

MINUTES
CHATHAM, ILLINOIS
REGULAR VILLAGE BOARD MEETING
6:30 PM, NOVEMBER 24, 2009

A. MOMENT OF SILENCE

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Board: Trustees Herr - present, Mau - present, Boyle - present, Reynolds - present, Kavanagh - present, Schatteman - present, and President Gray - present. Others: - Clerk Schad, Treasurer Dierking, Directors Branham and McCord and Village Attorney Nick San Diego.

D. HEARING OF CITIZENS

1. Harry Bethke discussed his opposition to proposed zoning variances for the Crescent Villas retirement community development which are on this evening's agenda. Mr. Bethke doesn't oppose a retirement community but objected to the "extensive zoning variances" and said, "Let's do this right". Zoning Administrator Director Branham disagreed and said the methods to consider and act on variances were properly followed.

2. Phillip Bigard of Juniper Court in Oakbrook Estates complained about a neighbor "running a business out of his home". Several of Mr. Bigard's neighbors have also objected. His wife complained to the board at an earlier board meeting. Several vehicles are parked around his property day and night and employees come and go daily. Village officials have investigated and will continue working on this problem.

E. CONSENT AGENDA

Trustee Mau moved, seconded by Trustee Kavanagh, to approve the Consent Agenda.

Consent Agenda item(s):

1. Payment of Warrants (39-09)
2. Minutes (11-10-09)
3. Submitted Committee Reports

Public Works Committee - 11/23/09 – Trustee Herr

Water Project —The Water Commission has filed of an eminent domain action for obtaining the other half of the road for access to the well fields. The Commission has sent a "notice of intent to proceed" to Sangamon County in order to move the issue to a conclusion on ROW for the Water transmission line.

Gordon Drive Culvert Project- The revision in the plan for the north culvert to miss the property that we could not acquire was approved by the SATS Policy Committee for funding commitment and resubmitted to IDOT for final approval. During the actual replacement replace of the culverts Gordon Drive will be closed, which will necessitate routing all traffic for Glenwood Park, Ivy Glen, Manor Hill I & II and Hurstbourne subdivisions onto Gilreath Road to access Walnut Street. To address this problem the traffic control plan will require flaggers to direct traffic at the intersection during the morning "rush".

The developer of the **Crescent Villas Retirement Area Project** (a large scale development area) discussed requested variances regarding the lots and streets in the duplex area. The Planning Commission considered the

subdivision variances at its 9/17/2009 meeting and approved all but one request. The zoning variances were addressed at a public hearing on November 9 at the Zoning Board of Appeals meeting. The majority of the Board present approved the requests. However, since it requires 4 yes votes for recommendation there was no recommendation made to Board. There were no objections to the requests from the public at either meeting. One Board member spoke at the Planning Commission and one member of the Planning Commission spoke at the Zoning Appeals meeting to offer their opinion against the requested variances. After discussion by the Committee, a unanimous vote of approval to accept the subdivision and zoning variances requested was made to the Boards for final approval.

The **Walnut Street project** has been completed and landscaping work is being completed.

The **Kemp Drive project** has started and should be completed, depending on weather, by the end of the year. The reason for the early finish date is due to making a concrete cul-de-sac instead of asphalt.

The **leaf collection** is being accomplished by village employees and continues to go well.

Without discussion, the motion to approve the Consent Agenda passed by roll call vote 6 yes, 0 no, 0 absent as follows: Herr – yes, Mau – yes, Boyle – yes, Reynolds – yes, Kavanagh – yes, Schatteman – yes.

F. PRESIDENT'S REPORT - None

G. CLERK'S REPORT

Clerk Schad received a Q&A pamphlet about new FOIA laws. The document was prepared by the law firm of village attorney John Myers. Clerk Schad is the village FOIA officer. Clerk Schad will receive training pertaining to the new laws.

H. OLD BUSINESS

Trustee Herr moved, seconded by Trustee Reynolds, to bring to the table **Resolution 40-09, A Resolution Supporting the Springfield-Sangamon County Regional Comprehensive Planning Project and the Springfield-Sangamon Regional Planning Commission Leadership Council**. Explained by title and without discussion, 40-09 passed by roll call vote 6 yes, 0 no, 0 absent as follows: Herr – yes, Mau – yes, Boyle – yes, Reynolds – yes, Kavanagh – yes, Schatteman – yes.

Approving a Letter of Credit Reduction for Foxx Creek, Plat 7 was removed from Old Business at the request of Trustee Herr. It will be replaced on the agenda and acted upon when prepared.

I. NEW BUSINESS

Trustee Herr moved, seconded by Trustee Reynolds, to bring to the table **Ordinance 09-68, An Ordinance Granting Zoning Variances for Crescent Villas**. Crescent Villas is a retirement community development. This ordinance pertains to variances request by Crescent Villas developer Dennis Schlegel. As stated during Hearing of Citizens Harry Bethke opposes these variances. Trustee Mau also opposed these variances saying that Chatham needs more things and this development is not needed. Mayor Gray said no village funds are being spent on this private development and

he said this retirement community is something Chatham needs. Trustee Kavanagh said the development was long overdue. Trustee Mau thought special consideration was being given to these "out of town" developers; something that other (local) developers don't get. Trustee Herr responded by saying that the board has always considered variance requests on a case-by-case basis. Mr. Schlegel said there was a big need for a retirement community in Chatham. Indeed, many smaller communities have vibrant and attractive retirement communities. Trustee Schatteman supported the development too, but said the village needs a new zoning classification for such developments. 09-68 passed by roll call vote 5 yes, 1 no, 0 absent as follows: Herr – yes, Mau – no, Boyle – yes, Reynolds – yes, Kavanagh – yes, Schatteman – yes.

Trustee Schatteman moved, seconded by Trustee Herr, to bring to the table **Resolution 41-09, A Resolution Declaring November Adoption Awareness Month.** Trustee Schatteman and his wife are going through the adoption process. Upon realizing the importance of adoption, Trustee Schatteman proposed this resolution. 41-09 unanimously passed by voice vote.

Trustee Kavanagh moved, seconded by Trustee Herr, to bring to the table **Ordinance 09-69, An Ordinance Approving an Equipment Lease with the Illinois National Bank.** 09-69 purchases water department equipment at just under \$38,000. Purchased was a large truck and a valve testing machine. 09-69 passed by roll call vote 5 yes, 0 no, 1 absent as follows: Herr – yes, Mau – yes, Boyle – yes, Reynolds – yes, Kavanagh – yes, Schatteman - absent.

J. CALENDAR OF EVENTS

Committees meet every 1st and 3rd Tuesday at 6:00 PM. The Village Board meets every 2nd and 4th Tuesday at 6:30 PM, except in December when there is only one on the 3rd Tuesday. Planning Commission meetings are the 3rd Thursday at 7:00 PM. All meetings are open to the public, unless in executive session, and are posted in advance on the municipal hall bulletin board. (**Committees meet December 8th at 6:00 PM.**)

K. ADJOURNMENT

Having no further business to come before the board, Trustee Herr moved, seconded by Trustee Reynolds, to adjourn. The Motion passed by voice vote.

Respectfully Submitted,

Pat Schad, Village Clerk