

Village of Peoria Heights
Departmental Committee Meeting

January 22, 2019

The meeting was called to order at 6:00 pm.

Everyone stood for the Pledge to the Flag.

Upon roll call, the following Trustees were present: Goett, Dan Mariscal, Reichert, Diane Mariscal, Harn, and Carter. Others present include: Mayor Phelan, Administrator Sutton, Deputy Village Clerk Witbracht, Attorney Walton, Water Technician David Marfell, and Foreman Michael Casey.

Trustee Goett made a motion to approve the minutes from December 4th, 2018. Trustee Dan Mariscal seconded the motion which passed 6 -0.

Comments from the Audience: Cathy Stevenson of 4536 N. Miller stated that she was skeptical originally about the Greyboy property, however she had full support after the press release seeing that it will be a mixed-use building with knowledgeable architects. She believes that it fulfills the extension of the business district and supports the form-based overlay district as well as being pedestrian friendly. She believes that the green roof will fix a lot of the drainage issues and the transparency of the developers is a win-win. She is also thrilled that they are not asking for public money. She would also like to see that the Zoning Board of Appeals be involved.

Old Business: There was nothing to report.

New Business: Kim Blickenstaff called in via phone. There was a presentation and discussion of Kim's properties. Greg Birkland and Shannon Halford came forward to give the presentation. Kim gave his vision and why he wants to invest in Peoria Heights. He explained that retail commercial, and residential will all be a part of the Greyboy parcel. A site plan of the project was presented to the board. It was confirmed that the greenspace will be 21 by 75 as a free-flowing open way to Trefzger's Bakery. It was also confirmed that the easement on the north side of the current building will stay open. A rendering of Greyboy was also presented. Kim moved on to present the Pumphouse site which will become Mehlenbeck Bros- a small neighborhood restaurant and entertainment complex. He stated that it will be very tasteful and will not be a loud venue. He explained that the water tank will become a corporate entertainment center. A drawing of the tank was presented to show the layout and how it will transform into an event center. Kim expressed that it will be very neighborhood friendly. Trustee Dan Mariscal inquired as to why the building isn't be sold outright and just being leased. Mayor Phelan felt that being a historical building, he felt that we should hold on to it. Trustee Goett stated that he was also in support of selling it. Trustee Harn would like it leased, Trustee Diane Mariscal would like it sold, Trustee Reichert and Trustee Carter would like it to be leased. Kim stated that he is open to purchasing the building. Trustees would like to lease it with OPTION to buy. The village would have to get 3 appraisals. It was confirmed that the historical content will be preserved and that there is not a ceiling cost on renovations. The village will have to approve plans on the construction and additions. Mark

Walton explained that we would have to get a fair market appraisal complete. Both attorneys will work on a purchase option. Shirley Fowler inquired about the type of restaurant it would be. It was confirmed that the style would be a country brunch theme that would be open for lunch and breakfast. He also explained that it will be soft lighting and that the days of operation have not been established yet. He explained that there will be a landscape plan and that nothing will be changed, only enhanced. He also mentioned that he bought the blighted lot behind it for parking that will open up 35 parking spots with a privacy around it and low lighting. Greg will get the contact information from surrounding neighbors to have a separate meeting with them.

Public Comment: Jeff and Martha Huebner from Trefzgers came forward to address the counsel that they have some concerns about a 2-brick story building being directly in front of the bakery, however after seeing the renderings they are feeling a little better about things. He would like a line of communication to be continued so they are kept in the loop on things. Jeff also pointed out some concerns on his parking, and Kim agreed to help with the parking situation. Trustee Harn added on that the portion of the trail that is being paved could be opened for 50 parking spots. Wayne Baum, co-chair of the Economic Development Committee and owner of CORE Engineering stated his full support of the project and that he feels this is a once-in-a-lifetime opportunity. Larry Herman, owner of the Subway property and 1221 Duryea Apartments thanked Mayor Phelan with his patience to find the perfect buyer of the property. He also thanked Kim Blickenstaff for his sensitivities to the neighborhoods. Larry explained that the family agreed to use the money earned from the subway parcel to reinvest in the Heights. He stated his full support of the project. Shannon Halford also gave her support of Kim's project. Mayor Phelan read a letter from Clint Drury, Executive Director of the West Central Illinois Building and Construction Trades Council stating his support for the project and excitement about his projects creating head of household jobs in the community.

Trustee Dan Mariscal made a motion to approve Ordinance 2019-1581; An Ordinance Authorizing the Sale of Property Located at 4414 and 4426 N. Prospect Rd. to KDB Group, LLC. Trustee Goett seconded the motion which was approved 6-0. Trustee Dan Mariscal made a motion to approve Ordinance 2019-1582; An Ordinance Authorizing the Lease of Property Located at 1201/1203 Kingman Ave to KDB Group, LLC with the stipulation that the attorneys will work out the language to approve a purchase option later. Trustee Goett seconded the motion which was approved 6-0.

Mike Bailey gave an economic development/marketing and Capital Bill update. He explained that we are working with local legislators, Houseal Lavigne, and Tri-County Regional Planning Commission to get funds to improve Galena Rd. and a portion of Prospect Rd since a bill was recently passed allowing for funds. He also reminded everyone that the return on investment is excellent and that the Heights did not have to spend a lot of marketing dollars to publicize the need. He stated that this will improve the quality of life which will increase taxes and put more children in the school system. He emphasized the importance in trusting local government and stated that this will become positive regional news that is so badly needed. Administrator Sutton gave an update on meeting with Senator Koehler's office and Jehan Gordon's office and explained that Houseal Lavigne will have some updated renderings within the next couple weeks and that he strongly feels that we will be successful with getting Capital Bill funds. Mayor Phelan added that the Galena Road improvements could cost

upwards of \$50M to get it to where the village would like it to be. He explained that we have a state senator and representative who are on the same page as us and will help fight to get the funds we need. Administrator Sutton explained that we should have a quote for the construction costs of Prospect Rd. within the next few weeks.

Trustee Carter explained that she wanted to have a music fest discussion to see if we want to move forward on having the event since bands are calling. Trustee Goett would like to see it continue and agreed to help plan the event. Trustee Harn would like the event reviewed since other local restaurants are having local bands, and that we may just be duplicating efforts. Trustee Carter explained that she would vote against it and would like to see other events continue and focus on family friendly events. Trustee Dan Mariscal would like to see Trustee Carter's feelings put into consideration since she would be the planner. Robbie Mathisen gave the idea of Children's carnivals. Trustee Dan Mariscal, Trustee Diane Mariscal, Trustee Harn, Trustee Reichert, and Trustee Carter are all in favor of cutting it.

Michael Casey gave an update on the snow plowing and ice storm and explained that it was a success and that he is stocked up on plenty of salt. He thanked the public for keeping cars out of the streets regarding parking. He also explained that there was a water main break on Toledo. Dave Marfell explained that applications are still being accepted for Mark Gauf's position and that approximately 30 applications have been received.

Trustee Dan Mariscal made a motion to approve the stop sign fundraiser on Saturday, October 12 for the Peoria Heights Lion's Club. Trustee Goett seconded the motion which was approved 6-0. Trustee Dan Mariscal made a motion to approve payment in the amount of \$9,062.55 for Houseal Lavigne and Trustee Harn seconded the motion which was approved 6-0.

Administrator Sutton explained that this is the remaining balance from a Tri-County grant and 1/3 will be paid through BDD. Trustee Dan Mariscal made a motion to approve the use of Village Hall and Tower Park for St. Jude Run on February 16th. Trustee Harn seconded the motion which approved 6-0. There were some discussions on the PH Samuel Redevelopment Agreement and Mark Walton explained that a deadline has been hit for building permits to be pulled and that the board should discuss giving an extension. Katie Kim explained that there was a month delay on zoning issues and that she has been working with the Zoning Board of Appeals on setbacks. She explained she is trying to move forward. Katie explained that she would like a 6-month extension. Mark Walton will draft it that way so that we can vote on it, and the board would like to see a special meeting be scheduled for zoning.

Trustee Diane Mariscal moved forward with discussion of Ordinance 2019-1580; An Ordinance Authorizing Imposition of a Residential Waste Collection and Disposal Fee. Trustee Diane Mariscal explained that we will leave this fee on the water bill. This would prevent the full fee of being placed on the tax bill. Administrator Sutton explained that a \$10,00 annual fee would be charged to place it on the tax bill, and that would have to be passed on the resident which is why he wants to see it stay on the water bill. Trustee Dan Mariscal added that the reason the fee was placed was to solve a deficit. Mayor Phelan added that he is optimistic about the budget due to other cuts being made. Trustee Goett would not want to see the fee be increased. Mayor Phelan feels the customer service from the village is exceptional. This will be voted on at the first Board of Trustees Meeting in February. Trustee Diane Mariscal made a motion to send this to the full board, and Trustee Harn seconded the motion which was approved 6-0.

Trustee Goett made a motion to adjourn the meeting, and Trustee Dan Mariscal seconded the motion which was approved 6-0 at 7:50pm.

Michael E Phelan, Mayor
Clerk

Sarah Witbracht, Deputy Village