

BREESE CITY COUNCIL MEETING * AUGUST 5, 2014

AGENDA

1. CLOSE ALLEY BY LEGION – August 22nd for Foppe Benefit.
2. LIQUOR LICENSE ORDINANCE – Change closing hours.
3. HOLY CROSS COMMONS SUBDIVISION – Approve the infrastructure improvements to HCC Subdivision per the improvement plans. Note: All improvements, inspections and testing has been performed to the satisfaction of the public works department.
4. DIVIDE LOT #50 IN LINCOLN VILLAGE SUBDIVISION INTO 2 LOTS – Westerly part of Lot #50 contains .32 acres (13,197 sq ft). Easterly part of Lot #50 contains .25 acres (11,195 sq ft). Approval conditioned on approval of a zoning variance (hearing on August 7) to: (1) Relax the 75' required minimum lot width at building line to 67' for the easterly part of Lot #50 (13869 Lincoln Drive); and (2) Relax the 75' required minimum lot width at building line to 55' for westerly part of Lot #50 (13871 Lincoln Drive).
5. ZONING REQUEST OF KENNETH AND SUSAN MICHELS – Findings of Fact and Conclusions of the City Council relative to the Petition for Zoning Variance filed by the Michels. It relaxes the 25' setback for corner lots to 9'. This allows them to keep the gazebo in the side yard with street frontage. Property located at 295 N. 8th St.
6. ZONING ORDINANCE – Granting the request for Variance filed by Kenneth and Susan Michels.
7. ZONING HEARING – August 7th at 7:30 p.m. in City Hall. Randy Peek and Kenny Thole request an amendment to change property from R-2 to C-1. Property located at 617 N. Main St. They intend to sell the property and vacant building as a commercial office building for an insurance business.
8. ZONING HEARING – August 7th to be held after Peek/Thole hearing. Precision Design and Build, Inc. (Justin Eilermann, Applicant and Frank Richter, Owner) request a variance in an R-3 District. They would like to divide the present vacant lot (Lot 50 in Lincoln Village) into two building lots. The required minimum width at the building line is 75'. They request a minimum lot width at the building line of 67' for 13869 Lincoln Drive and a minimum lot width at the building line of 55' for 13871 Lincoln Drive.

9. ZONING HEARING – August 7th to be held after the Precision Design & Build hearing in City Hall. Craig Steinman request a special use permit in an R-1 District, Special Uses Duplex, Reconstruction Incentive Ordinance (RIO). Property located at 900 N. 7th St. Applicant will remove the dilapidated building and request a 2-year transferable Special Use Permit to retain duplex building rights under Ordinance #1017; 10-02-01, RIO.
10. ZONING HEARING – August 19th at 7 p.m. in City Hall. Final hearing for the revisions to the zoning code.

ZONING (continued):

Motion by Steinman seconded by Koetting to pass Ordinance #1304 as presented. It grants the request for variance filed by Kenneth and Susie Michels. On Roll Call Voting "aye": Fischer, Koetting, Ratermann, Steinman, Tebbe, Timmermann, Usselman, Berndsen. Motion Carried.

Alderman Steinman read the zoning hearings scheduled for August 7th as listed on the agenda. He noted the zoning hearing on August 19th which is the final hearing on the revisions to the zoning code.

LIQUOR LICENSE/HOURS OF OPERATION:

Motion by Fischer seconded by Timmermann to pass Ordinance #1305 as presented. It amends Chapter 21, Article III, Section 21-3-1 (C) of the City of Breese Municipal Code to establish hours of operation for holders of liquor licenses with late closing permits. On Roll Call Voting "aye": Koetting, Steinman, Tebbe, Timmermann, Usselman, Berndsen, Fischer. Voting "abstain": Ratermann. Motion Carried.

Mayor Hilmes explained the ordinance changes the closing time from 3 a.m. to 2 a.m. Establishments will no longer have to "lock" doors an hour before closing. However, a late closing permit will be issued to each establishment and must be posted on their premises. The late closing permit allows them to stay open until 2 a.m. If it is revoked, they must close at 1 a.m.

City Attorney Joanne Stevenson noted that the ordinance is effective immediately.

PUBLIC WORKS – UTILITIES:

Dale Detmer stated the water department has completed the free chlorine program but still has some flushing to do on the west end of town.

PUBLIC WORKS – STREETS/DRAINAGE:

Motion by Timmermann seconded by Steinman to approve the infrastructure improvements to the Holy Cross Commons Subdivision per the improvement plans. It was noted that all improvements, inspections and testing has been performed to the satisfaction of the public works department. On Roll Call Voting "aye": Ratermann, Steinman, Tebbe, Timmermann, Usselman, Berndsen, Fischer, Koetting. Motion Carried.

PUBLIC WORKS – STREETS (continued):

Motion by Timmermann seconded by Steinman to approve the request of Precision Design and Build, Inc. (Justin Eilermann, Applicant; Frank Richter, Owner) to divide Lot #50 in Lincoln Village Subdivision into 2 lots. Westerly part of Lot #50 contains .32 acres and the easterly part contains .25 acres. The approval conditioned on approval of a zoning variance (hearing on August 7) to: (1) Relax the 75' required minimum lot width at building line to 67' for the easterly part of Lot #50; and (2) Relax the 75' required minimum lot width at building line to 55' for westerly part of Lot #50. On Roll Call Voting "aye": Steinman, Tebbe, Timmermann, Usselman, Berndsen, Fischer, Koetting, Ratermann. Motion Carried.

Don Voss reported the Mater Dei retention project is essentially completed with the exception of some fill and seeding.

Mayor Hilmes explained the project will relieve a major drainage problem in that area with the addition of underground retention. He thanked Mater Dei High School for their cooperation and working with the City.

PUBLIC SAFETY:

Alderman Fischer reported the golf scramble held on August 2nd was very successful and thanked all who sponsored, helped or participated.

Police Chief Bob Fix stated the new police car is now in use. He stated a new speed radar trailer is now in operation and was purchased with a grant secured by Rep. John Cavaletto.

RECREATION:

Alderman Ratermann thanked Michael Wilmurth for the construction of the new soccer sign at the soccer park. He did this for his Eagle Scout Project.

OLD/NEW BUSINESS:

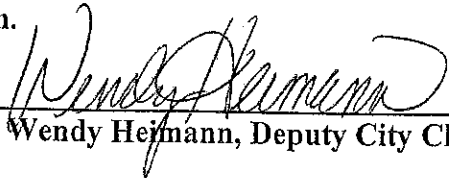
Mayor Hilmes read a thank you from Kaskaskia College for the City's support of their expansion project at the Trenton campus. City will place an ad in the Tourism Times of yearly events. He said there was a very informative question and answer period at the last Chamber meeting regarding the District #12 request for an additional \$.30/\$100 tax for their education fund. The issue will be on the November ballot.

ADJOURNMENT:

Motion by Steinman seconded by Ratermann to adjourn after no further business was brought before the Council. Motion Carried by unanimous voice vote.

The meeting adjourned at 7:48 p.m.

Non-verbatim minutes taken by:


Wendy Hejmann, Deputy City Clerk