

**VILLAGE BOARD MINUTES  
FOR  
TUESDAY, JANUARY 10, 2012  
AT  
7:00 P.M.  
151 NORTH MAIN STREET  
GLEN CARBON, ILLINOIS**

Mayor Jackstadt called the meeting to order.

The Pledge of Allegiance was recited by all.

**MEMBERS PRESENT:** Bob Buehler, Larry Kacer, Jorja Dickemann, Mary Ann Smith, Ross Breckenridge, Dr. Loren Hughes

**MEMBERS ABSENT:** None

Mayor Jackstadt announced Item #4 – Approval of the Proposal for Consulting Services from RJN Group for NPDES Pesticide Permit ILG87 for a Lump-sum Fee of \$1,000.00 will be pulled from the agenda.

**Letters of Interest to the Board/Mayor's Announcements**

The Village of Glen Carbon will hold the annual Christmas Tree Recycling Program until Monday, January 16, 2012. Residents may drop off the Christmas Trees at the Ronald J. Foster Heritage Bike Trail parking lot behind Fire Station #1 located off Main Street. The trees should be clean of tinsel and ornaments. The tree will be chipped into landscape mulch for use by the residents. For more information, contact the Public Works Department at 288-2662.

The Glen Carbon Heritage Museum is looking for vintage ornaments, decorations or Christmas cards to enhance their Christmas display. Call museum Aide, Sheila Martin at 288-7271 if you have anything you would like to donate.

Village Offices will be closed for the Martin Luther King, Jr. Holiday on Monday, January 16, 2012.

Mayor Jackstadt announced the Village of Glen Carbon has authorized a referendum question for municipal electric purchases on the March 20, 2012 ballot. The Village is comfortable with knowledge of the program and will make every effort to educate the community on all of its implications and potential benefits. The Village's primary motivation with the program is to save our citizens money on their Ameren electric bills. This program itself was presented to the Finance Committee and the Village Board and was discussed twice in open session. It is important to note that while supportive of the program, this was not a Cool Cities initiative. The program has been presented around the state, most recently at the Illinois Municipal league Conference in September 2011.

Village Administrator, Jamie Bowden presented the idea upon his hiring in October, after participating in a presentation to the Southwestern Illinois City Manager's Association in early October.

Electricity wholesale markets are at multi-year lows. The great advantage of approving the referendum now and going out to bid is that citizens will have the option of locking in electricity pricing in this very low market. It gives the Village a choice based on cost. Without approval of the referendum, the Village has no choice, and the electricity market might move up in the interim. Though the Village sees the benefit of utilizing renewable resources if approved by the community, the bid will include at least two alternatives.

1. Electrical purchase per state statutes of 7% renewal.
2. 100% renewal.

We are only required to follow state statutes. Local communities utilizing the company "Good Energy" and holding referendums include: the City of Alton, Collinsville, Columbia, Godfrey, Granite City, and recently St. Clair County. Also communities of Bloomington, Norma, Pekin, Peoria, and Tazwell County have approved the referendum. Belleville is also holding the referendum, and at least twenty-five communities have currently past the referendum.

The consultants, "Good Energy" have had their references thoroughly checked. There is no direct cost to the Village of Glen Carbon. The consultant receives its fee from the supplier. The key to our success will be education to the citizenry. The Village will be holding at least two public hearings, and will provide information to our citizens in the near future. If anyone has any questions regarding this issue, contact Jamie Bowden, Village Administrator at 288-2614 or Philip Carr at "Good Energy" at 310-220-1454.

### **APPROVAL OF PREVIOUS REVIEWED MINUTES – DECEMBER 13, 2011 AND EXECUTIVE SESSION MINUTES FOR DECEMBER 13, 2011**

Larry Kacer moved Ross Breckenridge seconded for approval of the December 13, 2011 minutes as presented. (6 Ayes)

Bob Buehler moved Mary Ann Smith seconded for approval of the executive session minutes for December 13, 2011. (6 Ayes)

### **CITIZENS WISHING TO SPEAK BEFORE THE BOARD**

Gary Clouser  
134 Holly Tree Court  
Glen Carbon, IL

Mr. Clouser stated, to protect the integrity and the quality of our neighborhood, I join many of my neighbors in opposing a proposed zoning change for a plot of land at Glen Crossing Road near Highway 159. Applicants are seeking to have that property zoned from Residential to Neighborhood Commercial. Although that classification sounds less intrusive than the original request of General Commercial, it must be noted that Neighborhood Commercial zoning would still allow among other uses for 24-hour gasoline stations, a convenience store, and a fast food restaurant, which is a usage strongly opposed by neighbors who will grossly be affected by the

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change. To make the proposal even worse is the probability that access would only be via Glen Crossing Road. A high traffic, 24-hour business would cause further traffic congestion, exacerbate existing vehicular related noise and introduce new crime concerns to the neighborhood.

Mr. Clouser fears if the zoning of Neighborhood Commercial is approved, it would limit the Board's later ability to reject usage request as long as a usage plan is compliant with zoning provisions.

Mr. Clouser requested the Village Board protect their residential neighborhood and reject the zoning change proposal.

Jeff Wehling  
14 Squire Drive  
Glen Carbon, IL

Mr. Wehling stated he is the head of the Canteberry Homeowners Association, and he is also representing a number of residents in Meadowland Subdivision. Mr. Wehling stated after speaking with a number of members in his neighborhood, they are not necessarily opposed to a zoning change of this property in question. It is the type of zone, where they have the issues. Mr. Wehling feels the best use for the property is commercial, but it should be carefully controlled. He suggested the Village Board might consider site plan approval and zoning at the same time.

Maureen Nueling  
31 Lands End Court  
Glen Carbon, IL

Ms. Nueling voiced her concern on what type of establishment would be built on that corner. She is very opposed to anything that would serve Interstate 270 traffic that would bring people from that venue into our neighborhood.

Ms. Nueling stated most people she knows moved to Glen Carbon because they believe that the city officials would protect positive and safe community growth.

Joseph Feldmann  
25 Waterford Lane  
Glen Carbon, IL

Ms. Feldman asked the Village Board to think about the impact of the ingress and egress of the property, specifically, the impact of that issue on emergency vehicles.

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Ron Moore  
6 Dunston Trail  
Glen Carbon, IL

Mr. Moore suggested that when the zoning is considered, to consider what is going to be put there. Once the zoning change is made, there is no going back.

Andy Klaus  
707 Glen Crossing Road  
Glen Carbon, IL

Mr. Klaus stated he has lived at this location for seventeen years, and loves the area. Mr. Klaus spoke on behalf of his 2 and 4 year old daughters. He strongly opposes any high volume development to that area that is going to bring folks off the highway that are coming through the area. There are often times in the day when school is starting or letting out that traffic is backed up to Oaklawn Road. In addition, Mr. Klaus thinks the owners have a right to develop the property, but any type of high volume development is completely out of the question.

Bruce Neeley  
117 W. Willow Bend  
Glen Carbon, IL 62034

Mr. Neeley read the Building & Development Committee minutes from Monday, September 26, 2011, which indicates that a gas station and fast food restaurant are proposed for the site. Mr. Neeley stated as residents of that area, they are very concerned about that. There is a big difference between general commercial and a high impact business.

Mr. Neeley read from the Zoning Regulations, and if a high impact business is put there, this will be going against every one of those objectives. Mr. Neeley stated they are very concerned, that going forward with that zoning will open this up and destroy the neighborhood. It will open it up to further crime, congestion, noise and pollution. There is a big difference, if we go forward with this zoning, between a 9 to 5 business and a 24 hour interstate business. Mr. Neeley asked the Village Board to consider how their neighborhood will be affected, and if this was in their neighborhood would they want it?

Jim Kovarik  
635 Glen Crossing Road  
Glen Carbon, IL

Mr. Kovarik, property owner, has lived at that location for 54 years, and lives next to that property. Many of the problems residents envision already exist. Mr. Kovarik stated that intersection needs to be improved anyway. Hopcroft Electric located on the corner across the street has tractor trailers making deliveries. The truck traffic is already there. The business located on the northwest corner of the intersection already contributes to traffic congestion. The widening of Glen Crossing Road eastward to accommodate Albert Cassens Elementary School has increased bus traffic.

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Eric Neeley  
117 W. Willow Bend  
Glen Carbon, IL

Mr. Neeley pointed out the fact that Glen Carbon was voted one of the 100 Best Places to Live by CNNMoney. Mr. Neeley believes that putting any kind of long term extended hours business there would severely affect the property values in that area along with increased crime.

Michael Rogier  
117 Cedar Lane  
Glen Carbon, IL

Mr. Rogier stated this area is Glen Carbon's front door. This will affect the perception people will have when they come into our town.

Lisa Motl  
116 Cedar Lane  
Glen Carbon, IL

Ms. Motl has lived here for twenty-five years, and raised her daughters as a single parent. Ms. Motl has always felt safe in that neighborhood. Once this comes in as a 24/7 business she will feel the Village of Glen Carbon has denied her of feeling that safety in her own neighborhood and home by allowing this business to come in to her neighborhood. Ms. Motl referred to the bus stop within a half of a block from where this business will be located could pose a safety issue if people are purchasing liquor from the convenience store.

John Nwacha  
34 Lands End Court  
Glen Carbon, IL

Mr. Nwacha asked what is the plan near the school? He foresees an interchange there.

Kevin Rust  
11 Squire Drive  
Glen Carbon, IL

Mr. Rust sympathizes with the Village Trustees. The balance here to him is that on the one side you have an overwhelming number of residents against the project. The other side is he strongly believes an individual property owner rights. The rezoning does not have to be approved without first determining what this project is. One of things in favor of the project like this is tax revenue to the Village. Mr. Rust believes the Village of Glen Carbon has plenty of tax revenue already coming in. We do not need any more revenue coming in. Mr. Rust believes we have plenty of fast food, convenience stores, and filling stations.

**APPROVAL OF MONTHLY EXPENDITURES FOR DECEMBER, 2011 THE 8<sup>TH</sup> MONTH OF THE 2012 FISCAL YEAR IN THE AMOUNT OF \$2,850,696.40 WHICH EXCLUDES THE LIBRARY FUND EXPENDITURES OF \$89,658.40**

Patty Thiede, Director of Finance, pointed out the expenditures are a little higher than normal due to the TIF bond payment, the 2003 A&B bond payment, our property, casualty, liability and work comp insurance payment, and that there were three pay periods in December.

Jorja Dickemann motioned Ross Breckenridge seconded for approval of the monthly expenditures for December, 2011 the 8<sup>th</sup> month of the 2012 Fiscal Year in the amount of \$2,850,696.40, which excludes the Library Fund expenditures of \$89,658.40. (6 Ayes)

**MONTHLY TREASURER'S REPORT**

Lynn Weller, Treasurer, gave the monthly Treasurer's Report as follows; Total Revenues - \$1,384,327.45, Expenditures - \$2,771,928.07, Ending Balance - \$14,359,993.51.

Dr. Hughes moved Jorja Dickemann seconded to approve the monthly Treasurer's Report as presented. (6 Ayes)

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Approval of Resolution 2012-1- A Resolution Providing for the Abatement of Tax Levy Relative to the Payment of Interest and Principal on an Issue Not to Exceed \$1,750,000 General Obligation Refunding Bonds (Waterworks and Sewerage Alternate Revenue Source) Series 2011B**

Jorja Dickemann motioned Ross Breckenridge seconded for approval of Resolution 2012-1 – A Resolution providing for the abatement of tax levy relative to the payment of interest and principal on an issue not to exceed \$1,750,000 General Obligation Refunding Bonds (Waterworks and Sewerage Alternate Revenue Source) Series 2011B. (6 Ayes)

**Approval of the Contract with Well Hungarians, Leopold Enterprises, LLC in the amount of \$3,500.00 for the 2012 Homecoming**

Mary Ann Smith presented the contract with Leopold Enterprises, LLC with one change. The amount is a total of \$4,000.00. \$3,500.00 payment to the band and \$500.00 for production costs. This is the same price the committee has paid for the last three years.

Larry Kacer moved Mary Ann Smith seconded to approve the contract with Well Hungarians, Leopold Enterprises, LLC in the amount of \$4,000.00 for the 2012 Homecoming. (6 Ayes)

**Approval of the Contract with Smash Band in the amount of \$3,000.00 for the 2012 Homecoming**

Dr. Hughes moved Mary Ann Smith seconded for approval of the contract with Smash Band in the amount of \$3,000.00 for the 2012 Homecoming. (6 Ayes)

Mayor Jackstadt announced the Glen Carbon Homecoming will take place on Friday, June 15<sup>th</sup> and Saturday, June 16<sup>th</sup>.

**Approval of the Proposal for Consulting Services from RJN Group for NPDES Pesticide Permit ILG87 for a Lump-sum Fee of \$1,000.00**

Mayor Jackstadt announced this item will be pulled from the agenda.

**Approval of Ordinance 2012-1 – An Ordinance Approving Changes in Zoning Classification of Certain Territory (James W., Jr. & Michele Kovarik and Edwin C., III & Lisa Tweston) – Terry Harp**

Terry Harp, Building & Zoning Administrator, presented Ordinance 2012-1. The property is located at Route 159 and Glen Crossing Road and Interstate 270. This is a 2.3 acre parcel that the applicant is requesting to be rezoned from Single Family Residential to Neighborhood Commercial. The Planning & Zoning Commission has submitted a recommendation to the Village Board for approval.

Attorney Bruckert explained to those in attendance that the Village Board is fulfilling its obligation to review a zoning request. Land owners have a right to request a zoning change. There is no site plan here. That is a second, separate process. Once the site plan is on file for a project, then the Village Board can start making demands for noise studies, traffic studies, and lighting studies. We legally cannot require traffic studies or any of these things until an official site plan is on file.

Mr. Bruckert stated what this body has to do tonight, is look at the request for the zoning, and we have to look at the rezoning request based upon what is in the Comprehensive Plan. When we do get a site plan, we will look at it independently. First, it will go to the Building & Zoning Administrator to make sure it complies with our codes. It then will go to the Building & Development Committee where all the requirements will come in. There is a proper process that we will have to follow.

Attorney Bruckert stated he looked back at the last five Comprehensive Plans and every one of them designated this exact spot for Neighborhood Commercial. The current plan states Neighborhood Commercial or General Commercial. That is what the Planning Commission was looking at when they made their recommendation.

Dr. Hughes stated he understood where those opposed to the zoning change were coming from as he lives off Meridian Road and witnessed the construction of Meridian Village.

Mr. Breckenridge encouraged everyone to follow the process.

Ms. Smith wanted everyone to know that no one on the Village Board is taking this lightly.

Ms. Dickemann stated it is the possibility of a 24-hour development that has so many residents who live nearby up in arms. Ms. Dickemann stated she will not vote for a 24-hour anything at that corner.

Larry Kacer moved Mary Ann Smith seconded for approval of Ordinance 2012-1 – An Ordinance Approving Changes in Zoning Classification of Certain Territory (James W., Jr. & Michele Kovarik and Edwin C., III & Lisa Tweston). (5 Ayes, 1 No, Dr. Hughes)

Mayor Jackstadt entertained a motion to go into Executive Session pursuant to Sections 2C1 – Appointment, employment, compensation, discipline, performance or dismissal of specific employees; 2C2 – Collective negotiating matters or deliberations concerning salary schedules for one or more classes of employees; 2C5 – Purchase or lease of real property for use by the public body; 2C6 – Setting of a price for sale or lease of property owned by the public body; 2C11 – Pending litigation. We will reconvene only for the purposes of adjournment.

Bob Buehler moved Mary Ann Smith seconded to go into Executive Session pursuant to Sections 2C1, 2C2, 2C5, 2C6, 2C11. (6 Ayes)

Bob Buehler moved Mary Ann Smith seconded to reconvene. (6 Ayes)

Bob Buehler moved Ross Breckenridge seconded to adjourn. (6 Ayes)

The next Village Board meeting will be held on Tuesday, January 24, 2012.

Respectfully submitted,

Peggy M. Goudy,  
Village Clerk