

**BREESE CITY COUNCIL MEETING \* JUNE 17, 2014****AGENDA**

1. **ZONING REQUEST OF ST. JOSEPH'S HOSPITAL** – Findings of Fact and Conclusions of the City Council relative to the application for a Special Use Permit filed by St. Joseph's Hospital, Breese, of the Hospital Sisters of the Third Order of St. Francis.
2. **ZONING ORDINANCE** – Granting the Special Use Permit filed by St. Joseph Hospital. The Special Use allows the applicant to convert an existing residential building into an Out Patient Center which includes overnight stays in a C-2 District. The property located at 9620 Holy Cross Lane.
3. **ZONING REQUEST OF MARY MIESNER** – Findings of Fact and Conclusions of the City Council relative to the Petition for Zoning Variance filed by Mary Miesner.
4. **ZONING ORDINANCE** – Granting the request for a Variance filed by Mary Meisner. The variance relaxes the 25' minimum setback for front lot lines for residences in R-1 District to 15' and relaxing the 25' minimum setback for back lot lines to 13' in order to construct a new home. The property located at 381 S. Main St.
5. **ZONING ORDINANCE** – Consideration of Request for Zoning Amendment filed by Angeline A. Holtgrave Trust.
6. **PREVAILING WAGE ORDINANCE** – Ascertain the prevailing wages for construction work in the Clinton County area as determined by the Illinois Department of Labor as of June 2014.

**BREESE CITY COUNCIL MEETING \* JUNE 17, 2014**

Minutes of the proceeding of the 28<sup>th</sup> Regular Meeting of the Breese City Council held in City Hall on the above date.

Mayor Charles E. Hilmes called the meeting to order at 7:30 p.m.

Aldermen in attendance: Robert Berndsen, Bill Fischer, Debbie Koetting, Carl Ratermann, Paul Steinman, Norb Tebbe, Kevin Timmermann, Gary Usselmann.

City Officials: Utility Plant Operations Manager Dale Detmer, Public Works Manager Don Voss, Police Chief Bob Fix, City Attorney Joanne Stevenson, Zoning Administrator John Becker, EMS Director Michael Berndsen.

Press: Vicky Albers, Breese Journal.  
Philip Sledge, Centralia Sentinel.

Visitors: Nathan Bedard, Mary Miesner, Angie Wuebbles, Janice Hemann.

**GENERAL BUSINESS**

Motion by Steinman seconded by Ratermann to approve the minutes of the meeting held on June 3<sup>rd</sup> and place on file. Motion Carried by unanimous voice vote.

Motion by Tebbe seconded by Koetting to authorize payment of the bills submitted at the finance and regular meetings. Further, to approve the city clerk and city treasurer reports for May. On Roll Call Voting "aye": Fischer, Koetting, Ratermann, Steinman, Tebbe, Timmermann, Usselmann, Berndsen. Motion Carried.

Motion by Timmermann seconded Usselmann to give the Mayor, upon consultation with the police chief, full power to act on granting permission for the taverns on North Main St. to hold a Pub Crawl on July 5. On Roll Call Voting "aye": Koetting, Ratermann, Steinman, Tebbe, Timmermann, Usselmann, Berndsen, Fischer. Motion Carried. Police Chief Bob Fix stated he was not given advance notice of the request and did not know if there are enough policemen available to cover the event.

GENERAL BUSINESS (continued):

Angie Wuebbels, one of the original members of the Hannah's Playground Committee, gave the Council an update of the project. The project includes a fully accessible playground that can be used by all children regardless of their physical abilities. She said approximately \$233,000 has been received thus far. All of the components have been sponsored except two slides. The committee would like to start the project next Spring with the understanding that the City will again apply for an OSLAD Grant. If the Grant is approved, the entire project will be completed. If not, they hope to build Phase 1. She asked about landscaping and trees that may be donated. Mayor Hilmes suggested they submit a sketch to the park board.

COMMITTEE REPORTSZONING/BUILDING INSPECTION:

Motion by Steinman seconded by Timmermann to approve the Findings of Fact and Conclusions of the City Council relative to the application for a Special Use Permit filed by St. Joseph's Hospital, Breese, of the Hospital Sisters of the Third Order of St. Francis. On Roll Call Voting "aye": Ratermann, Steinman, Tebbe, Timmermann, Usselman, Berndsen, Fischer, Koetting. Motion Carried.

Motion by Steinman seconded by Koetting to pass Ordinance #1299 as presented. It grants the Special Use Permit filed by St. Joseph Hospital. The Special Use allows the applicant to convert an existing residential building into an Out Patient Center which includes overnight stays in a C-2 District. The property is located at 9620 Holy Cross Lane. On Roll Call Voting "aye": Steinman, Tebbe, Timmermann, Usselman, Berndsen, Fischer, Koetting, Ratermann. Motion Carried.

Motion by Steinman seconded by Usselman to approve the Findings of Fact and Conclusions of the City Council relative to the Petition for a Zoning Variance filed by Mary Meisner. On Roll Call Voting "aye": Tebbe, Timmermann, Usselman, Berndsen, Fischer, Koetting, Ratermann, Steinman. Motion Carried.

Motion by Steinman seconded by Ratermann to pass Ordinance #1300 as presented. It grants the request for a Variance filed by Mary Meisner. The variance relaxes the twenty-five foot (25') minimum setback for front lot lines for residences in the R-1 District to fifteen feet (15') and relaxing the twenty-five foot (25') minimum setback for back lot lines to thirteen feet (13') in order to construct a new home. The property is located at 381 S. Main St. On Roll Call Voting "aye": Timmermann, Usselman, Berndsen, Fischer, Koetting, Ratermann, Steinman, Tebbe. Motion Carried.

**ZONING** (continued):

Alderman Steinman brought up for consideration the request for a Zoning Amendment filed by Angeline A. Holtgrave Trust. He stated the zoning board voted to deny the request at the public hearing held on June 5, 2014.

Mayor Hilmes summarized the request and read from the report of the zoning board the reason(s) for the denial:

1. Rezone Lot 14 of Lappe Subdivision of Outlot 2 and Pt of Outlot 3 of the Kaune's Addition from Single Family Residential (R-1) to Downtown Commercial (C-1). The Zoning Board determined this would be improper spot zoning since there is no adjoining commercial zone and the request would change the very nature of the neighborhood.
2. Amend the Zoning Code to allow an accessory building on a lot without a principal building in an R-1 District. The Zoning Board found that an accessory building by definition requires a principal building and the requested amendment changes the very nature of an accessory use.
3. Amend the Zoning Code to allow a garage storage facility as a Special Use in an R-1 District. Zoning Board determined that allowing a free standing garage as a special use in an R-1 district would be contrary to the best interest of the neighborhoods within the zone. If the owner of the garage or storage facility is not residing at that location they would be less inclined to maintain it in a manner suitable for a residential area. There would be no general benefit to allow this special use.
4. Find that the structure located at 930 N. 3<sup>rd</sup> in Breese is a nonconforming use which can be continued under the provisions of Zoning Code Section 40-9-3. Zoning Board determined that this was not an issue in that the property was purchased before zoning, and that when the zoning was enacted the property came in under 40-9-2.1, two or more lots in common ownership. When zoning was enacted, the lot with the garage on North 3<sup>rd</sup> St. was owned by the same person with adjoining lot with common frontage. Therefore, the garage was a property accessory building serving a principal residence at such time. For this reason, there is no "non-conforming" use to grandfather. It was denied as moot due to the fact the use was not conforming at the date of zoning enactment.

ZONING (continued):

Mayor Hilmes asked for any input from anybody in attendance regarding the Holtgrave zoning issue. There was nobody in attendance regarding the matter.

Motion by Steinman seconded by Tebbe to pass Ordinance #1301 as presented. It denies the application for a Zoning Amendment by Angeline A. Holtgrave. On Roll Call Voting "aye": Usselmann, Berndsen, Fischer, Koetting, Ratermann, Steinman, Tebbe, Timmermann. Motion Carried.

PUBLIC WORKS – UTILITIES:

Alderman Berndsen reported the new engine/generator has arrived and placed in the power plant building. The installation should take 4-6 weeks.

PUBLIC WORKS – STREET/DRAINAGE:

Don Voss stated Phase 1 of the Roundabout Drainage Project is scheduled to begin on Monday. The Roundabout will be located at the intersection of North Walnut and Holy Cross Lane and is a joint City-County Project.

Motion by Timmermann seconded by Berndsen to pass Ordinance #1302 as presented. It is the annual Prevailing Wage Ordinance which ascertains the prevailing wages for construction work in the Clinton County area as determined by the Illinois Department of Labor as of June 2014. On Roll Call Voting "aye": Berndsen, Fischer, Koetting, Ratermann, Steinman, Tebbe, Timmermann, Usselmann. Motion Carried.

PUBLIC SAFETY:

Alderman Fischer complimented the police department for the outstanding investigation following the fatal hit and run accident on June 7. Police Chief Bob Fix thanked the various businesses for their help and especially Jim Astroth. Mayor Hilmes concurred and noted the camera surveillance systems proved to be very important.

Alderman Fischer noted the annual Ambulance Golf Scramble is scheduled for August 2<sup>nd</sup> and teams and sponsors are needed.

RECREATION:

Don Voss reported that the new Splash Pad/Baby Pool at the Swim Pool should be ready to open next Tuesday contingent on the approval of the Illinois Department of Public Health.

**OLD/NEW BUSINESS:**

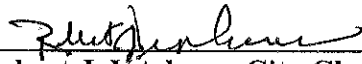
Mayor Hilmes reported he recently attended a meeting of the Rt. 50 Coalition. They hired Illinois Strategies as lobbyists. There will be two "shovel ready" projects on both ends: on the east end by Lawrenceville and Lebanon on the west end. The Rt. 50 Coalition is spearheading the development of a 4-lane Rt. 50. Mayor said there will be a fundraising Golf Scramble on August 22<sup>nd</sup> in Salem.

Mayor Hilmes voiced his opposition to SB 3507 which regulates the amount of water and sewer tap-in fees that can be charged. The bill is on the Governors desk and hopefully he will veto it. He said it makes no sense for the State to get involved which is essentially a local matter.

**ADJOURNMENT:**

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

The meeting adjourned at 8:00 p.m.

Non-verbatim minutes taken by:   
Robert J. Venhaus, City Clerk