yards that have pools. Building Inspector Blanke indicated that all permits with final inspections did have required alarms in yards that have pools.

Attorney Ed Morrison representing Vincent Crescenzo explained that Ron Reichert (TWR Development) no longer has an interest in the property in Creekside Subdivision. Mr. Reichert is helping with the development but does not have an interest. Mr. Crescenzo and Mr. Perry are still working together to move forward with this project. Trustee Cleary raised concerns about the way Mr. Reichert represented the plan in the past. It was previously presented as if Mr. Crescenzo was only the seller of the property and not involved in the project. Mr. Morrison explained that Mr. Reichert is the developer of the project only but Mr. Crescenzo is the owner of the property. The Board expressed that they would like to see Mr. Crescenzo at some of the meetings to answer questions. The Board discussed that maybe in the future have the Village Attorney review all contracts for land and have the property owner directly involved in the process. Trustee Ahrendt asked about a commercial lot on Route #1 and what the developer's intent was for that parcel. Mr. Morrison was unable to answer the question at this time. President Lohmann asked for a letter of credit for our Engineer to review plans for this project so the Village is not left with unpaid costs. Trustee Ahrendt made a motion to approve an amended preliminary planned development and preliminary plat for Creekside Subdivision Phase 1 as proposed by the Crescenzo/Perry Group. Trustee Szymanski seconded the motion.

AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.
NAYS: (0) None.
Motion Carried.

A. FINANCE AND ADMINISTRATION COMMITTEE

Variance reports for the previous month were included in the packet for review.

Clerk Conner reported that reservations have been made for October 4th at Cardinal Creek Golf Course for the Employee/Volunteer Recognition Dinner. Inglenook Catering will cater the meal.

The Village audit process begins August 11th. A team of three auditors will be examining records for the fiscal year ending April 30, 2008.

The update process for the five-year financial plan has begun. Conservative figures will be used to estimate building permits.

An update was provided on the G.O. Bond referendum. Four requests for proposals (RFPs) were received. Attorney Kuiper recommended Ottosen/Britz as bond counsel.

B. PUBLIC SAFETY COMMITTEE

Chief Weissgerber provided an update on upcoming senior activities. Bunco is scheduled for August 14th and September 11th. Another senior breakfast will hopefully occur in September.

Public Works Superintendent Cowger stated that mosquito spraying was conducted last weekend and he will be spraying again on Friday, August 1st. Administrator Barber mentioned complaints received about mosquitoes from golf course ponds and asked Superintendent Cowger if he could provide the golf course with briquettes. It was the consensus of the Board not to provide the golf course with briquettes but to advise them where to buy them or sell briquettes to them, if interested.

C. STREETS AND ALLEYS COMMITTEE

A list of parkway trees that need trimming was provided in the packet for review. Superintendent Cowger stated that the trimming should be done by the end of October.

President Lohmann reported that Pam Hoffman, candidate for Will County Board., is working on the Hillcrest Drive matter. Ms. Hoffman met with Economic Development Coordinator Marcy Meyer last week and obtained all of the information. It is a very complicated issue. Washington Township should coordinate a meeting with the Hillcrest Drive property owners to try and get something resolved.

Superintendent Cowger reported that Public Works is working on clay dams.

D. SEWER AND WATER COMMITTEE

Superintendent Cowger reported that there are still problems and some deficiencies with well #5. The chlorinator was installed improperly and there are other problems. Jeffrey Porter Construction is responsible for these problems. It was suggested that Superintendent Cowger create a list of these problems so they can be prevented in the future.

Superintendent Cowger reported that the Miller Street lift station force main leak was not in the galvanized pipe but was a leak in the drywell which is PVC. Superintendent Cowger will look further at this and was directed to get some prices on making these repairs.

E. PUBLIC BUILDINGS, PROPERTIES, PARKS AND RECREATION COMMITTEE

Trustee Ahrendt made a motion to award a bid for the Prairie Park project in the amount of \$49,560 to Jim Waterson Construction. The developer gave the Village \$58,000 as required by the annexation agreement. A \$52,000 budget was established for the playground area and Public Works will use the remaining \$6,000 to plant trees and install a pathway through the park this fall. The bid award is for the playground section only. Trustee Gardner seconded the motion.

AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.

NAYS: (0) None.

Motion Carried.

An update was provided on the Firemen's Park/OSLAD Grant project. The washrooms are now open for use. The state is expected to inspect the property around Labor Day. A request for payment from the State is being processed now.

F. PLANNING, BUILDING AND ZONING COMMITTEE

Administrator Barber reported he saw foreclosure notices in the paper recently for J. Plano Builders' homes in the Preserve at Cardinal Creek.

Status was provided on the Prairie Crossings South retention pond and surrounding lots. President Lohmann reported on ponds and how they relate to the NDPES permit. He noted that the Village needs to find ways to stop erosion problems with these types of ponds. A meeting is scheduled with Vince Igoe and Richard Sova on Friday, August 1st. The Village Engineer will provide an update at the August 11th Board meeting.

G. VILLAGE PRESIDENT'S REPORT

There is still an opening for one Trustee to attend the Illinois Municipal League conference in Chicago.

President Lohmann travelled to Dallas City, IL (Beecher's Sister City) last week and looked at the problems caused by recent flooding. Sand bags still need to be disposed of into a landfill. President Lohmann asked for a \$5,000 donation from the Village. A trip is scheduled for Saturday, August 16th to present Dallas City with a check for money raised for anyone that wishes to go. Trustee Gardner made a motion to approve a donation in the amount of \$5,000 to the Dallas City Flood Relief fund. Trustee Cleary seconded the motion.

AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.

NAYS: (0) None.

Motion Carried.

Nothing yet has been drafted by the Village Attorney regarding the Amusement Tax matter.

President Lohmann reported that a letter has been received from the Illinois Environmental Protection Agency (IEPA) on the Beecher/Crete Facilities Planning Area (FPA) expansion overlap. The IEPA is giving Beecher and Crete 120 days from July 1st to meet and negotiate a settlement to the overlap. The Board agreed that Offner Road is still the desired boundary to the north. Copies of the letters were provided in the packet for review.

H. NEW BUSINESS

President Lohmann asked the reporters present if they had information on the Lion's Club Beef Roast scheduled for August 2nd.

There being no further business, President Lohmann asked for a motion to adjourn. Trustee Cleary made a motion to adjourn the meeting. Trustee Szymanski seconded the motion.

AYES: (5) Trustees Cleary, Ahrendt, Szymanski, Gardner and Kuhlman.

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 8:28 p.m.

Respectfully submitted by:

Janett Conner, Village Clerk