



**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
AUGUST 26, 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 Stacey, Tieri, Kraus, Gardner and Weissbohn.

ABSENT: None.

STAFF PRESENT: Clerk Janett McCawley, Administrator Charity Mitchell, Public Works Superintendent Matt Conner, Public Works Assistant Superintendent Adam Held, Attorney Tim Kuiper, Chief Terry Lemming and EMA Director Bob Heim.

GUESTS: Todd Kleven and Luke Fricke of Lennar Homes, and George Schuitema as well as some other guests.

APPROVAL OF MINUTES

President Meyer asked for consideration of the minutes of the August 12, 2024 Board meeting. Trustee Kraus made a motion to approve the minutes as written. Trustee Stacey seconded.

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

NAYS: (0) None.

Motion carried.

RECOGNITION OF AUDIENCE – None.

VILLAGE CLERK REPORT – None.

VILLAGE PRESIDENT REPORT

President Meyer appointed Robert Barber to the Planning and Zoning Commission. Trustee Weissbohn made a motion to approve President Meyer's appointment. Trustee Gardner seconded.

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

NAYS: (0) None.

Motion carried.

FINANCE AND ADMINISTRATION COMMITTEE

Trustee Kraus made a motion to approve payment of the list of bills in the amount of \$449,264.37 and payroll since the last meeting. Trustee Stacey seconded.

AYES: (5) Trustees Stacey, Tieri, Kraus, Gardner and Weissbohn.
NAYS: (0) None.
Motion carried.

PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION COMMITTEE

No report.

PLANNING, BUILDING AND ZONING COMMITTEE

The Board considered a request from Lennar Homes to make proposed changes to the Planned Unit Development ordinance which includes Hunter's Chase East Subdivision. Todd Kleven and Luke Fricke from Lennar Homes were present regarding their request. Lennar Homes is requesting a change to the percentage of brick required on the front of the homes from 60% as required in the PUD to 25%. They felt the 60% requirement would increase their costs too much. Mr. Kleven also said there are some homes in that area that have been built without 60% brick. They provided a property map of the lots they have purchased, showed product renderings of some of their models with examples of the lesser brick amounts they propose on their homes. They currently own approximately 45 lots but hope to purchase all 60 vacant lots. Trustee Kraus voiced his opposition to lessening the standards for these homes which would affect the other homes in the area plus adding that many homes quickly would affect the school district. Trustee Tieri agreed that allowing this would not be fair to residents who have already built there and followed the requirements. Board members also expressed concerns about additional impacts on the water system with that many additional homes. Consensus of the Board decided to take some time to look at a few of the homes Lennar Homes has built in the area before making a decision.

The Board considered submitting a letter of objection to the Will County Land Use Department for a special use permit for the construction of a community solar garden/commercial facility located on South Park Road, which is outside of the Village limits but within the Village's planning jurisdiction. Trustee Gardner made a motion to table the letter of objection to the Will County Land Use Department. Trustee Weissbohn seconded. Before deciding on the special use permit request, the petitioners have requested to provide a presentation to the PZC and the Village Board.
AYES: (5) Trustees Stacey, Tieri, Kraus, Gardner and Weissbohn.
NAYS: (0) None.
Motion carried.

The Board again considered 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 Business District. Questions have arisen about the vape shop business being in a Historic Downtown Business District which is not a permitted use per Zoning Ordinance. Trustee Tieri expressed some concerns about them already having U-Haul trucks parked at the business prior to formal approval. There have also been other vehicles parked there after closing hours. Some Board members would like more time to look into these issues. It was asked if more U-Haul vehicles than are allowed by special use permit would be parked there, how would it be enforced. Trustee Kraus expressed concerns that this business was not originally a vape shop, it morphed into that over time which was not applied for with the original business license. Another business in town

recently went through the special use process and he felt Mr. Reato should have to follow the same procedures. A violation was issued on the vape portion of his business last week. It was noted that the U-Haul business is a separate issue. There is a meeting scheduled between Mr. Reato and Administrator Mitchell about his business use and requirement for a special use process. He expressed interest in being in compliance. Trustee Weissbohn made a motion to table granting the special use permit at this time. Trustee Kraus seconded.

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

NAYS: (0) None.

Motion carried.

An update was provided on the Zoning Ordinance revision. PZC will be going over the ordinance at their next meeting, which is scheduled for Thursday, September 26, 2024 at 7 p.m.

PUBLIC SAFETY COMMITTEE

Trustee Tieri made a motion authorizing the Chief of Police to sign a memorandum of understanding with the Village of Monee to provide protective personnel and equipment to Monee in relation to their function as a municipal police force. Trustee Stacey seconded. This is for their upcoming festival and moving wall which will be coming to Monee.

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

NAYS: (0) None.

Motion carried.

PUBLIC WORKS COMMITTEE

Trustee Stacey made a motion to accept the bid from K.R.T. Concrete in the amount of \$21,600 for sidewalk replacement as specified in the RFP. Trustee Gardner seconded. K.R.T. was the lowest bid.

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

NAYS: (0) None.

Motion carried.

ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE

The final concert of the year is on September 7th from 7-9:30 p.m. The band is Rearview (Pearl Jam tribute). Food will be available from Happy Life Ranch. Superintendent Conner will move porta-johns to Firemen's Park for the event.

OLD BUSINESS

Trustee Tieri wanted to recap the All American event held by the Lions Club. It was very well organized and attended. A representative from the Lions Club asked if the Village would be opposed to leaving barricades along grass area and maybe paint murals on them to make them more attractive. This would be on railroad property which could be a problem. Superintendent Conner said Lions representative was already told no because it was on railroad property. The Board will take a look and consider the possibility of putting them on the edge of the asphalt.

Board members asked about agreement regarding condition of the street after the event. There is some damage to the street. Chief Lemming said Artie VanBaren and the Lions Club will hot patch the areas with the divots.

According to Trustee Kraus, a tree lighting meeting is to be scheduled next week and other organizations will be informed of the date.

The 4th of July Commission met last week. Numbers were very good this year.

There being no further business to be considered during regular session, Trustee Tieri made a motion to adjourn into Executive Session at 7:48 p.m. to discuss personnel: the appointment, employment, compensation, discipline, performance or dismissal of specific employees. Trustee Weissbohn seconded.

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

NAYS: (0) None.

Motion carried.

Trustee Weissbohn made a motion to return from Executive Session at 8:11 p.m. Trustee Gardner seconded.

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

NAYS: (0) None.

Motion carried.

NEW BUSINESS

Attorney Kuiper advised the Board regarding the Lennar Homes request. He said it is up to the Board whether the Village wants to accelerate growth in the community or keep growth at a slower pace. Granting their request would accelerate growth faster.

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

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

NAYS: (0) None.

Motion carried.

Meeting adjourned at 8:15 p.m.

Respectfully submitted by:



Janett McCawley
Village Clerk