

**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, NOVEMBER 13, 2007**

**AGENDA**

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING.

IV. VILLAGE CLERK REPORT

V. PUBLIC HEARING: CONSIDER A PRE-ANNEXATION AGREEMENT WITH TRINITY INDUSTRIAL DEVELOPMENT CONSISTING OF 740 ACRES OF LAND IN AN AREA ROUGHLY BOUNDED BY CHURCH ROAD ON THE SOUTH, ASHLAND AVENUE TO THE WEST, THE WASHINGTON TOWNSHIP LINE (OFFNER ROAD) TO THE NORTH, AND THE UP/CSX TRACKS TO THE EAST. A motion is needed to open and close the public hearing. The agreement basically states that the Village would annex the property upon proper petition being presented by the owners of record within 180 days unless the Village grants an extension of up to an additional 180 days. The zoning of the property would be I-T Intermodal Terminal Zoning as long as a preliminary plan for the property is approved by the Village through the special use Planned development process. The Village Attorney will explain the annexation agreement at the start of the hearing, at which time Board members and the audience can ask questions and provide testimony on the agreement. A copy of the agreement is enclosed.

Consideration of the pre-annexation agreement will take place under the Planning, Building and Zoning Committee report later in the meeting.

VI. RECOGNITION OF AUDIENCE

**A. FINANCE AND ADMINISTRATION COMMITTEE**

A. FINANCE AND ADMINISTRATION COMMITTEE

1. TREASURER'S REPORT

2. APPROVAL OF BILLS

3. FOURTH OF JULY COMMISSION UPDATE. A meeting was held on October 29<sup>th</sup> and a report will be provided.

4. VILLAGE BOARD WORKSHOP REMINDER. A workshop has been scheduled for Tuesday, November 20<sup>th</sup> at 6:30 p.m. at the Village Hall to discuss code enforcement, architectural codes, and a new tree ordinance. Packets have already been provided.

**B. PUBLIC SAFETY COMMITTEE**

1. POLICE DEPARTMENT MONTHLY REPORT is enclosed for your review.
2. TOWING FEE ORDINANCE UPDATE will be provided by the Chief.
3. RESULTS OF HALLOWEEN PATROLS will be provided by the Chief.
4. RESULTS OF ESDA PLANNING MEETING FOR WINTER EXERCISE will be reported on by the Chief.

**C. STREETS AND ALLEYS COMMITTEE**

1. LEAF COLLECTION UPDATE to be provided by the Supt.
2. TREE PLANTING PROGRAM UPDATE to be provided by the Supt.
3. CONSIDER A MOTION WITHDRAWING APPLICATION FOR REED STREET STREETScape PROJECT DUE TO INABILITY TO PROVIDE LOCAL MATCHING FUNDS. This item was discussed at the last meeting but was not acted upon since it was not on the agenda. In short, the Village applied for a downtown improvement grant but instead received a grant in the amount of \$385,000 for improvements to the west side of Reed Street between Hodges and Penfield as long as the Village provided a match of 20% and paid for engineering costs. This would require about \$96,000. The Board felt that it was not prudent at this time to spend \$96,000 in General Fund dollars for a project like this when finances are dwindling. The Village Engineer would write the “dear john” letter to IDOT if this motion is approved.
4. CONSIDER A MOTION APPROVING AN APPLICATION FOR TREE CITY USA CERTIFICATION FOR 2007. Please see the enclosed application.
5. REPORT OF THE PUBLIC WORKS SUPT.

**D. SEWER AND WATER COMMITTEE**

1. WATER DEPARTMENT MONTHLY REPORT is enclosed for your review.
2. SEWER DEPARTMENT MONTHLY REPORT is enclosed for your review.
3. WATER BILLING REGISTER for the months of September and October is enclosed for your review.

4. WELL #5 UPDATE to be provided by the Village Engineer.

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

1. FIREMEN'S PARK/OSLAD GRANT UPDATE. Work was expected to begin this week. Also, the Fourth of July Commission approved \$4,000 for the installation of a watermain from Woodward into the park for the bathrooms and \$10,000 for upgrading the electric lines to the bathrooms from 200 amps to 800 amps at a cost of \$10,000.

2. WELTON STEDT PARK UPDATE. Public Works mowed the infield last week. There have also been questions raised about the need for fence along the pond and the paving of the pedestrian path. An update will be provided.

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

1. CONSIDER AN ORDINANCE AMENDING THE BEECHER ZONING ORDINANCE ESTABLISHING AN I-T INTERMODAL TERMINAL PLANNED DEVELOPMENT ZONING DISTRICT. This is the ordinance which creates a zoning classification for an intermodal in the event the current Trinity concept moves forward. The PZC, after due notice and public hearing, voted 5-1 to recommend approval of the amendment. Brad Coates, the dissenting vote, stated that adoption of this ordinance brings the Trinity concept closer to reality, and he was not prepared to make a decision with the limited information provided. A copy of the proposed ordinance is enclosed.

2. CONSIDER AN ORDINANCE AUTHORIZING THE VILLAGE PRESIDENT AND CLERK TO SIGN A PRE-ANNEXATION AGREEMENT WITH TRINITY INDUSTRIAL DEVELOPMENT FOR 740 ACRES IN AN AREA ROUGHLY BOUNDED BY CHURCH ROAD ON THE SOUTH, ASHLAND AVENUE TO THE WEST, THE WASHINGTON TOWNSHIP LINE (OFFNER ROAD) TO THE NORTH, AND THE UP/CSX TRACKS TO THE EAST. A copy of the ordinance and the agreement is enclosed for your review which was the subject of a public hearing held earlier in the meeting.

3. UPDATE ON TRINITY INDUSTRIAL DEVELOPMENT CONCEPT PLAN. After a two hour public hearing held on Thursday, October 25<sup>th</sup> at which 19 people testified (four of which lived in the Village), the PZC approved a motion by a vote of 7-0 to table consideration until its November 29<sup>th</sup> meeting so that it can deliberate on the testimony provided and allow time for the petitioner to present new information in response to some of the questions and concerns that were raised at the hearing.

4. CONSIDER AN ORDINANCE GRANTING A VARIANCE FOR A FENCE IN A FRONT YARD SETBACK AND A VARIANCE FOR TWO ACCESSORY STRUCTURES AT 543 PENFIELD. After due notice and public hearing, the PZC recommended approval of the variance by a vote of 5-1 to allow the front yard fence and the two accessory structures on the condition that the petitioner provide sufficient clearance above ground for the proper drainage of water and that a 10 foot section on the east side of the fence be easily removed for access by

utility vehicles. The dissenting vote by Wayne Wiechen was due to his concerns that the additional accessory structure (the garden shed) would protrude above the fence line causing an unsightly appearance. Enclosed is the findings of fact and the draft ordinance for review. The petitioner is expected to be present to answer any questions.

5. UPDATE ON REQUEST FOR REZONING FROM R-1 TO B-1 SPECIAL USE STORAGE BUILDINGS ON THE WEST SIDE OF THE 700 BLOCK OF REED STREET. After reviewing Mr. Randy Martin's proposal, it was the opinion of the PZC that sanitary sewer had to be extended to the property to allow for such a use since contractors would eventually put offices in these buildings. The petitioner then withdrew his request.

6. CONSIDER A REQUEST FOR R-1 UPON ANNEXATION TO ALLOW FOR THE DEVELOPMENT OF 22 SINGLE FAMILY LOTS: PRAIRIE MEADOWS SUBDIVISION (BRUTI). Mr. Bruti has commissioned a traffic study which was provided to Board members about a month ago. He wishes to present this traffic study to the Village Board and request annexation and R-1 zoning for this 19 acre parcel on the south end of town south of Woodward and Southfield Drive.

7. UPDATE ON FIELDGATE SUBDIVISION. The Village Engineer has approved the final engineering on this project and has established a value of public improvements used to establish the letter of credit in the amount of \$11,265,642.50. Once the developer provides this letter of credit, hold a pre-con meeting and provides a certificate of insurance they can begin to push dirt of this project. The engineer will provide an update.

8. SPECIAL CENSUS UPDATE. Please see the enclosed report. An update will be provided at the meeting.

9. BUILDING DEPARTMENT MONTHLY REPORT is enclosed for your review. Only three new residential building permits were issued for the month of October, bringing the total for the calendar year to 50 new housing permits and 34 for the fiscal year starting May 1<sup>st</sup>. We budgeted for 115 new housing permits. In future years, we will budgeting only 50 permits per year which will drastically reduce capital spending and future revenue available for operations.

10. CODE ENFORCEMENT MONTHLY REPORT is enclosed for your review.

11. CONDITION OF RETENTION POND AT PRAIRIE CROSSINGS SOUTH (BEHIND ORCHARD LANE). Concerns have been raised about the condition of this pond (erosion into cement trough, weeds not being cut around structures, and sewer lines filled with silt.) The engineer will respond to these concerns at the meeting.

## **G. VILLAGE PRESIDENT REPORT**

1. CRETE AND BEECHER F.P.A. UPDATE. The meeting to consider these FPA requests has been scheduled for Wednesday, November 28<sup>th</sup> at 11:00 a.m. An update will be provided.

2. RESULTS OF INTERGOVERNMENTAL MEETING HELD ON OCTOBER 30<sup>TH</sup>. All Board members were present so there is no need for a full briefing.
3. RESULTS OF SB 1429 (STREAMLINED SALES TAX) HEARING HELD ON OCTOBER 24<sup>TH</sup>. At this meeting, several questions and concerns were raised which could not be answered by the Senators present. A full study is being commissioned on the impacts to municipalities as a result of the proposed bill. It may take a year before such a study is completed. An update will be provided.
4. NOTICE OF WILL COUNTY GOVERNMENTAL LEAGUE CHRISTMAS DINNER is enclosed for your review. Please let me know if you wish to attend. This is a great event for first year Trustees to get to know other elected officials in Will County. We usually car pool from the Village Hall to this event.
5. MORE INFORMATION ON THE SCOPE OF SERVICES FOR THE EASTERN WILL COUNTY REGIONAL SEWER STUDY is enclosed for your review. This information was provided after several questions were asked about the purpose of the study at the intergovernmental meeting.
6. CONSIDER APPOINTMENTS TO THE BEECHER FOURTH OF JULY COMMISSION AND THE BEAUTIFICATION COMMISSION. As required by ordinance, the Village President has a list of appointments for consideration by the Board which will require motion of approval.
7. CONSIDER AN AGREEMENT WITH PACE FOR THE ACCEPTANCE OF A NEW 11 PASSENGER BUS FOR VILLAGE/TOWNSHIP DIAL-A-RIDE PROGRAM. The Village has obtained a new 11 passenger bus from PACE for a lease price of \$100 per month for five years if we agree to operate a dial-a-ride program within Washington Township. We have time to consider this program, and all of the details may not yet be worked out, but in the event they are we may vote on this agreement at the meeting,. If not, we can discuss what we know so far and how such a program may work. The Village President will lead this discussion.
8. DISCUSSION OF RUHE/HEARN DRAINAGE ISSUE IN THE 200 BLOCK OF PINE STREET. Enclosed is an engineering report on this drainage dispute between several property owners where the final grade of the rear and side yards do not meet subdivision design. The Village Attorney will be asked for his opinion of this matter and the board will discuss the level of the Village's involvement in this case.

#### **H. OLD BUSINESS/NEW BUSINESS**