

Village of Beecher
625 Dixie Highway
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President
Marcy Meyer
Clerk
Janett McCawley
Administrator
Charity Mitchell
Treasurer
Donna Lippelt

Trustees
Todd Kraus
Joe Tieri
Roger Stacey
Erik Gardner
David Weissbohn
Brian Diachenko

REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES
MONDAY, SEPTEMBER 23, 2024 AT 7:00 PM
BEECHER VILLAGE HALL
625 DIXIE HIGHWAY

AGENDA

- I. PLEDGE OF ALLEGIANCE***
- II. ROLL CALL***
- III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING***
- IV. RECOGNITION OF AUDIENCE***
- V. VILLAGE CLERK'S REPORT***
- VI. VILLAGE PRESIDENT'S REPORT***
 1. CONSIDER A MOTION TO CANCEL OR MOVE THE DATE OF THE OCTOBER 14TH VILLAGE BOARD MEETING DUE TO THE COLUMBUS DAY HOLIDAY.
- VII. COMMITTEE REPORTS***
 - A. FINANCE AND ADMINISTRATION COMMITTEE - Todd Kraus Chair, David Weissbohn***
 1. CONSIDER A MOTION APPROVING THE LIST OF BILLS AND PAYROLL.
 - B. PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION COMMITTEE - Todd Kraus, Co-Chair***
 1. COMMITTEE UPDATE.
 - C. PLANNING, BUILDING AND ZONING COMMITTEE - Erik Gardner Chair, Joe Tieri***
 1. DISCUSSION AND CONSIDERATION OF SECOND AMENDMENT OF PROFESSIONAL SERVICES AGREEMENT BETWEEN VILLAGE OF BEECHER AND SAFE BUILT ILLINOIS. This amendment would add zoning services as needed in the amount of \$95.00 hour. At this time, the intent is to have SAFEbuilt review and verify spot surveys for new homes.
 2. CONSIDER AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR 759 W. INDIANA AVENUE UNDER THE ZONING ORDINANCE OF THE VILLAGE OF BEECHER TO ALLOW A U-HAUL RENTAL BUSINESS IN A B-1 HISTORIC DOWNTOWN DISTRICT.

3. THE NEXT PLANNING AND ZONING COMMISSION MEETING IS ON THURSDAY, SEPTEMBER 26, 2024 AT 7:00 PM.

D. PUBLIC SAFETY COMMITTEE - Joe Tieri Chair, Roger Stacey

1. COMMITTEE UPDATE.

E. PUBLIC WORKS COMMITTEE - Roger Stacey Chair, Erik Gardner

1. WATER BILLING REGISTER REPORT for July and August 2024 is enclosed for your review.

***F. ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE
- David Wiessbohn Chair***

1. COMMITTEE UPDATE.

G. OLD BUSINESS

H. ADJOURN TO EXECUTIVE SESSION if necessary.

I. NEW BUSINESS

J. ADJOURNMENT

**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT
& BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER
HELD AT THE BEECHER VILLAGE HALL,
625 DIXIE HIGHWAY, BEECHER, ILLINOIS
SEPTEMBER 9, 2024 -- 7:00 P.M.**

All present joined in the Pledge to the Flag.

President Meyer called the meeting to order.

ROLL CALL

PRESENT: President Meyer and Trustees Tieri, Kraus, Gardner and Weissbohn.

ABSENT: Trustee Stacey.

STAFF PRESENT: Clerk Janett McCawley, Administrator Charity Mitchell, Public Works Superintendent Matt Conner, Assistant Superintendent Adam Held, Chief Terry Lemming, Treasurer Donna Lippelt, Code Enforcement Officer David Harrison and EMA Director Bob Heim.

GUESTS: Mike and Colleen Moody, Brian Diachenko, George Schuitema, Kelly Weissbohn and Todd Klevin from Lennar Homes.

APPROVAL OF MINUTES

President Meyer asked for consideration of the minutes of the August 26, 2024 Board meeting. Trustee Tieri made a motion to approve the minutes with two corrections by Trustee Kraus. Trustee Gardner seconded.

AYES: (4) Trustees Tieri, Kraus, Gardner and Weissbohn.

NAYS: (0) None.

Motion carried.

VILLAGE CLERK REPORT

Clerk McCawley reported on income received in August, 2024.

RECOGNITION OF AUDIENCE

Mike and Colleen Moody were present to express concerns about the condition of their neighbor's property at 642 Catalpa. Main issue they are having is dog feces on the neighbor's property and deck that is never cleaned up which is a health issue affecting their quality of life. The neighbor has been cited by Code Enforcement multiple times but they continue to not take care of their property. There is also an issue with the swimming pool not being maintained or being up to code. They also have a lot of problems with rodents. They asked the Village to step in and help with some type of relief to remedy the problem. President Meyer addressed their concerns and said she

would discuss these problems with staff and try and find a solution. The Moody's provided handouts to the Board members explaining the issues along with photos.

VILLAGE PRESIDENT REPORT

President Meyer appointed Brian Diachenko to the office of Village Trustee to fill the position that Joe Gianotti previously held. The Clerk then swore in Brian Diachenko. Trustee Kraus made a motion to approve President Meyer's appointment. Trustee Tieri seconded.

AYES: (4) Trustees Tieri, Kraus, Gardner and Weissbohn.

NAYS: (0) None.

Motion carried.

As information for residents, President Meyer also reported that ComEd will be doing tree trimming in Beecher in the coming weeks.

President Meyer asked whether to decorate the new lights on Penfield Street this year. The Chamber of Commerce was asked if they would like to be involved. The light poles on Penfield Street are designed to display banners. Gipple Graphics estimated the cost for generic banners to be \$23 each, if the Village wants to have the banners done. Superintendent Conner spoke to the Chamber president, and he will be presenting idea to Chamber members at their meeting to see if the businesses want to participate. Decision will need to be made soon as time is running out to get this done. Chamber would like the Village to do the ordering for the Chamber and reach out to the Chamber members. It will need to be determined if there is time to get it done.

REPORTS OF VILLAGE COMMISSIONS

Trustee Kraus reported that the 4th of July Commission will be meeting on December 3rd at the Village Hall.

Trustee Weissbohn reported on the Youth Commission. Early summer activities were discussed at the last meeting. A night bike ride is scheduled for September 13th. Other events are being planned. The next Youth Commission meeting is scheduled for Tuesday, September 17th.

Trustee Gardner reported that the next Historic Preservation Commission meeting will be held on Wednesday, September 18th at 6 p.m. at the Depot. Trustee Gardner reported that the UP Big Boy 4014 train came through the Village today and there were approximately 250-300 people in town to watch the train come through.

PLANNING, BUILDING AND ZONING COMMITTEE

The Board again considered a request from Lennar Homes to make proposed changes to the planned unit development ordinance that includes the Hunter's Chase East Subdivision relating to the amount of required brick. Todd Klevin from Lennar was present, introduced himself again and asked the Village for relief on the brick requirements. Lennar plans to build in Hunter's Chase East. They anticipate selling out half the 43 lots they plan to build on in Beecher within a year. The average home cost is \$337,000 and topping off at \$400,000. Homes would be 1,800-2,400

square feet. President Meyer noted that some of the renderings that were being provided did not even include the 25% of brick being proposed. President Meyer talked to some of the other villages in Indiana where Lennar was building homes and didn't find any issues to be concerned about. Board members asked questions and expressed concerns. Trustee Gardner made a motion to approve proposed changes to the PUD for Hunter's Chase East Subdivision to require a minimum of no less than 25% brick on homes. Motion failed due to lack of a second.

The Building Department monthly report was provided in the packet for review.

FINANCE AND ADMINISTRATION COMMITTEE

Trustee Kraus made a motion to approve the Treasurer's report. Trustee Weissbohn seconded. Treasurer Rooney was present and provided a report.

AYES: (5) Trustees Tieri, Kraus, Gardner, Weissbohn and Diachenko.

NAYS: (0) None.

Motion carried.

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

Trustee Kraus made a motion to approve payment of the list of bills in the amount of \$107,615.84 and payroll since the last meeting. Trustee Diachenko seconded.

AYES: (5) Trustees Tieri, Kraus, Gardner, Weissbohn and Diachenko.

NAYS: (0) None.

Motion carried.

The Board discussed the IEPA final loan closing amendment for the lead service line replacement project. IEPA reported conditions relative to the project work have been satisfied and the submission of this amendment closes out the loan as it was subject to 100% principal forgiveness.

PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION COMMITTEE

An update was provided on the progress of construction of the public safety facility. Façade and brick are going up. Brick work needs to be completed prior to putting trusses on. Things are moving quickly.

PUBLIC SAFETY COMMITTEE

The Police Department, E.M.A. and Code Enforcement monthly reports were provided in the packet for review.

The Youth Commission night bike ride is scheduled for Friday, September 13th. According to EMA Director Heim, the event will be kept in the old part of town.

PUBLIC WORKS COMMITTEE

The Public Works and Sewer Department monthly reports were provided in the packet for review.

The splash pad will close for the season on September 30, 2024.

The Board discussed and decided that the date to close the pickleball/multi-use courts would be November 25, 2024.

The Board discussed utilizing approximately \$20,000 of infrastructure funds for asphalt patching. Superintendent Conner said \$60,000 is currently in the Infrastructure Account now, but reconstruction of Village Hall parking lot will take up most of that money. He asked to be able to get some smaller patch work done in town next spring when the infrastructure fund should have sufficient funds again for the patching. There is still \$25,000 that will be designated in the fund for sidewalks in the spring depending on funding. There were no objections from the Board.

ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE

Board members were asked for any articles or information to be included in the Fall newsletter.

OLD BUSINESS

Superintendent Conner said two Public Works vehicles were sold by closed bid two weeks ago. They brought in \$7,500 total and money went back into the CESFA Fund.

Trustee Kraus said the final concert of the season was held last Saturday. There was cool weather and a nice bonfire. He thanked Washington Township for their financial support of the concert series and all who helped in making the concert series a success.

Trustee Kraus reported that a tree lighting meeting was held with all the participating entities. The committee is planning to streamline some of the activities this year to make it easier to manage. The tree lighting will be held on December 1st from 5-7 p.m.

ADJOURN TO EXECUTIVE SESSION

Trustee Gardner made a motion to adjourn into Executive Session at 7:53 p.m. to discuss Personnel: the appointment, employment, compensation, discipline, performance or dismissal of specific employees. Trustee Tieri seconded.

AYES: (5) Trustees Tieri, Kraus, Gardner, Weissbohn and Diachenko.

NAYS: (0) None.

Motion carried.

Trustee Weissbohn made a motion to return from Executive Session at 8:12 p.m. Trustee Gardner seconded.

AYES: (5) Trustees Tieri, Kraus, Gardner, Weissbohn and Diachenko.

NAYS: (0) None.

Motion carried.

NEW BUSINESS

Administrator Mitchell said the School District has asked whether the Village will be extending the moratorium on building permits at the end of the year when it expires. The matter will be discussed at a future meeting. The Board will need to look at covering all of Safebuilt's fees in the future, which includes spot surveys which are above the regular permit costs. The Board will also need to determine water tower needs moving forward. Superintendent Conner reported that well #5 pump failed after the housing market crashed years ago and the pump was replaced with a smaller pump since it wasn't needed at the time, but if building increases again we may have to look at putting in a larger pump to accommodate more usage in that area.

Administrator Mitchell asked when the TIF meeting needs to be scheduled, since it is usually held the same time every year. A meeting will be scheduled.

The Board also discussed code enforcement issues in the Village and how they can be enforced.

There being no further business, President Meyer asked for a motion to adjourn. Trustee Kraus made a motion to adjourn the meeting. Trustee Gardner seconded.

AYES: (5) Trustees Tieri, Kraus, Gardner, Weissbohn and Diachenko.

NAYS: (0) None.

Motion carried.

Meeting adjourned at 8:35 p.m.

Respectfully submitted by:

Janett McCawley
Village Clerk

**SECOND AMENDMENT OF
PROFESSIONAL SERVICES AGREEMENT
BETWEEN VILLAGE OF BEECHER, ILLINOIS
AND SAFEbuilt ILLINOIS, LLC**

THIS SECOND AMENDMENT OF PROFESSIONAL SERVICES AGREEMENT is made effective as of the date of the last signature below by and between Village of Beecher, Illinois (Municipality) and SAFEbuilt Illinois, LLC, a wholly owned subsidiary of SAFEbuilt, LLC, (Consultant). Municipality and Consultant shall be jointly referred to as the "Parties".

RECITALS AND REPRESENTATIONS

WHEREAS, Parties entered into a Professional Services Agreement (Agreement), by which both Parties established the terms and conditions for service delivery on September 6, 2019; and

WHEREAS, on April 24, 2023, Parties instituted Amendment One to the Agreement to include Building Official and Fire Code Plan Review Services and update fee schedule; and

Parties hereto now desire to amend the Agreement as set forth herein; and

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

1. The above recitals are acknowledged as true and correct and are incorporated herein.
2. The below shall be added to the Agreement, Exhibit A, 1. List of Services:

Planning & Zoning Consultation Services

Consultant shall provide planning and zoning consultation on an as-needed basis. Services may include:

- Review of Building Permits for Zoning Code compliance
- Review of zoning applications and site plans
- Preparation of staff reports and recommendations to planning commission and elected officials
- Training programs for Planning Commission and Appeals Board
- Preparation of zoning code amendments
- Updates to the zoning code and other land development regulations
- Preparation of new master plan
- Preparation of special studies (subarea plans, corridor studies, etc.)

3. The below shall be added to the Agreement, Exhibit A, 4. Fee Schedule:

| SERVICE FEE SCHEDULE: | STANDARD RATE* |
|------------------------------|---|
| Zoning Services | \$95.00 per hour – One (1) hour minimum |

4. All other conditions and terms of the original Agreement and First Amendment not specifically amended herein, shall remain in full force and effect.

IN WITNESS HEREOF, the undersigned have caused this Amendment to be executed in their respective names on the dates hereinafter enumerated.

SAFEbuilt Illinois, LLC

Village of Beecher, Illinois

By: _____

By: _____

Name: Gary Amato

Name: _____

Title: Chief Administrative Officer

Title: _____

Date: September 6, 2024

Date: _____

VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR 759 W. INDIANA AVENUE UNDER THE ZONING ORDINANCE OF THE VILLAGE OF BEECHER.

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, have received a Special Use Permit application for the property commonly known as 759 W. Indiana Avenue, Beecher, Illinois (hereinafter the “Premises”) to allow a U-Haul rental business; and

WHEREAS, the Premises are currently zoned B-1 Historic Downtown District under the Zoning Ordinance of the Village of Beecher (hereinafter the “Village Zoning Ordinance”); and

WHEREAS, pursuant to proper legal notice, the Planning and Zoning Commission of the Village of Beecher conducted a public hearing on the Special Use Permit application on July 25, 2024, and has determined that it would not pose a negative effect on property values in the area nor will it be unreasonably detrimental to the public health, safety or general welfare and has unanimously recommended that the Village Board approve the Petitioner’s Special Use Permit subject to conditions; and

WHEREAS, the Corporate Authorities of this Village of Beecher, Will County, Illinois, having reviewed the current provisions of the Zoning Ordinance, the Planning and Zoning Commission findings of fact, and the Petitioner’s request, now finds that its approval of this Application would not be inconsistent with surrounding uses nor be contrary to the intent of the Zoning Code of the Village provided certain conditions are met and would be in the best interests of the residents of this Village and the approval of this Application will promote the health, safety, morals and general welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: After receiving the recommendation for approval from the Planning and Zoning Commission for the Special Use for 759 W. Indiana Avenue, Beecher, Illinois, and confirming that the Special Use otherwise conforms to the applicable regulations of the B-1 Historic Downtown District, the Corporate Authorities of the Village of Beecher, Will County, Illinois, adopt the Findings of Fact made by the Planning and Zoning Commission, a true and correct copy of which is marked as *Exhibit A*, attached hereto and incorporated by reference as if fully set forth herein and additionally find as follows:

- a. The Special Use is deemed necessary for the public convenience at the location;
- b. The Special Use is so designated, located and proposed to be operated that the public health safety and welfare will be protected; and
- c. The Special Use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

SECTION TWO: That the Premises commonly known as 759 W. Indiana Avenue in Beecher are hereby granted a Special Use Permit to operate a U-Haul rental business in a B-1 Historic Downtown District provided the following conditions are maintained:

- A. No more than four (4) trucks to be located on the property at any time; and
- B. Only one (1) truck may be parked in the front of the building at any time and such vehicle must be operational and moved from its location occasionally.
- C. Permanently parked or non-operational vehicles are prohibited from being placed in front of the business from being used for advertising purposes.

SECTION THREE: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law, and is enacted pursuant to the statutory non-Home Rule Authority of the Village of Beecher as granted by 65 ILCS 5/11-13-1, *et seq.*

SECTION FOUR: This Ordinance is subject to change or amendment in accordance with the regular procedures of the Village of Beecher and the owner and the subsequent owners of any property affected by this Ordinance should recognize the right of the Village of Beecher in this regard when contemplating any investment or expenditure of money.

SECTION FIVE: That failure of the owner or other party in interest, or a subsequent owner or other party in interest, to comply with the terms of this Ordinance, after execution of this Ordinance, shall subject the owner or party in interest to the penalties set forth in the Village Zoning Ordinance, and/or termination of the special use after notice and public hearing in accordance with the procedures required by statute and the Village Zoning Ordinance.

PASSED and **APPROVED** this 26th day of August, 2024.

Yeas: _____

Nays: _____

Abstain: _____

Present: _____

Marcy Meyer, Village President

ATTEST:

Janett McCawley, Village Clerk

EXHIBIT A

No Special Use shall be granted by the President and the Board of Trustees unless the Special Use:

- a. Is deemed necessary for the public convenience at the location;
There was previously a U-Haul rental location within Beecher but is no longer in operation. The closest place for Beecher residents to rent a truck for moving large items is in Monee and/or Crete which can be roughly 15-20 minutes away and add extra mileage and gasoline expense to Beecher residents. The re-establishment of a U-Haul location within Beecher will be a benefit and convenience for Beecher residents and reduce time/costs for Beecher customers.

- b. Is so designated, located and proposed to be operated that the public health, safety and welfare will be protected; and
The property owner is proposing to allow for a minimal amount of small trucks to be located on the property (no more than four trucks). The trucks will primarily be parked at the rear of the building and out of site of the general public. Only one truck will be parked in the front of the building for advertising purposes, but will remain operational and not permanently parked in the front of the building. This minimal amount of small truck parking will not have a detrimental effect on the public welfare.

- c. Will not cause substantial injury to the value of other property in the neighborhood in which it is located; and has been recommended by the Planning and Zoning Commission and approved by the President and the Board of Trustees, and conforms, except in the case of a planned development, to the applicable regulations of the district in which it is located.
The subject property is in the historic downtown area and the Village is very concerned with maintaining the character of the area. The proposed rental of no more than four small U-Haul trucks will not have a detrimental effect on neighboring properties. A majority of the trucks will be parked at the rear of the building and out of site. In addition, the truck will be small box truck type vehicles that will not negatively impact roads and other Village infrastructure. In addition, the availability of rental trucks within the Village will be a benefit to local property owners and businesses.

In addition, the Planning and Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following:

1. Compatibility with surrounding land uses and the general area;
The property is zoned B-1 Historic Downtown District. The property is surrounded by local businesses. The proposed use will not have a negative impact on surrounding land uses.

2. The zoning classification of property with the general area of the property in question;
The property is zoned B-1 Historic Downtown District and consistent with the general area.

3. The suitability of the subject property to the use permitted under the existing zoning classification;
The subject property is suitable for a U-Haul business with conditions.
4. The trend of development, if any, in the general area of the subject property, including recent changes, if any, which have taken place in its zoning classification; and
The proposed business is consistent with the trend of development in the B-1 Historic Downtown District.
5. The relationship of the existing zoning classification to the Official Comprehensive Plan of Beecher.
The proposed facility is zoned B-1 Historic Downtown District and is consistent with the Village of Beecher Comprehensive Plan.

The Plan Commission recommended approval of the proposed special use to operate a U-Haul rental business at 759 W. Indiana Avenue, subject to the following conditions:

- A. No more than four (4) trucks to be located on the property at any time; and
- B. Only one (1) truck may be parked in the front of the building at any time. In addition, a truck parked in the front of the building must be operational and moved from its location occasionally. Permanently parked or non-operational vehicles are not permitted to be used for advertising purposes.

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WATER BILLING REGISTER REPORT

Billing Period: July - August 2024

| <u>Gallons Pumped</u> | <u>Gallons Accounted For</u> | <u>Difference</u> | <u>Pumped/Accounted Ratio</u> | <u>Water Loss</u> |
|-----------------------|------------------------------|-------------------|-------------------------------|-------------------|
| 43,244,000 | 23,100,000 | 20,144,000 | 53.42% | 46.58% |

| <u>Gallons Pumped</u> | <u>Gallons Billed</u> | <u>Difference</u> | <u>Pumped/Billed Ratio</u> |
|-----------------------|-----------------------|-------------------|----------------------------|
| 43,244,000 | 21,239,000 | 22,005,000 | 49.11% |

of water accounts: 1748

Amount billed for water: \$214,312.65

of sewer accounts: 1749

Amount billed for sewer: \$135,490.17

Amount billed for sewer debt: \$18,844.94

of refuse accounts: 1646

Amount billed for refuse: \$72,115.11

New account charges: \$1,150.00

Mosquito charges: \$3,502.39

Total amount billed this period: \$445,415.26

BREAKDOWN OF WATER CHARGES

Watermain Replacement Flat Charge: \$6,992.00

Watermain Replacement \$2 Rate: \$42,478.00

School Ball Fields \$4.54/1,000 (WM Replace): \$2,054.91

Over 30,000gl \$1/1,000gl surcharge: \$3,588.00

(3,588,000 gl billed this period over 30,000)

Water Rate for Operations: \$159,199.74