



## Southern View President and Board of Trustees Agenda for the Regular Monthly Meeting

Tuesday / September 27, 2022 / 6:00 p.m.

- 1) CALL TO ORDER: Mike Patsche, Village President
- 2) ROLL CALL: Greg Bourland, Trustee  
Nate Briggs, Trustee  
Robert Eskew, Trustee  
Bill Haines, Trustee  
Rebecca LaRussa, Trustee  
Jack Pierce, Trustee
- 3) PLEDGE OF ALLEGIANCE: Mike Patsche, Village President
- 4) APPROVAL OF MINUTES: Approve August 23, 2022 Regular Board Meeting Minutes
- 5) BILLS TO BE PAID: Approval of the Bills to be paid, with checks issued 9/27/2022
- 6) APPROVE TREASURERS REPORT: Approve August 2022 Treasurer's Report
- 7) CITIZEN REQUESTS TO ADDRESS THE BOARD:
- 8) OLD BUSINESS DISCUSSION:
  - a) Discussion and Approval of Ordinance No. 22-08-02 An Ordinance Approving Expenditures for Salt Storage for Public Works
- 9) NEW BUSINESS DISCUSSION:
  - a) Discussion and Approval of FY 2022 Audit
  - b) Discussion and Approval of List to Remove dead trees and stumps not to exceed \$5,750.00
  - c) Discussion and Approval of The Curve Inn requesting live music allowed on October 29<sup>th</sup> until 11:00 pm and December 31<sup>st</sup> until 12:30 am
  - d) Discussion and Approval of OSLAD grant application for the Village Park
  - e) Review Recommendation from the Southern View Zoning Board on Klekamp property and take final action on Zoning Request
  - f) General Business Discussion

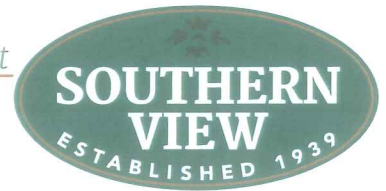
### President's Comments-

- 10) EXECUTIVE SESSION: Personnel

Return from Executive Session--may take action on the items discussed in Executive Session

- 11) ADJOURNMENT:  
Any subject matter placed on the agenda, regardless of how the matter is stated on the agenda or where it is placed, may be acted upon by the President and Board of Trustees.

Posted: September 23, 2022 2:00 p.m.



## Minutes of the Regular Board Meeting of the Village of Southern View Board

**CALL TO ORDER:** The President and the Board of Trustees held the regular scheduled meeting on Tuesday, September 27, 2022, at the Southern View Municipal Building, 3410 South Fifth Street, Southern View, Illinois. The meeting was called to order at 6:00 pm by President Patsche, followed by Roll call and the Pledge of Allegiance.

**ROLL CALL:** The following were present:

Greg Bourland, Trustee of Building Permits  
Nate Briggs, Trustee of Economic Development  
Robert Eskew, Trustee of Health & Safety  
Bill Haines, Trustee of Parks  
Rebecca LaRussa, Trustee of Public Relations  
Jack Pierce, Trustee of Public Works

Also Present:  
Lisa Cave, Village Treasurer & Clerk  
Don Craven, Attorney

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**APPROVAL OF THE MINUTES:** President Patsche asked whether the Board had reviewed the August 23, 2022, Minutes and if they found need for any changes, corrections, or amendments. President Patsche stated after hearing none, the August 23, 2022, minutes stand approved as presented.

Motion to approve the August 23, 2022, Meeting Minutes as presented by: Trustee Bourland and 2<sup>nd</sup> by Trustee LaRussa  
Upon roll call vote, all voted AYE;  
**MOTION PASSES.**

**APPROVAL TO PAY BILLS:** President Patsche asked whether the board had reviewed the September 27, 2022, Bills to be Paid, and whether there were any changes, corrections, or amendments. Trustee Bourland asked about Miles T-shirts for \$120.00, President Patsche stated that was for the new hire. President Patsche asked for a motion to approve the bills as presented.

Motion to Approve the Bills to be Paid for September 27, 2022, as presented by Trustee Bourland and 2<sup>nd</sup> by Trustee Eskew  
Upon roll call vote, all voted AYE;  
**MOTION PASSES.**

**APPROVAL OF THE TREASURER REPORTS:** President Patsche asked whether the Board had reviewed the August 2022 Treasurer Report and if they found need for any changes, corrections, or amendments. President Patsche said hearing none, the August 2022 Treasurer Report stand approved as submitted. Trustee LaRussa asked for a copy of the attorney bill from Don Craven.

Motion to approve the August 2022 Treasurer Report as presented by:  
Trustee Bourland and 2<sup>nd</sup> by Trustee Eskew  
Upon roll call vote, all voted AYE;  
**MOTION PASSES.**

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**OLD BUSINESS DISCUSSION:** President Patsche presented two items that had been tabled from the previous meeting and asked if there was a motion to bring Ordinance 22-08-02 An Ordinance Approving Expenditures for Salt Storage for Public Works. Trustee Pierce stated he would like to table the ordinance as we have the engineer on it, and it will be sent out for bids. Attorney Craven suggested that we withdraw the Ordinance. Trustee Pierce stated he would like to withdraw the Ordinance.

**NEW BUSINESS DISCUSSION:** President Patsche asked for discussion and approval of the FY 2022 Audit. President Patsche stated there were no findings and it was a clean audit.

Motion to approve FY 2022 Audit by Trustee Bourland and 2<sup>nd</sup> by Trustee Pierce  
Upon roll call vote, all voted AYE;  
**MOTION PASSES.**

President Patsche asked for discussion and approval of the List to Remove dead trees and stumps not to exceed \$5,750.00. There are a total of four trees on Village property, 3121 S 3rd, \$2,000; 1 tree at the Southeast corner of 1<sup>st</sup> and St Joseph Street for \$2,000.00; 3117 S 5<sup>th</sup> Street, 2 trees for \$1,750.00. Trustee LaRussa asked what line item this would be paid out of, and President Patsche stated that it is from Motor Fuel Tax.

Motion to approve the List to Remove dead trees and stumps not to exceed \$5,750.00 by Trustee Bourland and 2<sup>nd</sup> by Trustee Eskew  
Upon roll call vote, ALL voted AYE;  
**MOTION PASSES.**

President Patsche asked for discussion and approval of The Curve Inn requesting live music allowed on October 29<sup>th</sup>, 2022 until 11:00 pm and December 31<sup>st</sup> until 12:30 am. Trustee LaRussa asked Chief Wiese if there was any issues with the Curve lately that would deter this? Chief Wiese stated no.

Motion to approve The Curve Inn requesting live music allowed on October 29<sup>th</sup>, 2022 until 11:00 pm and December 31<sup>st</sup> until 12:30 am by Trustee Bourland and 2<sup>nd</sup> by Trustee Eskew  
Upon roll call vote, ALL voted AYE; except for Trustee Haines who voted NO;  
**MOTION PASSES.**

President Patsche asked for discussion and approval of the OSLAD grant application for the Village Park. It is a grant application from the State of Illinois up to \$600,000.00; the grant application has been turned in from Kuhn & Trello and will cost \$5,000.00. The Village is listed as a distressed Village which means it is 100% funding. The results of the grant will be announced in the Spring of 2023.

Motion to approve the OSLAD grant application from Kuhn & Trello for the Village Park by Trustee Bourland and 2<sup>nd</sup> by Trustee Pierce  
Upon roll call vote, all voted AYE;  
Pierce voted present.  
**MOTION PASSES.**

President Patsche asked for Review Recommendation from the Southern View Zoning Board on Klekamp property and take final action on the Zoning Request. President Patsche asked Zoning Board member, Rick Allen if he would like to say anything and Rick stated it was tied 3 yes and 3 no. Attorney Craven stated that in order to grant a variance for the Klekamp property the Board will need 4 Trustees to vote yes in order for the variance to be approved.

Trustee LaRussa stated she spoke with all the Zoning Board members yesterday and took in all their comments on the issue. Trustee LaRussa stated the Zoning Board members she spoke with were very well educated and had been with the Village for a number of years.

Trustee Haines stated the Village recognizes the International Building Codes and a trailer is not in there. If the Village allows this, we are setting precedence for a full fledge trailer park. Manufactured homes and modular homes are one in the same. Trustee Bourland asked Trustee Haines is there a difference in a manufactured home and a modular home? Trustee Haines stated no.

**PUBLIC COMMENTS** Resident Tom Woodrum, 3501 St Francis Drive, stated that he has experienced water damage, and the property values will go down if the variance is allowed. Tom stated he has lived there for 9 years.

Tim Fuhrman passed information out regarding modular homes and manufactured homes. Tim stated he feels it is a mobile home period, Richard Klekamp had shared a drawing and it showed 3 sheds that allow varmits, raccoons, possums and various other animals. Mobile homes deteriorate and look horrible. Trustee Bourland asked Tim how long he has lived over there he stated 32 years and it is zoned commercial 2.5 acres.

Bobella Glatz, resident on 2<sup>nd</sup> and Apple Orchard, stated that it is not a best use for that lot, trailers do not look good they cheapen everything. Bobella stated that she had applied for a variance at one time for a pole barn and it was denied. Bobella thought well maybe she should sue but she decided not to and has lived without it but allowing a trailer the Village would have a hard time keeping other trailers out. Trustee Bourland asked if she has been by the property, and what is 400 feet away? Bobella stated a mobile home park but she doesn't feel the Village should start that up again.

Marci Haines stated she is against it and this will open a can of worms. Marci stated that she owns a vacant lot on 2<sup>nd</sup> street and she would be able to put a trailer there if this was allowed. Marci stated she is totally against it. Trailers belong in a park not in a subdivision.

Joe LaRocca, 3116 S 1<sup>st</sup>, grew up in the Village, it is a nice Village, we have some distressed areas but overall it is a nice Village and feels the Village needs to keep it that way.

Betsy Richbark, 3210 S 2<sup>nd</sup>, stated at the Zoning meeting on Saturday, no one spoke up for the variance. Straight street is a small street but we want to keep the Village nice and be good neighbors.

Trustee Eskew stated that he has dealt with Melissa and Richard on the property, I had asked for the buildings to be boarded up, cutting grass, they have done everything they have been asked to do with the property. Trustee Eskew stated it will not have vinyl skirting, it must be on a block foundations. Trustee Eskew stated that trailers that are grandfathered in across from Route 66 Hotel, it is a 1967 trailer and residents are stated mobile homes delapitate quicker than stick built homes but again the Village has a trailer with skirting across from Route 66 Hotel. The Village has several homes that need work. Trustee Eskew would like to see different stipulations on the variance to allow the Klekamps the opportunity to maintain the property.

Kay Krieder, resident of the Village asked if this was for a mobile home park or for one trailer? Trustee Eskew stated it was for one and would not be a mobile home park.

Trustee Bourland asked Tom how long he has owned the property and if his home he felt was not worth the money with a mobile home 100 ft from his property. Tom stated yes he did he owned his property for 9 years but he needed a home at the time. Trustee Bourland stated that what the Klekamps are wanting to put on the property is better than 50% of the homes we have in the Village, it is a 4 bedroom, 2 bath home.

Trustee LaRussa asked if the Village board has done a variance and how long it has been.

Nora Petrosky asked the board what the reasons the Klekamps wrote in the request for the variance.

Don Craven stated there are 3 reasons for a variance to be issued, coming straight from the municipal code is the board shall require evidence that one, the property is question can not yield a reasonable return if permitted to be used only under the conditions allowed by the current regulation in that zone, they would need to give you an economic reason to grant the variance, two the plight of the owner is due to unique circumstances, and three the variation that is granted will not alter the essential character of the locality. On the zoning application there are questions that deal with the language from the municipal code and will read it to you. "There are practical difficulties or particular hardships to the Petitioners in the way of carrying out the strict terms of Sections of the code, explain the difficulties or hardships. The answer to that is the ordinance prohibits mobile homes and trailers. This creates a hardship due to us not being able to build a traditional home right now and having to maintain this property as well as our home we live in currently. The next question is this, it would become a significant economic hardship and there would be an unreasonable financial requirement if the Petitioner would be required to maintain the subject property only under the conditions allowed by and requirements of the Zoning Ordinance. Explain those hardships. The answer is we are currently unable to maintain both properties we have. We are unable to build a traditional house on the property at Straight Street. The next question is this, the plight of the Petitioners is due to unique circumstances. Explain the unique circumstances. The answer is this, we are unable to build a home in the Village that meets the ordinance requirements. It has become a burden to maintain both properties as well as taxes and we would prefer to put our time and resources at Straight Street. The last question is if granted the variance will not alter the essential character, increase the congestion of traffic or diminish or impair property values in the area. Explain, the answer is the state of the property as it sits now is impairing the neighborhood around it. We want to live there and while living there keep the property clean and maintained. Make it fit in or improve the neighborhood compared to the empty overgrown lot it is now with the fallen trees."

Nora Petrosky, resident, stated that in the history of the property, the Village worked with the owners of the property to remove the home and Woodside helped the Village remove it. The property has always been a hardship of money. The elevation is low, the property needs to be brought up. Are we going to allow it because someone has a hardship with money?

Don Craven stated that if there is going to be a motion to approve a request for a variance, needs to touch on each one of the 3 requirements and in order for it to pass the trustees vote must have 4 yes votes with the trustees.

Trustee Eskew made a motion to approve the variance with the stipulations for the sheds to be removed, a concrete foundation and the property be leveled up, and that it creates a hardship to build a traditional home, and it will improve the property, the variance will not alter the property it will improve it as they will maintain the property with a home on the property and not a vacant lot. President Patsche asked for a second, he is allowing 3 minutes for a second. Trustee Pierce stated there has been a lot of talk regarding

the flooding in the area. Will this increase the flooding? Trustee Bourland believes the flooding will stay neutral. President Patsche stated that he feels the fence at St Joseph Home has a lot to do with the flooding in the area. Trustee Bourland seconded the motion.

Motion to approve the above by Trustee Eskew and 2<sup>nd</sup> by Trustee Bourland  
Upon roll call vote, ALL voted NO; except for Trustee Bourland and Eskew who  
voted Yes  
**MOTION DENIED.**

**EXECUTIVE SESSION:** A motion was made by Trustee Pierce to go into Executive Session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of a specific employee or legal counsel of the public body (5 ILCS 120/2 (c)(1)); Trustee Bourland seconded the motion.

The Board went into Executive Session at 7:06 pm.

The Board returned from Executive Session at 7:22 pm.

President Patsche asked for roll call with all Trustees being present.

**ADJOURNMENT:** With no further business, President Patsche asked for a motion to close the meeting at 7:24 pm. Motion was made by Trustee Eskew and 2<sup>nd</sup> by Trustee Briggs.

**PREPARED BY:** Lisa Cave, Clerk

**DATE APPROVED:** October 25, 2022