

**VILLAGE OF ST. JACOB  
213 N DOUGLAS  
PRESIDENT AND BOARD OF TRUSTEES  
THURSDAY, SEPTEMBER 19, 2013  
REGULAR MEETING MINUTES #13-19**

**CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE**

Present: Mayor Richard Schiefer  
Kathy Becker, Village Clerk  
Trustee Bobby Ross  
Trustee Pattie Beil  
Trustee Matt Muzzey  
Trustee Jeni Zahn  
Trustee George Gavlick  
Trustee Chris Tolbert  
Public Works Director Tim Biggins  
Officer Jeff Souders  
Attorney Andy Carruthers  
Zoning Officer John Barberis

Quorum present.

Meeting called to order at 7:30 pm.

**I. APPROVAL OF MINUTES AND AGENDA:**

- A. Trustee Tolbert moved to approve the minute's #13-19 for September 5, 2013. Trustee Ross seconds the motion. Voice vote, all in favor, motion carried.
- B. Trustee Beil moved to approve the agenda #13-20 for October 3, 2013. Trustee Zahn seconds the motion. Trustee Beil wants to add to the Agenda to talk about adding additional Police Officer. Voice vote, all in favor, motion carried.

**II. COMMUNICATIONS:**

- A. Frank Feichtinger, representing Lowes, presented a purchasing plan for us that gives us a discount through the TCP Program.
- B. Cathy Gilomen of It's a Piece of Cake requested financial help with the damages her business received in the recent flooding. Her claim was denied by our insurance company.
- C. Ernest Parker of the St. Jacob Lions Club requested permission to reconfigure the soda bar door at the Activity Hall because of the safety issue. The estimate to fix is \$25. Mayor Schiefer made no comment since he is a Lion. Trustee Ross makes motion to reconfigure the door at the Activity Center for \$25. Trustee Gavlick seconds. Roll call, Trustee Beil abstained, the rest in favor. Motion passed.

**III. OPEN TO PUBLIC:**

- A. Robert Evans thanked the Village for starting on his ditch.

**IV. COMMITTEES:**

**A. COMMUNITY DEVELOPING/HEALTH:**

- 1. Trustee Gavlick reported on the Christmas event. There will be no carriage rides but will have a movie night with the PTO at the school. It will be December 6. He is meeting with the local businesses to try to get community involvement. The American Legion and Lions have promised \$500. We will buy the supplies.

**B. WATER AND SEWER:**

- 1. Tim Biggins stated there is no report on cost of the sensor valve for the water tower.
- 2. Tim said that he posts for the new aeration system have arrived. We also need a new 3<sup>rd</sup> pump which will cost about \$2200 to \$2600. Tim said we need a new john boat for the sludge test. A 14' john boat will cost about \$700. The current john boat cannot be repaired. Trustee Beil made

a motion to execute the contract with ADS for the new aeration system. Trustee Zahn seconds. Roll call, all in favor Motion passed. After contract is signed, the parts will be ordered and arrive in about 2 weeks. Financing of the project was discussed. ADS rate was 4.39%, State Bank of St. Jacob was 4.4%. Trustee Ross suggested getting another bid. Mayor Schiefer will get a bid from Bank of Edwardsville.

Tim reported that the lagoon looks better and smells better.

**C. POLICE:**

2. Trustee Beil gave the police report on the attempted burglary on Rose Road. Police Officer Jeff Souders, who is here tonight, did a good job. Trustee Beil stated that we will need to hire 2 part time police officers because 2 will be leaving.

**D. ORDINANCE AND FINANCE:**

1. The trustees have been given a sample golf cart ordinance. Subject tabled to next meeting.
2. Outsourcing payroll was discussed. Our insurance company has stated it is not good policy for a clerk to do the payroll. Attorney Carruthers agreed. Trustee Zahn will contact several companies to get bids and report next time.

**E. PUBLIC GROUNDS & BUILDINGS:**

1. A representative from the microphone company will look at our meeting room to give us an estimate.
2. The new battery for the tornado warning siren was installed and tested and siren works.

**F. STREETS AND LANES/MOTOR FUEL TAX:**

1. Update on oil and chipping. Discussion.
2. Tim Biggins stated that the riff rap and header is the only items left to do on Napoleon & 6th St. project. The sidewalk has been done previously.

**V. REPORTS:**

- A. Public Works Superintendent Report- No written report available. Shawn and him went to Maryville for a water class and received credits.
- B. Engineer's report-Nothing to report.
- C. Village Attorney-Nothing to report.
- D. FOIA request—received 1 more FOIA request from Right Illinois.
- E. Homecoming-Spreadsheet Report given of the cash received during the 2 nights of the homecoming. 2013 Committee was disbanded and Mayor Schiefer wants the trustees to submit names for 2014 Committee.
- F. Planning commission—nothing to report
- G. Zoning Board-Ellis Road Hearing –John Barberis read his Findings and recommended that the Petition be granted. Trustees will vote at next meeting. Copy of report attached to these minutes.

**VI. OLD BUSINESS:**

**VII. NEW BUSINESS:**

**VIII. CLAIMS: \$36,366.81**

- A. Trustee Zahn made a motion to approve the claims in the amount of \$36,366.81. Trustee Gavlick seconds the motion. Roll call vote, all in favor, motion carried.

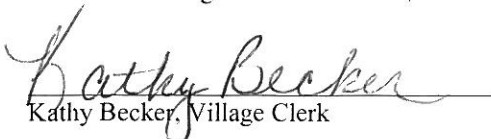
**IX. OPEN TO PUBLIC:**

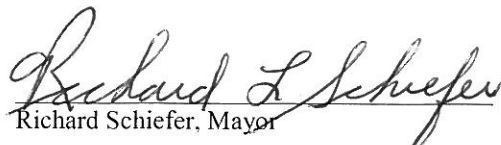
**X. ADJOURNMENT:**

- A. Trustee Beil made motion to adjourn. Trustee Tolbert seconds. Roll call vote, all in favor, motion passed.

Meeting was adjourned at 9:05 pm

The next meeting will be October 3, 2013 at 7:30 pm

  
Kathy Becker, Village Clerk

  
Richard Schiefer, Mayor

## **FINDING OF FACT FROM REZONING HEARING HELD ON AUGUST 22, 2013**

The following is the finding of fact with regard to a Petition for Rezoning filed by Mr. Todd Lindow for property that is located along Ellis Road and Olyvia Drive. In particular, the properties at issue here are outlots 1, 3, 4 and 5 of The Meadows of St. Jacob development which are located on Ellis Road where it intersects with Olyvia Drive, all of which are located within the Village of St. Jacob, Illinois.

Applicant has requested rezoning for the properties which are currently zoned B-1 (Community Business) to MR-2 (Multi-Family Residential).

A public hearing was held at the St. Jacob Village Hall on August 22, 2013 to review and discuss the proposed rezoning of the aforementioned properties. Village President, Richard Schiefer, and Trustee, Pattie Beil, along with several interested members of the community were present at the hearing and all were allowed an opportunity to be heard. Mr. Todd Lindow and his wife, Kelly Lindow, were also present and were allowed the opportunity to present their reasons for requesting a zoning change to those assembled.

Mr. Lindow disclosed that he is not the current owner of the properties for which he has requested rezoning but has a contract to purchase same from the current owner which is contingent on the rezoning request being approved. If approved, Mr. Lindow stated that he intends on building six multifamily units similar to the one that he built on outlot #6 located on Olyvia Drive on outlot #5 which is situated on the corner of Ellis Road and Olyvia Drive. Those buildings would face Olyvia Drive. On outlot #'s 2 and 3, he intends to build a condominium/apartment complex consisting of several units (20 individual units) that would face Ellis Road with a large parking lot located in front of the buildings. On outlot #1, he intends on building a condominium/apartment complex consisting of four multifamily units that would face Ellis Road with a large parking lot located in front of the buildings. It was suggested that all of the proposed developments would comply with the existing regulations with regard to setbacks and building code requirements.

There were concerns voiced by those in attendance about increased water runoff and resulting lake, ditch and road flooding that would potentially result from the additional roof and hard surfaces (parking lots) if the proposed zoning request were granted. Additionally, concern was expressed for the potential overuse of the lake which is located behind the properties at issue. Further concern over the possible decline in property values was brought up by some of the current adjacent property owners in attendance. Concerns over the Village Wastewater Treatment Facilities ability to handle the additional wastewater that would be generated from the proposed development was discussed. The potential addition of new grade school aged children to the local St. Jacob Elementary School was brought up and if the school would be able to handle such an influx of new students. Other issues discussed include the units being rented as low income, HUD, housing; noise level increase; aesthetics of buildings; wall or other natural screening used at back and sides of proposed buildings to preserve quite and privacy of adjoining property; upkeep responsibilities of lake and general lake rights issues; and, the other possible rumored use of the property in question being a tow lot.

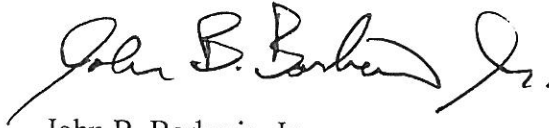
It appeared that the many of those in attendance were either openly opposed to the proposed development or greatly concerned that the proposed zoning change would have negative consequences to nearby property values and/or quality of life to the current nearby residents. However, there were also several who were for the proposed rezoning and development with many expressing their belief that Mr. Lindow would do a good job of addressing all issues and protecting everyone's interests based on his track record in the community.

Mr. and Mrs. Lindow suggested that they could address the lake rights issues and include natural screening to offset any privacy/noise issues. It was further suggested by Mr. Lindow that he could incorporate lake rights restrictions in his lease/sales agreements with any potential occupants of his development.

After much discussion of all the issues set out above the meeting was adjourned.

After careful deliberations of all the above issues and relevant Village Ordinances, it is the recommendation of the St. Jacob Zoning Hearing Officer that the requested rezoning proposal be **approved**. It is further recommended that Mr. Lindow include lake right restrictions in his contracts with future occupants of his development to preserve the current adjacent and nearby homeowners' property values and quite enjoyment of the lake which they now enjoy.

Respectfully submitted this 19<sup>th</sup> day of September, 2013,

A handwritten signature in black ink, appearing to read "John B. Barberis, Jr.", with a stylized flourish at the end.

John B. Barberis, Jr.

St. Jacob Zoning Hearing Officer