
Village of Beecher

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President

Marcy Meyer

Clerk

Denise Abbink

Administrator

Charity Mitchell

Treasurer

Donna Lippelt

Trustees

Todd Kraus

Joe Tieri

Roger Stacey

Erik Gardner

Brian Diachenko

Jessica Smith

REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES
MONDAY, JANUARY 26, 2026 AT 6:00 PM
BEECHER VILLAGE HALL
625 DIXIE HWY, BEECHER, IL

AGENDA**I. PLEDGE OF ALLEGIANCE****II. ROLL CALL****III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING****IV. RECOGNITION OF AUDIENCE****V. VILLAGE PRESIDENT'S REPORT****VI. VILLAGE CLERK'S REPORT****VII. COMMITTEE REPORTS****A. FINANCE AND ADMINISTRATION COMMITTEE***Todd Kraus, Chair and Brian Diachenko*

1. CONSIDER A MOTION APPROVING THE TREASURER'S REPORT.
2. CONSIDER A MOTION APPROVING THE LIST OF BILLS AND PAYROLL.
3. CONSIDER A MOTION TO APPROVE A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO A CONTRACT FOR THE PURCHASE OF ELECTRICITY FROM THE LOWEST COST ELECTRICITY PROVIDER FOR THE PURPOSES OF COMMERCIAL ACCOUNTS THROUGH THE NORTHERN ILLINOIS MUNICIPAL ELECTRIC COLLABORATIVE BID PROCESS. This is a contract for electricity at Village water and sewer facilities.

B. PUBLIC BUILDINGS AND PROPERTIES COMMITTEE*Brian Diachenko, Chair and Todd Kraus*

1. COMMITTEE REPORT.

C. PLANNING, BUILDING, AND ZONING COMMITTEE

Roger Stacey, Chair and Jessica Smith

1. CONSIDER AN MOTION TO APPROVE AN ORDINANCE AMENDING CONSTRUCTION CODE REGULATION PROVISIONS IN THE VILLAGE OF BEECHER, AND REPEALING ALL VILLAGE CODE SECTIONS AND ORDINANCES, OR PARTS THEREOF, IN CONFLICT THEREWITH. This Ordinance will be effective March 1, 2026.
2. THE NEXT PZC MEETING IS SCHEDULED FOR THURSDAY, FEBRUARY 26, AT 7:00 PM.

D. PUBLIC SAFETY COMMITTEE

Joe Tieri, Chair and Erik Gardner

1. COMMITTEE REPORT.

E. PUBLIC WORKS COMMITTEE

Erik Gardner, Chair and Roger Stacy

1. THE BID NOTICE FOR THE MILLER STREET WATERMAIN REPLACEMENT PROJECT WILL BE ADVERTISED ON JANUARY 29, 2026.

F. ECONOMIC DEVELOPMENT AND COMMUNITY EVENTS COMMITTEE

Jessica Smith, Chair and Joe Tieri

1. COMMITTEE REPORT.

G. OLD BUSINESS

H. ADJOURN TO EXECUTIVE SESSION to discuss matters of personnel 2(c)1.

I. NEW BUSINESS

J. ADJOURNMENT

**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT
& BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER
HELD AT THE BEECHER VILLAGE HALL,
625 DIXIE HIGHWAY, BEECHER, ILLINOIS
JANUARY 12, 2026 -- 6:00 P.M.**

All present joined in the Pledge to the Flag.

President Meyer called the meeting to order.

ROLL CALL

PRESENT: President Meyer and Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.

ABSENT: None.

STAFF PRESENT: Clerk Denise Abbink, Administrator Charity Mitchell, Public Works Superintendent Matt Conner, Chief John Galvin, EMA Deputy Director Dale Murray, Treasurer Donna Lippelt and Attorney Tim Kuiper

GUESTS: Family of Denise Abbink, George Schuitema

APPROVAL OF MINUTES

President Meyer asked for consideration of the minutes of the December 22, 2025, Board meeting. Trustee Kraus made a motion to approve the minutes as written. Trustee Stacey seconded.

AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.

NAYS: (0) None

Motion carried.

RECOGNITION OF AUDIENCE – None.

VILLAGE PRESIDENT’S REPORT

Trustee Smith made a motion to approve the appointment of Denise Abbink as Village Clerk. Seconded by Trustee Tieri.

AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.

NAYS: (0) None

Motion carried.

President Meyer swore in Denise Abbink as Village Clerk.

Trustee Diachenko made a motion to approve the of designation of Marcy Meyer as the representative for the Village of Beecher and Charity Mitchell as alternate on the SSMMA Environmental Justice Committee. Seconded by Trustee Stacey.

AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.

NAYS: (0) None
Motion carried.

VILLAGE CLERK REPORT

A report was provided on tax income received in December, 2025.

REPORTS OF VILLAGE COMMISSIONS

A 4th of July Commission update was provided by Trustee Kraus. Next meeting will be held on January 14th at 6:30 p.m. at Village Hall.

A Youth Commission report was provided by Trustee Smith. “MLK Day Matinee” will be held on January 19th at Faith Church starting at 10 a.m. Daddy-Daughter Dance registration is currently open on the Village website. The dance will be held on February 7th from 6-8 p.m. The next meeting will be held on January 20th at 7:30 p.m. at Village Hall.

Trustee Gardner reported the next Historic Preservation meeting is scheduled for January 21st at 6 p.m. at the depot.

FINANCE AND ADMINISTRATION COMMITTEE

Variance reports were provided in the packet for review.

Trustee Kraus made a motion to approve payment of the list of bills in the amount of \$336,963.45 and payroll since the last meeting. Seconded by Trustee Smith.

AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.

NAYS: (0) None

Motion carried.

PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION COMMITTEE

No report

PLANNING, BUILDING AND ZONING COMMITTEE

The Building Department monthly report was provided for review.

The next PZC meeting is scheduled for Thursday, January 22nd at 7 p.m.

PUBLIC SAFETY COMMITTEE

The Police Department, EMA and Code Enforcement monthly reports were provided for review.

PUBLIC WORKS COMMITTEE

The Public Works, Water Department and Wastewater Treatment Plant monthly reports were provided for review.

Leaf pickup is continuing until January 13th. A final pass will be done in spring.

ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE

No report

OLD BUSINESS

ADJOURN TO EXECUTIVE SESSION

There being no further business to discuss in regular session, Trustee Smith made a motion to adjourn into Executive Session at 6:07 p.m. to discuss personnel. Trustee Tieri seconded.

AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.

NAYS: (0) None.

Motion carried.

Trustee Tieri made a motion to return from Executive Session at 6:29 p.m. Trustee Gardner seconded.

AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.

NAYS: (0) None.

Motion carried.

NEW BUSINESS

Trustee Tieri made a motion to make a condition offer of employment as stated in executive session. Trustee Gardner seconded.

AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.

NAYS: (0) None.

Motion carried.

An update on the possible nuisance issue regarding Berkot's was given by President Meyer. The Village will try to meet with Berkot's later this week.

The Planning, Building, and Zoning Committee met on January 8, 2026. Clarification was needed regarding electrical code amendments. It was discussed that GFCI protection will be required for ejector pumps, sump pumps, and furnaces but not for refrigerators.

There being no further business, President Meyer asked for a motion to adjourn. Trustee Tieri made a motion to adjourn the meeting. Trustee Smith seconded.

AYES: (6) Trustees Tieri, Smith, Kraus, Diachenko, Stacey and Gardner.

NAYS: (0) None.

Motion carried.

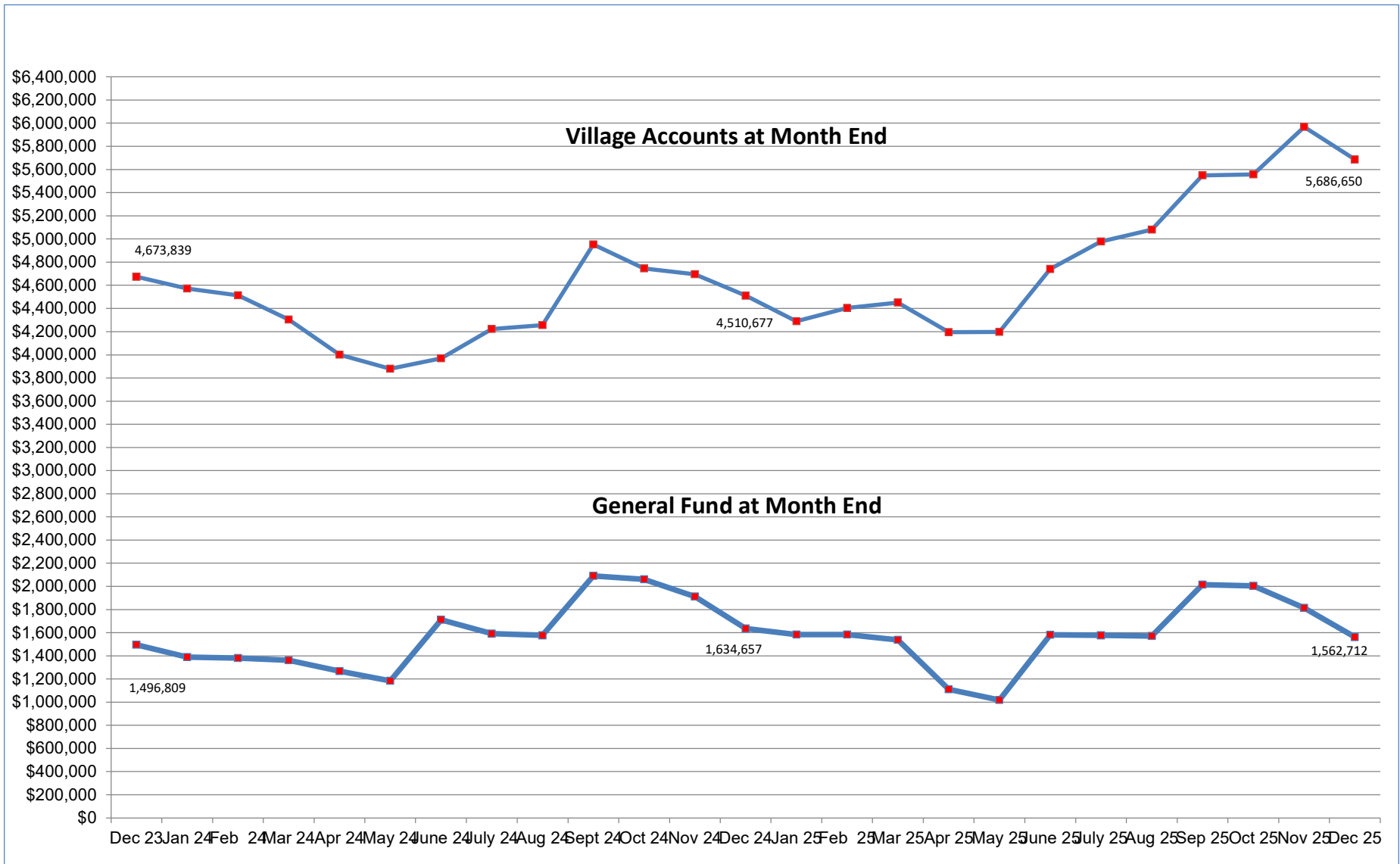
Meeting adjourned at 6:51 p.m.

Respectfully submitted by:

Denise Abbink
Village Clerk

**VILLAGE OF BEECHER
ACCOUNT BALANCES**

<u>Account</u>	<u>12/31/2024</u>	<u>11/30/2025</u>	<u>12/31/2025</u>	<u>Change</u>
MFT	210,049.50	329,722.72	338,455.20	8,732.48
Refuse	50,808.69	46,232.95	66,578.40	20,345.45
Joint Fuel	13,026.55	22,082.42	15,252.15	(6,830.27)
W/S Debt	520,172.28	508,154.36	549,896.22	41,741.86
O&M	659,054.74	722,616.00	684,300.99	(38,315.01)
W/S Main Replace	371,966.77	582,216.02	576,685.12	(5,530.90)
W/S Capital	17,634.16	241,422.81	242,251.19	828.38
Central	102,915.39	89,727.35	75,298.26	(14,429.09)
Infrastructure	199,266.51	318,658.77	332,192.39	13,533.62
General Ck.	1,634,656.54	1,813,917.97	1,562,712.32	(251,205.65)
Bond Redemption	65,177.30	292,989.85	151,081.57	(141,908.28)
CapEquipSinkFund	112,395.20	128,909.23	129,351.55	442.32
T.I.F.	61,825.80	142,491.53	153,991.85	11,500.32
Police CESFA	112,395.20	113,380.03	113,943.84	563.81
Public Safety Facility	2,418,521.68	10,850.21	75,201.70	64,351.49
Penfield Street Project	129,635.46	134,617.81	135,079.72	461.91
All Village Accounts	6,679,501.77	5,497,990.03	5,202,272.47	(295,717.56)
Commission & Spec Accts	12/31/2024	11/30/2025	12/31/2025	
4th July	140,709.27	139,552.46	140,320.45	767.99
Builders Escrow	20,245.15	253,742.31	256,987.76	3,245.45
Police Seizure	459.36	474.66	477.46	2.80
PD Asset Forfeiture	14,833.22	16,957.93	17,057.87	99.94
Youth Commission	11,302.95	6,341.97	5,045.20	(1,296.77)
Memorial Preservation	9,001.19	9,401.01	9,556.50	155.49
Nantucket Escrow	47,089.03	47,618.81	47,899.46	280.65
Newsletter	6,057.07	6,963.89	7,032.91	69.02
Commission & Spec Accts	249,697.24	481,053.04	484,377.61	3,324.57
All Total	6,929,199.01	5,979,043.07	5,686,650.08	(292,392.99)



Commission Bills / Non AP Payments

12/01/25 - 12/31/25

<u>Date</u>	<u>Account</u>	<u>Num</u>	<u>Description</u>	<u>Memo</u>	<u>Amount</u>
12/15/2025	4th of July	3910	Gordon Food Service	food for tree lighting	(50.26)
	4th of July Total				(50.26)
12/1/2025	Bond Redem	ACH	Peoples National Bank Of Kewanee	PD Bond Payment	(142,456.25)
	Bond Redemption Total				(142,456.25)
12/1/2025	Central	38287	Operating Engineers Local 399	PW & Clerical Union Dues	(612.75)
12/1/2025	Central	38288	NCPERS Group Life Ins.	supp. life ins.	(80.00)
12/1/2025	Central	ACH	IPBC	Health Ins auto debit	(35,969.40)
12/1/2025	Central	ACH	AFLAC	Aflac suplimental ins	(318.02)
12/3/2025	Central	38290	Local 399 Health Insurance	Health Insurance	(9,583.00)
12/3/2025	Central	38291	Local 399 Health Insurance	Health Insurance - fugate	(1,369.00)
12/3/2025	Central	ACH	Net Pay	Net Pay payroll	(61,759.24)
12/3/2025	Central	ACH	Mission Square Retirement	Retirement	(5,466.66)
12/3/2025	Central	ACH	Net Pay	Net Pay payroll - seniority	(4,053.58)
12/5/2025	Central	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll	(25,840.23)
12/5/2025	Central	ACH	State Of Illinois	IL w/h tax payroll	(4,239.15)
12/5/2025	Central	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll - seniorit	(1,119.06)
12/5/2025	Central	ACH	State Of Illinois	IL w/h tax payroll - seniority	(242.75)
12/9/2025	Central	38329	Teamsters Local 700	union dues	(681.00)
12/9/2025	Central	ACH	AFLAC	Aflac suplimental ins	(318.02)
12/17/2025	Central	ACH	Net Pay	Net Pay payroll	(61,891.86)
12/19/2025	Central	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll	(23,887.80)
12/19/2025	Central	ACH	State Of Illinois	IL w/h tax payroll	(4,078.48)
12/29/2025	Central	38375	Operating Engineers Local 399	union dues	(666.50)
12/29/2025	Central	38376	NCPERS Group Life Ins.	supp. life ins.	(80.00)
12/29/2025	Central	38377	Teamsters Local 700	union dues	(681.00)
12/29/2025	Central	38378	IUOE Local 399 Health & Welfare	Health Insurance	(8,214.00)
12/31/2025	Central	ACH	Net Pay	Net Pay payroll	(62,999.37)
12/31/2025	Central	ACH	Mission Square Retirement	Retirement	(8,199.99)
	Central Total				(322,350.86)
12/1/2025	General	ACH	First Community Bank	Splash Pad Loan Payment	(2,441.28)
12/4/2025	General	24379	Village Of Peotone	police fine paid through epay	(100.00)
12/8/2025	General	24380	Village Realty	Tree Lighting Parade winner	(50.00)
12/8/2025	General	24381	St. John United Church	Tree Lighting Parade winner	(100.00)
12/8/2025	General	24382	Craig Wojchiechowski	Tree Lighting Parade winner	(150.00)
12/8/2025	General	24383	Gina Stuckart-Laxton	Holiday Lights winner	(50.00)
12/8/2025	General	24384	Alexis Smedley	Holiday Lights winner	(50.00)
12/8/2025	General	24385	Ken Hon	Holiday Lights winner	(50.00)
12/8/2025	General	24386	Ken Burns	Holiday Lights winner	(50.00)
12/8/2025	General	24387	John Spagnola	Holiday Lights winner	(50.00)
12/8/2025	General	24388	Chet Hanson	Holiday Lights winner	(50.00)
12/8/2025	General	24389	Martin Baine	Holiday Lights winner	(50.00)
12/8/2025	General	24390	Jorge Galvez	Holiday Lights winner	(50.00)
12/8/2025	General	24391	Dawn Winemiller	Holiday Lights winner	(50.00)
12/8/2025	General	24392	Barb Hodgett	Holiday Lights winner	(50.00)
12/11/2025	General	24393	Village of Peotone	police fine paid through epay	(100.00)
12/31/2025	General	ACH	First Community Bank	Splash Pad Loan Payment	(2,441.28)
	General Total				(5,882.56)
12/22/2025	Joint Fuel	ACH	Heritage FS	Fuel Payment	(15,380.36)
	Joint Fuel Total				(15,380.36)

12/22/2025	MFT	ACH	First Community Bank	Penfield St Loan Payment	(6,614.89)
MFT Total					(6,614.89)
12/10/2025	Refuse	ACH	Star / A&J Disposal	refuse pick up	(35,188.06)
Refuse Total					(35,188.06)
12/5/2025	Youth Comm.	1001	Sarah Murphy	skating party	(434.50)
12/8/2025	Youth Comm.	1002	Sarah Murphy	balloons for dances	(966.77)
12/12/2025	Youth Comm.	1003	Brenda Lorenz	bus driver pay	(96.69)
12/12/2025	Youth Comm.	1004	Beecher 200U	gas for buses for event	(28.90)
Youth Comm. Total					(1,526.86)
Grand Total					(529,450.10)

Resolution _____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE OF ELECTRICITY FROM THE LOWEST COST ELECTRICITY PROVIDER FOR THE PURPOSES OF COMMERCIAL ACCOUNTS THROUGH THE NORTHERN ILLINOIS MUNICIPAL ELECTRIC COLLABORATIVE BID PROCESS

WHEREAS, the Village of _____ has previously joined the Northern Illinois Municipal Collaborative (NIMEC) for the purpose of procuring electricity through a cooperative pool in order to receive a more competitive bid price on electricity. NIMEC’s membership consists of 160+ northern Illinois governmental organization;

WHEREAS, the Village through its participation in the NIMEC bid process has previously entered into contracts with the lowest bidder for electricity for the Village’s facilities.

WHEREAS, Commonwealth Edison no longer offers a fixed rate for only smaller sized accounts. ComEd prices larger sized accounts on a floating market rate that changes every hour. It is not possible to predict those rates for the following 12 months, as they are dependent upon weather, usage and other market factors. Fixed rates for medium and large sized accounts are only available from suppliers other than ComEd;

WHEREAS, because commodity pricing is volatile, the Village Manager will need to have the authority to sign a contract with the electricity provider which is deemed most favorable for the Village on the same day that bids are presented by NIMEC, and determine if the desired contract should be for a one, two or three-year term;

NOW, THEREFORE, BE IT RESOLVED, that, in light of the time constraints applicable to the acceptance of a competitive bid for a supply of electricity, once the bids are received by NIMEC, the Village Administrator is hereby authorized to sign the contract with the lowest bidder, with Village Staff being hereby directed to place said contract on the first available Village Board meeting following the execution thereof by the Village for ratification by the Village Board.

Presented to the Board of Trustees of the Village of _____, Illinois this ____ day of _____, 2026.

Passed by the Board of Trustees of the Village of _____, Illinois this ____ day of _____, 2026.

Village President
ATTEST:

Village Clerk

VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS

ORDINANCE NO. _____

AN ORDINANCE AMENDING CONSTRUCTION REGULATIONS CODE PROVISIONS IN THE VILLAGE OF BEECHER, AND REPEALING ALL VILLAGE CODE SECTIONS AND ORDINANCES, OR PARTS THEREOF, IN CONFLICT THEREWITH.

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, have been advised that the Village should update its construction regulations; and

WHEREAS, the Corporate Authorities of this Village of Beecher, Will County, Illinois, have reviewed current national building regulations and the current Village Code as it relates to building requirements; and

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, now concur that is advisable, necessary, and in the best interests of the residents of the Village of Beecher that Village Construction Code regulations be amended to update and adopt the more current construction code regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: That Chapter 1 entitled “BUILDING CODE”, of Title 4, entitled “BUILDING REGULATIONS”, of the Village Code of the Village of Beecher, be, and the same is hereby deleted and replaced to read and provide as follows, namely:

“CHAPTER 1 CONSTRUCTION CODES”

SECTION TWO: That Section 4-1-1, entitled “BUILDING CODES ADOPTED” of Chapter 1, entitled “CONSTRUCTION CODES”, of Title 4, entitled “BUILDING REGULATIONS”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

“4-1-1: CONSTRUCTION CODES ADOPTED:

Each and all of the regulations, provisions, penalties, conditions and terms of the following codes are hereby adopted for the Village of Beecher and made a part hereof, as if fully set forth herein, with the amendments provided below each code:

(A) 2021 International Building Code, with the following amendment:

1. Section 101.1 - delete “[NAME OF JURISDICTION]” and replace with “Village of Beecher”.
2. Section 101.1.4.3 – delete “International Plumbing Code” and replace with “Illinois Plumbing Code, as amended from time to time as adopted and amended by the Village of Beecher”.
3. Section 102.2 – add “The Village of Beecher Zoning Ordinance shall prevail

- over any conflicts in this code pertaining to zoning regulations, signs, performance standards, accessory uses, and other matters.”
4. Section 109.2-delete entire section and replace with “See Village of Beecher Fee Schedule”.
 5. Section 110.3.12 – add to end of section: “The issuance of the certificate of occupancy will occur within 3 business day of passing final inspection. Final inspections must be scheduled with at least 1 business day notice prior to the inspection.”
 6. Section 113.1– delete entire subsection and replace with “The President and Board of Trustees of the Village of Beecher shall hear and resolve all appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The President and Board of Trustees of the Village of Beecher shall not have authority to waive requirements of this code.”
 7. Section 406.3.2.1 - delete entire subsection and replace with “**Dwelling unit separation.** The separation between a dwelling and a private garage shall comply with International Residential Code Section R309.5, R309.5.1, R309.5.2, R309.5.3, and R309.5.4 as amended by the Village of Beecher.”
 8. Section 906.5 – delete subsection and replace with “**Extinguisher locations.** Fire extinguishers shall be located within 5 feet of each exit door. All other areas shall have fire extinguishers installed in accordance with NFPA 10.”
 9. Chapter 11 – delete entire chapter and replace with “See The Illinois Accessibility Code, as amended from time to time.”
 10. Section 1805.4.2 – amend to add the following: “All foundation drains shall incorporate the use of a minimum four inch (4”) perforated tile.”
 11. Section 1808.1.1 - amend to add the following: “All footings and foundations walls are to be poured in place concrete. Alternative methods may be approved by the Building Official.”
 12. Section 2111.11 - amend to add the following: "Factory-built fireplace hearths. Hearth extensions for approved factory manufactured fireplaces shall extend not less than sixteen inches in front and at least eight inches beyond each side of the fireplace opening."
 13. Chapter 29 - delete entire chapter and replace with “The Illinois Plumbing Code, as amended from time to time as adopted and amended by the Village of Beecher”.
 14. Section 3002.4 – delete and replace with “Elevator car to accommodate ambulance stretcher. One elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoistway door frame.”

(B) **2021 International Residential Code**, with the following amendments:

1. Section R101.1 - delete “[NAME OF JURISDICTION]” and replace with “Village of Beecher”.
2. Section R105.2 – delete entire section.
3. Section R108.2 - delete entire section and replace with “See Village of Beecher Fee Schedule”.
4. Section R112 - delete entire section and replace with “Board of Appeal. The President and Board of Trustees of the Village of Beecher shall hear and resolve all appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The President and Board of Trustees of the Village of Beecher shall not have authority to waive requirements of this code.”
5. Table R301.2(1) - Delete entire table and replace with the following:

**TABLE R301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD ^a	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARD ^{5g}	AIR FREEZING INDEX ^l	MEAN ANNUAL TEMP ⁱ
	Speed (mph)	Topographic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weathering ^g	Frost line depth ^b	Termites ^c				
30-psf	107	NO	NO	NO	B	Severe	42"	Yes	Yes	Note #1	1693	49.9
MANUAL J DESIGN CRITERIAⁿ												
Elevation		Altitude correction factor ^e	Coincident wet bulb	Indoor winter design dry-bulb temperature	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature		Heating temperature difference				
738		0.985	74	70	70	0		70				
Latitude		Daily range	Indoor summer design relative humidity	Summer design gains	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature		Cooling temperature difference				
41		Medium	50%	38	75	90		15				

Note #1: Refer to the Village of Beecher for the latest NFIP maps and information for flood hazards.

6. Table R302.6. - Delete entire table and replace with the following:

TABLE R302.6 DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	5/8" Type X gypsum wall board applied to garage side
From habitable rooms above the garage	5/8" Type X gypsum wall board applied to garage side
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	5/8" Type X gypsum wall board
Garages located less than 3 feet from a dwelling unit on the same lot	5/8" Type X gypsum wall board applied to interior of garage exterior walls in areas located less than 3 feet to dwelling on same lot.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

1. R302.6.1 – Add “**R302.6.1: Separation beneath a dwelling.** “Private garages located beneath dwelling units, shall have walls, partitions, floors, ceilings, and structural steel members separating the garage space from the adjacent interior spaces constructed to a minimum one-hour fire resistance rating. All bearing and non-bearing walls under the garage shall have a one-hour fire rating. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than four (4) inches above the garage

- floor.”
2. Section R309.1.1 – Add “**R309.1.1: Garage Gas Curbs.** A four (4) inch minimum height gas curb shall be provided at each wall common with the attached garage and residence. A foundation wall may be utilized as a gas curb only if four (4) inches of foundation exposed above the garage floor slab at each common wall.”
 3. R309.5 – delete entire section.
 4. R313 - delete entire section.
 5. Section R401.1 - delete entire section and replace with “The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2 shall meet the provisions of Section R322. All columns supported by concrete to be structural steel or approved material by the building official.”
 6. Chapter 11-Delete entire Chapter and replace with “Energy conservation shall comply with the Illinois Energy Conservation Code, as amended from time to time as adopted and amended by the Village of Beecher.”
 7. Chapters 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23 – delete chapters and add “The design and installation of mechanical system shall comply with the International Mechanical Code, as amended from time to time as adopted and amended by the Village of Beecher.”
 8. Chapter 24. Delete entire chapter and add “The design and installation of fuel gas systems shall comply with the requirements of the International Fuel Gas Code, as amended from time to time as adopted and amended by the Village of Beecher.”
 9. Chapters 25, 26, 27, 28, 29, 30, 31, 32, and 33 – delete chapters and add “The design and installation of plumbing system shall comply with the Illinois Plumbing Code, as amended from time to time as adopted and amended by the Village of Beecher.”
 10. Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43 – delete chapters and add “The design and installation of electrical systems shall comply with the requirements of the National Electrical Code, as amended from time to time as adopted and amended by the Village of Beecher.”

(C) 2021 International Mechanical Code, with the following amendments:

1. Section 101.1 - delete “[NAME OF JURISDICTION]” and replace with “Village of Beecher”.
2. Section 108 – delete entire section.
3. Section 109.2 – delete entire section and replace with “See Village of Beecher Fee schedule.”
4. Section 114 - delete entire section and replace with “Board of Appeal. The President and Board of Trustees of the Village of Beecher shall hear and resolve all appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The President and Board

of Trustees of the Village of Beecher shall not have authority to waive requirements of this code.”

5. Section 115.3 – delete entire section.
6. Section 115.4 – delete entire section.
7. Section 603.5 - delete provisions referencing Fibrous Duct Construction.
8. Section 603.5.1 - delete entire section.
9. Section 603.6.1.1 - delete entire section and replace with “Flexible air ducts shall be limited to six feet (6') in length.”
10. Section 603.6.2.1 – delete entire section and replace with “Flexible air connectors shall be limited in length to six feet (6').”
11. Chapter 15 – ICC reference– amend as follows:
 - a. Delete “International Plumbing Code” and replace with “Illinois Plumbing Code, as amended from time to time as adopted and amended by the Village of Beecher.”
 - b. Delete “International Energy Conservation Code” and replace with “Illinois Energy Conservation Code, as amended from time to time as adopted and amended by the Village of Beecher.”

(D) 2021 International Fire Code, with the following amendment:

1. Section 101.1 - delete “[NAME OF JURISDICTION]” and replace with “Village of Beecher”.
2. Section 103.1 – delete entire section and replace with “**Code Compliance Agency.** FIRE CODE OFFICIAL. The Fire Code Official shall be the Village of Beecher appointed Building Official, often referred to as Village building inspection official or firm.”
3. Section 103.2 - delete entire section.
4. Section 103.3 – delete and replace with “**103.3: Deputies.** The Fire Code Official shall have the authority to delegate inspection authority to Village of Beecher staff, employees of approved third party fire prevention services firms, and representatives of the Beecher Fire Protection District. In the event of any dispute among those delegated, the Fire Code Official shall make a final determination of the provisions of this code.”
5. Section 111 - delete entire section and replace with “Board of Appeal. The President and Board of Trustees of the Village of Beecher shall hear and resolve all appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The President and Board of Trustees of the Village of Beecher shall not have authority to waive requirements of this code.”
6. Section 202 – delete and replace definition of Fire Code Official as follows: “Fire Code Official. See Section 103.1”
7. Section 316.7 – add “**Section 316.7: Truss Construction Emblem.** The owner of any new commercial or industrial structure, or any multi-unit residential structure of three units or more, that utilizes light-frame truss-type construction shall mark the structure with a truss construction emblem in manner sufficient to warn persons conducting fire control and other

emergency operations of the existence of light-frame truss-type construction in the structure. The truss construction emblem shall have a bright and reflective color or be made of reflective material. The shape of the emblem shall be an isosceles triangle and the size shall be 12 inches horizontally by 6 inches vertically. The emblem shall be permanently affixed to the left of the main entrance door at a height between 4 and 6 feet above the ground and shall be installed and maintained by the building owner. The following letters shall be printed on the emblem in a conspicuous size and color: “F” to signify a floor with truss construction; “R” to signify a roof with truss construction; and “F/R” to signify both a floor and roof with truss construction.”

8. Section 503.1 – delete entire section and replace with “**Where required.** Fire apparatus access roads shall be provided and maintained in accordance with sections 503.1.1-503.1.3. The Fire Prevention Code official shall require and designate public and private fire lanes as deemed necessary for effective and efficient operation of fire apparatus.”
9. Section 503.1.1 – delete entire section and replace with “**Public/Private access for fire apparatus.** Public or private access for all occupancy classification with the exception of R-3 shall be provided for fire apparatus when the building is three stories or higher. Fire lanes for an aerial ladder and/or mechanically elevated mechanism shall be required to cover three-quarters of all exterior building walls.”
10. Section 503.2.1 – delete entire section and replace with “**Dimensions.** The minimum width of fire lanes shall be 20 feet and an inside radius of 45 feet shall be provided to accommodate vehicles when turning. The fire lanes shall be placed 25 feet from the building to the edge of the fire lane or 35 feet to the center of the fire lane to the building. Public parking areas used as fire lanes shall have 25 feet to the rear of parking spaces to the building and 24 feet of open area to the rear of the parking spaces. Fire lanes shall have an unobstructed vertical clearance of not less than 15 feet. The road shall be constructed with the capability to handle 80,000 pounds (weight of fire apparatus).”
11. Section 503.2.4 – delete entire section and replace with “**Turning radius.** The required turning radius for a fire apparatus access road shall be determined by the Fire Code Official. Fire lane turn around shall have an inside radius of 45 feet and shall have a driving area width of 27 feet in order to accommodate vehicles.”
12. Section 503.2.5 – delete entire section and replace with “**Dead ends.** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. All cul-de-sacs shall have a minimum diameter of 90 feet if parking is allowed.”
13. Section 503.7 – add section “**Section 503.7: Fire lanes, fire apparatus roads.** Shall be pitched in such a manner as to allow the runoff of water and eliminate the potential of standing water. It shall be the responsibility of the property owner to maintain the surface in a usable condition at all times, including the removal of snow and ice.”
14. Section 505.1 – delete entire section and replace with “**Address Identification.** New and existing buildings shall be provided with approved

address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property and rear roadways. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out; each character shall be not less than 6 inches high, with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations and size to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or sign or means shall be used to identify the structure. Address identification shall be maintained.”

15. Section 505.3 – add section “**Section 505.3: Door and entrance identification.** Where determined by fire code official all man doors and overhead doors shall be marked with Arabic numbers and/or alphabetical letters. The size will be determined by the fire code official, typically 4-6 inches high with stroke width of ½. The door markings shall be approved by the Fire Code Official. Examples:
 - 1) Unit, Suite, and apartment identification
 - Clearly post unit numbers, suite numbers, apartment numbers, or alphabetical identifiers on both the front and rear doors of each space and business names shall be identified on the front and rear doors of buildings.
 - 2) Man doors/ exit doors
 - Number doors sequentially starting at the main entrance or primary front door as #1, then proceed clockwise around the building.
 - Add an alphabetical letter after the number to indicate the compass direction the door faces:
 - Example: 1S, 2S, 3W, 4W, 5N, 6N, 7E, 8E.
 - 3) Overhead doors
 - Number starting at the first overhead door closest to the main entrance/front door as 91, then proceed clockwise around the building.
 - Add an alphabetical letter to indicate the compass direction the door faces.
 - Examples: 91W, 92W, 93W, 94N, 95E, 96E, 97E.”
16. Section 506.1.1 – delete entire section and replace with “**Locks.** An approved lock shall be installed on gates or similar barriers where required by the Fire Code Official. The type of key box approved for use by the Beecher Fire Protection District is the Knox Box brand key vault/rapid entry system or Knox padlock. The Beecher Fire Protection District shall be in complete control of key box and rapid entry system authorization and operation. The Beecher Fire Protection District shall not be required to purchase or sell any key box or rapid entry system products. The size of the required Knox box will be based upon the number of keys to be secured in the box and will be at the discretion of the Fire Code Official.”
17. Section 603.11 – add section “**Section 603.11: Emergency disconnect switch.** An electric Knox shunt/shut off switch shall be required in buildings of all use groups with multiple electric panel rooms and/or buildings having 400 ampere service or greater. Switch will be mounted at a location specified

by the fire code official. Switch to be mounted at a height of five feet from the finished floor.”

18. Section 604.1.1 – add section “**Section 604.1.1: Automatic elevators for Fire Department use.** One elevator shall be installed in all new buildings and be sized for stretcher use by the fire department. Minimum weight capacity to be 2500 pounds with a clear inside dimension of 6’8” wide by 4’3” deep with 42” door.”
19. Section 604.8 – add section “**Section 604.8: Elevator phone.** All required emergency elevator phones shall directly dial the Beecher Fire Protection District’s communications center via the phone number designated by the Fire Code Official.”
20. Section 905.3.1.1 – add new subsection as follows “**Section 905.3.1.1: Building area.** Class I standpipe systems shall be installed in all buildings two stories or greater and or where any portion of the building's interior area is more than 150 feet of travel, vertically, and horizontally, from the main entrance of the building of fire department vehicle access.”
21. Section 906.5 – delete section and replace with “**Section 906.5: Extinguisher locations.** Fire extinguishers shall be located within 5 feet of each exit door. All other areas shall have fire extinguishers installed in accordance with NFPA 10.”
22. Section 1205.5.2 – add section “**Section 1205.5.2: Accessibility.** Unobstructed access shall be required to all areas of the solar facility. Fire lanes must be positioned to ensure no area of the facility is more than 600 feet walking distance from a fire apparatus staging location unless otherwise approved by the Fire Code Official. Access must be provided via Knox padlock, Knox keyed gate switch and/or Knox box type and locations to be determined by Fire Code Official.”
23. Section 1205.5.3 – add section “**Section 1205.5.3: Fire Lanes.** Fire Lanes and access roads shall be installed and made serviceable prior to commencement of construction of the facility. Fire Lane Specifications are as follows:
 1. Load Capacity: Minimum of 80,000 lbs. to support fire apparatus.
 2. Width: Minimum of 20 feet.
 3. Clear Height: Minimum of 15 feet.
 4. Turnarounds: Required every 600 feet and at the end of dead-end fire lanes.
 5. Turning Radius: Minimum 45 feet (inside radius).
 6. Turnaround Width: Minimum 27 feet driving area with a 45-foot inside radius.
 7. Pervious fire lanes will be considered but must meet all listed requirements.
 8. Edge markers are required for pervious lanes adjacent to impervious surfaces. Must be 4 to 6 feet tall with reflective panels at the top. Installed every 50 feet along both sides of fire lanes and at turnaround ends.”
24. Section 1205.5.4 –add section “**Section 1205.5.4: Signage.** Designated access points shall be marked with signage easily visible by first responders in an acceptable way determined by the fire code official. Solar array rows shall be marked with numbers and/or letters in an acceptable way determined by the

fire code official. All above ground electrical connection points shall be identified at the connection point with a sign “Danger High Voltage” size and locations to be determined by the fire code official. All buildings or enclosures containing electrical equipment shall be marked with signage on the exterior enclosure in an acceptable way determined by the fire code official. At the main gate or location determined by Fire Code Official there shall be a sign displayed with company name, facility full address and the 24/7 emergency phone number with letters and numbers 4” in height with ½ stroke width or method approved by Fire Code Official. Address signage must be visible from the street and sign numbers 6” in height with a ½” stroke width.”

25. Section 1205.5.5 –add section “**Section 1205.5.5: Safety.** All mechanical drive shafts, equipment, electrical wires, or any other hazard identified by the fire code official shall be shielded and/or marked in a method approved by the fire code official. If determined by fire code official a Knox remote power disconnect shall be installed at locations determined by Fire Code Official.”
26. Section 1205.5.6 –add section “**Section 1205.5.6: Solar Facility Electrical.** All electrical wiring inside the facility shall be buried unless otherwise approved by the Fire Code Official.
27. Section 1207.12 –add section “**Section 1207.12: Onsite Water Supply for Energy Storage Systems.** For lithium-ion energy storage systems with an aggregate nameplate rating exceeding 600 kWh, an approved water supply shall be provided for firefighting operations. The supply shall consist of at least one of the following:
 1. A connection to a municipal water system capable of providing a minimum of 750 gallons per minute (gpm) for a duration of 8 hours; or
 2. Onsite water storage dedicated exclusively to fire protection with a minimum capacity of 360,000 gallons, arranged to deliver the required flow. Exception: Where an alternative fire suppression or cooling system has been approved by the Fire Code Official, onsite water supply may be reduced.”
28. Chapter 80 – NFPA reference amend to add “NFPA 855 – 2026 Standard for the Installation of Stationary Energy Storage Systems”

(E) **2021 Life Safety Code**, with the following amendments:

1. The following chapters are deleted in their entirety:
 - i. Chapter 12 New Assembly Occupancies;
 - ii. Chapter 14 New Educational Occupancies;
 - iii. Chapter 16 New Day-Care Occupancies;
 - iv. Chapter 18 New Health Care Occupancies;
 - v. Chapter 20 New Ambulatory Health Care Occupancies;
 - vi. Chapter 22 New Detention and Correctional Occupancies;
 - vii. Chapter 28 New Hotels and Dormitories;
 - viii. Chapter 30 New Apartment Buildings;
 - ix. Chapter 32 New Residential Board and Care Occupancies;
 - x. Chapter 36 New Mercantile Occupancies; and
 - xi. Chapter 38 New Business Occupancies.
2. Section 1.2 - delete and replace with “**Purpose.** The purpose of this Code is to

provide minimum requirements, with due regard to function, for the design, operation, and maintenance of existing buildings and existing structures for safety to life from fire. Its provisions will also aid life safety in similar emergencies.”

3. Section 1.3.1 – delete and replace with “**New and Existing Buildings and Structures.** New construction shall be designed and constructed to demonstrate compliance with the adopted editions of the International Building Code and International Fire Code, as amended from time to time as adopted and amended by the Village of Beecher. The International Existing Building Code shall apply to existing buildings and existing structures.”
4. Section 1.3.3 - add “**Section 1.3.3-Change of Occupancy.** New occupancies shall be regulated under the International Existing Building Code, as amended from time to time as adopted and amended by the Village of Beecher.”
5. Section 1.3.4 - add “**Section 1.3.4-Conflicts.** Where conflicts occur between provisions of this code and the other adopted codes and standards, the most restrictive provision shall apply.”
6. Section 24.3.5-delete entire section.
7. Section 43.1 delete and replace with “**General.** The provisions of the adopted edition of the International Existing Building Code shall apply to the repair, alteration, change of occupancy, addition to and relocation of existing buildings.”
8. Sections 43.2, 43.3, 43.4, 43.5, 43.6, 43.7, 43.8, 43.9, and 43.10 - delete entire sections.
9. Chapter 80 (Referenced Standards) – Delete the ICC (International Code Council) “International Plumbing Code” and replace with “Illinois Plumbing Code, as amended from time to time as adopted and amended by the Village of Beecher.”

(F) **The Illinois Accessibility Code**, as amended from time to time.

(G) **2021 International Fuel Gas Code**, with the following amendments:

1. Section 101.1 - delete “[NAME OF JURISDICTION]” and replace with “Village of Beecher”.
2. Section 109.2 – delete entire section and replace with “See Village of Beecher Fee schedule.”
3. Section 113.3 - delete entire section
4. Section 114 - delete entire section and replace with “Board of Appeal. The President and Board of Trustees of the Village of Beecher shall hear and resolve all appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The President and Board of Trustees of the Village of Beecher shall not have authority to waive requirements of this code.”
5. Section 115.4-delete entire section
6. Chapter 8 (Referenced Standards) - amend as follows:
 - a. Delete “International Plumbing Code” and replace with “Illinois Plumbing

Code as amended from time to time as adopted and amended by the Village of Beecher.”

b. Delete “International Energy Conservation Code” and replace with “Illinois Energy Conservation Code, as amended from time to time as adopted and amended by the Village of Beecher.”

(H) **2021 International Energy Conservation Code** as adopted with the State of Illinois amendments, with the following amendment:

1. Section 101.1 - delete “[NAME OF JURISDICTION]” and replace with “Village of Beecher”.

(I) **2021 International Existing Building Code** as adopted with the State of Illinois amendments, with the following amendment:

1. Section 101.1 - delete “[NAME OF JURISDICTION]” and replace with “Village of Beecher”.

2. Section 112 – delete entire section and replace with “Board of Appeal. The President and Board of Trustees of the Village of Beecher shall hear and resolve all appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The President and Board of Trustees of the Village of Beecher shall not have authority to waive requirements of this code.”

3. Chapter 16 (Referenced Standards) – amend as follows:

a. Delete “International Plumbing Code” and replace with “Illinois Plumbing Code, as amended from time to time as adopted and amended by the Village of Beecher.”

b. Delete “International Energy Conservation Code” and replace with “Illinois Energy Conservation Code, as amended from time to time as adopted and amended by the Village of Beecher.”

Notwithstanding anything contained in the codes adopted in this Chapter 4, the Village of Beecher is the jurisdictional authority for all such adopted codes. A copy of all such codes adopted herein shall be on file with the Village Clerk.”

SECTION THREE: : That subsection (C), entitled “Fees”, of Section 4-1-2, entitled “PERMIT FEES”, of Section 4-1-2, entitled “PERMIT FEES” of Chapter 1, entitled “BUILDING CODE”, of Title 4, entitled “CONSTRUCTION CODES”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

“(C) Fees: The fees for the issuance of permits, examination of plans, installation of appliances or equipment, demolition, certificate of occupancy, moving of a structure that requires a permit shall be as follows:

VILLAGE OF BEECHER, ILLINOIS PERMIT FEE SCHEDULE

Residential & Agricultural Buildings	Fee	Notes	Minimum Fee
New Construction Residential per unit	\$ 0.50	per sq ft all areas	\$ 1,750.00
Additions	\$ 0.50	per sq ft all areas	\$ 300.00
Alterations/Remodeling	\$ 0.25	per sq ft all areas	\$ 150.00
Accessory Structures (Decks, patios, sheds, detached garages, gazebos, etc)	\$ 0.25	per sq ft all areas	\$ 150.00
Reroof	\$ 75.00	per inspection	N/A
Early Start for footing/foundation	\$ 150.00		N/A
Commercial Industrial-Storage Business Institutional Public & Multi-Family (2 + units)	Fee	Notes	Minimum Fee
New Construction/Additions/Accessory Structures	\$ 0.60	per sq ft all areas	\$ 250.00
Alterations/Remodeling/Reroof	\$ 0.30	per sq ft all areas	\$ 150.00
Fire Alarm / Suppression System	\$ 0.30	per sq ft all areas covered by sys	\$ 175.00
Early start for footing/foundation	\$ 200.00		N/A
Mechanical and Miscellaneous (Mechanical fees for new residential shall be assessed as listed below)	Fee	Notes	Minimum Fee
Electrical			
New Construction/Additions/Remodels	\$ 0.12	per sq ft all habitable areas	\$ 150.00
Service Upgrade	\$ 75.00		\$ 75.00
Generator	\$ 75.00		
Rooftop Solar	\$ 75.00		
Plumbing			
New Construction/Additions/Remodels	\$ 0.12	per sq ft all habitable areas	\$ 150.00
Lawn Irrigation system	\$ 75.00		
HVAC			
New Construction/Additions/Remodels	\$ 0.12	per sq ft all habitable areas	\$ 150.00
Certificate of occupancy Residential	\$ 50.00		N/A
Certificate of occupancy Commercial or use change	\$ 100.00		N/A
CO for each additional leased space	\$ 50.00		N/A
Moving raising or underpinning of structures or foundation	\$ 150.00		
Demolition	\$ 0.12	per sq ft all areas	\$ 150.00
Signs and related structures	\$ 0.75	sq ft all areas	\$ 75.00
Fences	\$ 0.12	per linear foot	\$ 75.00
Sidewalks, Driveways, Patios	\$ 75.00		N/A
Pools - In Ground (Includes electrical and plumbing if needed)	\$ 500.00	includes up to 6 inspections	\$ 500.00
Pools - Above Ground (Includes electrical and plumbing if needed)	\$ 200.00	includes up to 2 inspections	\$ 200.00
Hot Tubs	\$ 100.00	includes 1 inspection	\$ 100.00
Reinspection or additional inspections needed or requested	\$ 75.00	Per inspection	\$ 75.00
Plan review (Industrial/Commercial)	\$ 100.00	per hour (2-hour minimum)	\$ 200.00
Plan review (Residential)	\$ 95.00	per hour (1-hour minimum)	\$ 95.00
Zoning Review	\$ 95.00	per hour (1-hour minimum)	\$ 95.00
Penalty - Double fee may be charged for all work started prior to permit issuance			
Renewal/Extension of Permit	One-half the original or \$75 whichever is greater		

In the event any building plans are required to be examined by any agency other than the village,

then any costs or fees so incurred by the village shall be paid by the applicant in addition to the above listed schedule of fees.

1. Starting Construction Without An Issued Permit: The above listed fees may be doubled in addition to any fine which may be imposed for all construction started before a permit is issued.

2. Water Usage: In addition to the above listed fees and in all cases of new, single-family construction, the village shall charge an additional fee of twenty-five dollars (\$25.00) per building permit which charge shall be collected and paid to the village's water fund for purposes of offsetting the village's cost of potable water used and consumed by the building permit applicant prior to the installation of a water meter as required under applicable ordinance. The use of water during the period prior to the installation of water meters shall be unmetered, provided that the superintendent of public works may elect to terminate the unmetered water use if the quantity of water so consumed exceeds customary construction required needs. The use of such unmetered water for purposes of the filling of swimming pools, watering of lawns, and landscaping is strictly prohibited and shall be immediate grounds for the superintendent of public works to immediately and without notice terminate such unmetered water use.

3. Administrative Fee: In addition to the above listed fees, the village shall charge an administrative fee in the amount of ten percent (10%) of the permit or inspection fee for all permits or inspections being applied for or requested, but in an amount not less than a ten dollar (\$10.00) minimum.

4. Permit fees will not be refunded.”

SECTION FOUR: That subsection (D), entitled “Building Permit; Application Procedures” of Section 4-1-2, entitled “PERMIT FEES” of Chapter 1, entitled “BUILDING CODE”, of Title 4, entitled “CONSTRUCTION CODES”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

“(D) Building Permit; Application Procedures: Permit applications and construction documents shall comply with the following requirements:

1. All forms and construction documents submitted as a part of the permit application process shall in a format established by the Village.
2. All Village forms required for a permit shall be complete and submitted with all required information. Failure to submit completed forms may result in a rejection of the permit application.
3. When required by the Village, based on the project scope and complexity, a permit application shall be submitted with necessary construction documents for the Village to review the permit (plans, manufacturer specifications, material sheets, calculations, energy compliance documents, etc.). Failure to the necessary and required construction documents may result in a rejection of the permit application.
4. Any revisions to the construction documents made by the applicant or requested by Village shall be submitted for review and approval. Failure to submit plan revisions to the Village shall subject the applicant and/or contractor to a minimum fine of one hundred dollars (\$100.00) with a maximum fine not to exceed seven hundred fifty dollars (\$750.00).
5. Village personnel are to authenticate all contractors', business, electrical and plumbers' licenses, including journeyman and apprentice licenses. A license is also required for a roofer.

6. If any license is found invalid, the permit application shall be returned to the applicant with an explanation of the return.
7. Upon approval by the inspection service and all of the inspectors, the permit will be issued and the homeowner, general contractor or contractors will be informed of the forty eight (48) hour notice procedure for inspections by the village inspection service. Cards will be provided to the applicant for inspection contact information and that inspection requests should be made to the inspection service, not the village hall.
8. All building permits expire twelve (12) months from the date of permit issuance. The building official, based upon the type of permit, is authorized to grant one or more extensions of time for additional periods not exceeding one (1) year for each extension. The extension shall be requested in writing prior to the expiration of the permit and must present a justifiable cause or hardship for the extension. The Village reserves all rights to deny requests for permit extensions and require a new permit application with all required fees prior to resumption of construction.
9. The village has no duty to notify a permittee of a pending expiration of a permit. Once the permit expires prior to final inspection, the village shall conduct a compliance inspection of the property to determine the status of the project and whether or not permit violations exist.”

SECTION FIVE: That subsection (E), entitled “Refunds For Permits Not Issued Or Not Used of Section 4-1-2, entitled “PERMIT FEES” of Chapter 1, entitled “BUILDING CODE”, of Title 4, entitled “CONSTRUCTION CODES”, of the Village Code of the Village of Beecher, be, and the same is deleted in its entirety.

SECTION SIX: That Section 4-2-3, entitled “PLUMBING REGULATIONS” of Chapter 2, entitled “PLUMBING CODE”, of Title 4, entitled “CONSTRUCTION CODES”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

“4-2-3: PLUMBING REGULATIONS:

All plumbing installations to structures shall comply with the following:

- (A) Flare adaptor with full port ball valve at water service;
- (B) Overhead sewer for all fixtures below grade; and
- (C) Water service and supply piping may be either of the following:
 1. 1 inch Polyethylene (PE) plastic pipe or tubing; and
 2. 1 inch Polyvinyl chloride (PVC) plastic pipe
- (D) All indoor water supply may be either of the following:
 1. Type L or Type M copper pipe; and
 2. PEX (cross-linked polyethylene) pipe.

SECTION SEVEN: That Section 4-3-1, entitled “ADOPTION OF ELECTRICAL CODE” of Chapter 2, entitled “ELECTRICAL CODE”, of Title 4, entitled “CONSTRUCTION CODES”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

“4-3-1: ADOPTION OF ELECTRICAL CODE:

The 2020 National Electrical Code (NFPA 70-2020) is hereby adopted as the Electrical Code of

the Village of Beecher. Each and all of the regulations, provisions, penalties, conditions and terms of said Electrical Codes are hereby adopted and made a part hereof, as if fully set forth herein, with the additions, insertions, deletions and changes for the 2020 National Electrical Code prescribed in section 4-3-2 of this chapter.”

SECTION EIGHT: That Section 4-3-2, entitled “STANDARD WIRING” of Chapter 3, entitled “ELECTRICAL CODE”, of Title 4, entitled “CONSTRUCTION CODES”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

“4-3-2: ADDITIONS, INSERTIONS AND CHANGES

The following sections of the 2020 National Electrical Code are hereby amended:

- (A) Any reference in this code to the “Authority Having Jurisdiction (AHJ)” shall mean the Village of Beecher.
- (B) Section 210.8(A) - add to the end of this section “Ground Fault Circuit Interrupter Protection is not required for refrigerators, however, refrigerators must be on a separate circuit.”
- (C) Section 310.3(B) - delete entire section and replace with “All Conductors in this article shall be of copper only. Aluminum conductors are prohibited.”
- (D) Section 230.1 – delete entire section and replace with “Scope. This article covers service conductors and equipment for control and protection of services and their installation requirements. Notwithstanding anything contained in this code to the contrary, all new electric services in the Village shall be underground, where available, unless otherwise approved by the Village.”
- (E) Section 250.52(A)(5)(c) – amend to add “Notwithstanding anything contained in this code to the contrary, an approved nonferrous metal tag shall be attached to the ground electrode mechanical fastener giving warning against its removal.
- (F) Article 334 – delete Article in its entirety.
- (G) Notwithstanding anything contained in this code to the contrary, Nonmetallic-sheathed cable (Romex) shall not be permitted in the Village.”

SECTION NINE: That Section 4-4-1, entitled “ADOPTION OF PROPERTY MAINTENANCE CODE” of Chapter 4, entitled “PROPERTY MAINTENANCE CODE”, of Title 4, entitled “CONSTRUCTION CODES”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

4-4-1: ADOPTION OF PROPERTY MAINTENANCE CODE:

“The 2021 International Property Code is hereby adopted as the maintenance code of the Village of Beecher. Each and all of the regulations, provisions, penalties, conditions and terms of said international property maintenance code are hereby adopted and made a part hereof, as if fully set forth herein, with the additions, insertions, deletions and changes, if any, prescribed in section 4-4-2 of this chapter.”

SECTION TEN: That Section 4-4-2, entitled “ADDITIONS, INSERTIONS AND CHANGES” of Chapter 4, entitled “PROPERTY MAINTENANCE CODE”, of Title 4, entitled “CONSTRUCTION CODES”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

4-4-2: ADDITIONS, INSERTIONS AND CHANGES

“The following sections of the 2021 International Property Maintenance Code are hereby amended:

- (A) Section 101.1 - delete “[NAME OF JURISDICTION]” and replace with “Village of Beecher”.
- (B) Section 102.3 - Delete the “International Plumbing Code” and replace with “Illinois Plumbing Code, as amended from time to time as adopted and amended by the Village of Beecher.”
- (C) Section 107 – delete entire section and replace with “The President and Board of Trustees of the Village of Beecher shall hear and resolve all appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The President and Board of Trustees of the Village of Beecher shall not have authority to waive requirements of this code.”
- (D) Section 108 – delete entire section.
- (E) Section 110.4 – delete section and replace with “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$250.00 and not more than \$750.00 per violation.”
- (F) Section 302.4 - delete “[JURISDICTION TO INSERT HEIGHT IN INCHES]” and replace with “8 inches”.
- (G) Section 302.10 is added to read as follows:
 - “Section 302.10 Landscaping.
 - 1. Duty to Prune. Trees, bushes and other shrubbery on private property adjacent to a street right-of-way shall be pruned in such a manner that it will not obstruct or shade the streetlights, obstruct the passage of pedestrians or vehicles on the street, obstruct ability to see traffic signs, obstruct the view of any intersection or create a public safety hazard.
 - 2. Turf Maintenance. Areas where grass has been established shall be maintained without bare areas or soil or ruts caused by pedestrian or vehicle use.”
- (H) Section 302.11 is added to read as follows:
 - “Section 302.11. Trees on Commercial Properties. Trees on commercial properties are the responsibility of the property owner and shall be maintained in a healthy condition. Trees on commercial properties are subject to all zoning regulations and any applicable development agreements with the Village of Beecher.”
- (I) Section 304.14, 602.3, and 602.4 - Insert dates “May 1” to “October 1.”
- (J) Chapter 5 - Delete “International Plumbing Code” and replace with “Illinois Plumbing Code”.
- (K) Chapter 8 (reference standards)- amend as follows:
 - 1. Delete ICC (International Code Council) “International Plumbing Code” and replace with “Illinois Plumbing Code, as amended from time to time as adopted and amended by the Village of Beecher.””.

2. Delete ICC (International Code Council) “International Energy Conservation Code” and replace with “Illinois Energy Conservation Code, as amended from time to time as adopted and amended by the Village of Beecher.”

SECTION ELEVEN: That Section 4-5-3, entitled “**Adoption Of Swimming Pool And Spa Code**” of Chapter 5, entitled “SWIMMING POOLS”, of Title 4, entitled “CONSTRUCTION CODES”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

“4-5-3: ADOPTION OF SWIMMING POOL AND SPA CODE

The 2021 International Swimming Pool and Spa Code is hereby adopted the Village of Beecher with a copy of the same being on file with the Village Clerk. Every swimming pool hereinafter constructed, installed, altered, maintained, removed or demolished in the village shall comply with the provisions of this chapter. The International Swimming Pool and Spa Code is amended as following:

- (1) Section 101.1 - delete “[NAME OF JURISDICTION]” and replace with “Village of Beecher.”

SECTION TWELVE: That Section 4-5-5, entitled “DRAWINGS, PLANS AND SPECIFICATIONS” of Chapter 5, entitled “SWIMMING POOLS”, of Title 4, entitled “CONSTRUCTION CODES”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

“4-5-5: DRAWINGS, PLANS AND SPECIFICATIONS

Application for permits for pools with a capacity of one thousand (1,000) gallons or more shall be accompanied by plans and specifications with sufficient detail showing the following:

- (A) Lot or plot plan showing lot lines, easements if any, pool area plan and elevations with dimensions all drawn to scale of not less than one-eighth inch (1/8") to one foot (1').
- (B) Pool dimensions, depths and volume in gallons.
- (C) Type and size of filter systems, filtrations and backwash capacities.
- (D) Pool piping layout, with all pipes and valves shown, and types of materials to be used.
- (E) The rated capacity of the pool pump in gallons per minute, and its working head at filtration and backwash flows.
- (F) The size and type of pool pump motor.
- (G) Location and type of waste disposal system.
- (H) Location and type of water supply.
- (I) Type and location of walk and fence construction as required.”

SECTION THIRTEEN: That Section 4-5-7, entitled “LOCATION” of Chapter 3, entitled “SWIMMING POOLS”, of Title 5, entitled “CONSTRUCTION CODES”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

“4-5-7: LOCATION:

No portion of an outdoor private residential swimming pool, except the walkway described in section 4-5-8 of this chapter, or accessory equipment (pumps, filters, etc.) shall be located at a distance less than five feet (5') from any side or rear property line or building line except where

such accessory equipment is installed in an accessory or main building. No accessory equipment serving the swimming pool shall be permitted in the required side yard between dwellings. Further pools shall not be located within any easement.”

SECTION FOURTEEN: That subsection (D) of Section 4-5-8, entitled “**POOL CONSTRUCTION**” of Chapter 5, entitled “**SWIMMING POOLS**”, of Title 4, entitled “**CONSTRUCTION CODES**”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

4-5-8: POOL CONSTRUCTION

“(D) All private residential swimming pools with a capacity of one thousand (1,000) gallons or more shall be equipped with a water recirculation and filtration system. Such equipment shall be capable of effecting one turnover of pool volume in twenty four (24) hours or less. The filter capacity shall be such that it need not be cleaned more frequently than once every two (2) days under normal conditions of operation. The inlet supply fittings for the recirculation system shall be at the shallow end of the pool, if any, and below the normal water level, outlet fittings shall be at the lowest point in the pool.”

SECTION FIFTEEN: That Section 4-5-9, entitled “**WATER SUPPLY**” of Chapter 5, entitled “**SWIMMING POOLS**”, of Title 4, entitled “**CONSTRUCTION CODES**”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

“4-5-9: WATER SUPPLY

All water used in connection with the filling and operation of a private residential swimming pool shall come from the village water distribution system.

(A) Potable water supply for filling swimming pools and spas shall be in compliance with the adopted editions of the International Swimming Pool and Spa Code and the Illinois Plumbing Code to avoid cross connections.

(B) There shall be no cross connections between the water supply for any private residential swimming pool and any potable water sources.”

SECTION SIXTEEN: That Section 4-5-13, entitled “**EXISTING POOLS**” of Chapter 5, entitled “**SWIMMING POOLS**”, of Title 4, entitled “**CONSTRUCTION CODES**”, of the Village Code of the Village of Beecher, be, and the same is hereby amended to read and provide as follows, namely:

“4-5-13: EXISTING POOLS

All swimming pools legally existing on the date of the adoption of this Ordinance may continue as designed and installed. Existing pools shall have and maintain all barrier protections and signage requirements of the adopted edition of the International Swimming Pool and Spa Code.”

SECTION SEVENTEEN: That all existing Ordinances and Village Code provisions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null, void, and of no legal effect, and are specifically repealed.

SECTION EIGHTEEN: If any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance, and this Village Board hereby expressly acknowledges that it would have enacted this Ordinance even with the invalid portion deleted.

SECTION NINETEEN: That this Ordinance shall be in effect as of March 1, 2026, after its passage by the Village Board, its approval by the President, its publication as required by law, and its submission to the Illinois Capital Development Board at least thirty (30) days prior to the effective date of this Ordinance as required by law.

PASSED and APPROVED this ___ day of _____, 2026.

Yeas: _____

Nays: _____

Abstain: _____

Present: _____

Marcy Meyer, Village President

ATTEST:

Denise Abbink, Village Clerk