

**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

GM

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 4<sup>th</sup> of July Commission will be meeting on December 3<sup>rd</sup> 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 13<sup>th</sup>. Other events are being planned. The next Youth Commission meeting is scheduled for Tuesday, September 17<sup>th</sup>.

Trustee Gardner reported that the next Historic Preservation Commission meeting will be held on Wednesday, September 18<sup>th</sup> 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. JM

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 13<sup>th</sup>. 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 1<sup>st</sup> 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.

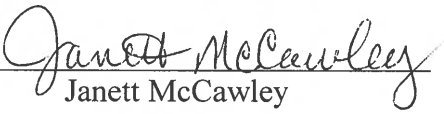
AYES: (5) Trustees Tieri, Kraus, Gardner, Weissbohn and Diachenko.

NAYS: (0) None.

Motion carried.

Meeting adjourned at 8:35 p.m.

Respectfully submitted by:

  
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Janett McCawley  
Village Clerk