

Village of Peoria Heights  
Departmental Committee Meeting

April 2, 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: Harn, Goett, Diane Mariscal, and Reichert. Trustee Dan Mariscal and Trustee Carter were absent. Others present include: Mayor Phelan, Administrator Sutton, Deputy Village Clerk Witbracht, Water Technician David Marfell, and Foreman Michael Casey.

Trustee Goett made a motion to approve the minutes from March 26<sup>th</sup>, 2019. Trustee Harn seconded the motion which passed 4-0.

Comments from the Audience: There were no comments.

Old Business: There was no old business.

New Business: Caleb Liggin came forward to present the request of approval for use of Village Hall for American Red Cross Blood Drives. He stated that they work very closely with Peoria Heights graduating seniors and that they are requesting drives every other month. Trustee Diane Mariscal made a motion to approve the request. Trustee Goett seconded the motion. Trustee Reichert inquired about the times which would be Friday afternoons. Chief Sutton explained that the Police Department will make sure to lock up. The motion approved 4-0. Trustee Diane Mariscal made a motion to approve a stop sign fundraiser for the Peoria Heights Fire Department. Trustee Harn seconded the motion. Trustee Reichert stated that they are requesting to have the drive May 18<sup>th</sup>. The motion passed 4-0.

Trustee Goett made a motion and Trustee Reichert seconded to approve a special use permit for Alwan Enterprises, LLC. Attorney Mark Walton explained that the recently adopted solar energy ordinance requires any ground mounted solar system to be allowed only by special use. They also need a site plan approval in order to get a building permit. The Findings of Fact sheet was referenced in the packet and shows a unanimous vote from the Zoning Board of Appeals. Attorney Walton suggested that the board require maintained fencing as condition of the approval. The motion passed 4-0 for the special use permit. Trustee Goett made a motion and Trustee Diane Mariscal seconded the site plan approval for Alwan Enterprises, LLC which approved 4-0.

Trustee Goett made a motion and Trustee Reichert seconded the motion to approve the site plan approval for PH Samuel, LLC. Attorney Walton explained that a special use approval is NOT required as listed on the agenda, so this item will not be voted on. This will allow them to apply for a building permit. Attorney Walton explained that 3 options were presented. Katie Kim explained that parking would not be restricted for diagonal parking which would provide 11 spots. Parallel parking would allow for 4 spaces. Trustee Harn pointed out that we need to have a plan as a village and that the village engineer needs to draw up plans for Samuel as the village board agreed two years ago that they would pay to redo Samuel. He

explained that there are drainage issues to be addressed first. Attorney Walton explained that the ZBA recommended approval of two different options, and that they already granted the variance to lessen parking requirements. Trustee Harn made a motion to approve the site plan subject to the engineer approving a drainage plan and stated that he will not vote on a parking option. He stated that he is not ready to vote on this yet and simply wants to vote on the building itself. Trustee Harn also added condition of approval of either option at developer's choice subject to village engineer of a drainage plan and subject to location and parking. Trustee Harn made a motion to approve the amendment and Trustee Goett seconded the amendment to the amendment. Alicia Herman explained that they need to further study the makeup of the roadway before they can reconfigure what the developer has requested. She stated that an angled parking configuration would be the most ideal and that they will work with the village board. Katie Kim pointed out that she very much wants to work mutually with the board and get started as soon as possible. The motion passed 4-0 on the amendment only. Trustee Goett made a motion and Trustee Harn seconded the motion for site plan approval for Option 1 and Option 2. The motion passed 4-0.

Trustee Goett made a motion and Trustee Harn seconded the request for approval of a BDD expenditure in the amount of \$60,235.49 in conjunction with 2019 sealcoating program. Kevin Shields explained that the BDD is for blighted areas to help improve the aesthetics of the corridor. He complimented the village board on the projects they have allowed the BDD to complete, including the beautification program grant. He stated there were some concerns in relation to setting precedents and that they would like it to not turn into an operating fund. He explained that the vote was tabled because the members wanted more time to consider this request. He would like to see upgrades rather than band aids. He also reminded that they are an advisory committee and that the village board can move forward if they wish. Stephanie Turner explained that we are approaching the deadline rapidly and that we do need to decide and move forward shortly. She also explained that the work can not be complete without the help from the BDD. Administrator Sutton explained the importance of the project and that it cannot be delayed. Alicia pointed out that the sooner the project goes out to bid, the better price that will be quoted, even by two weeks. Kevin reminded everyone that the opinions matter on the BDD and that he would like to see this tabled for two weeks while the BDD advisory committee thinks on this. Administrator Sutton would like to see a special meeting scheduled with the BDD advisory committee and bring this back to the 16<sup>th</sup> agenda. Mayor Phelan added that he agrees its not good practice to use BDD funds for these types of projects, but he pointed out that it's a critical project. Trustee Goett made a motion and Trustee Harn seconded to move to the April 16<sup>th</sup> Board of Trustees agenda.

Trustee Harn made a motion and Trustee Goett seconded the request for approval to go out to bid for BDD drainage project north of D's Autobody. Kevin stated that the BDD advisory committee were all in favor of the project. It was explained that once bids are received, it will go back to the BDD advisory committee for vote. The motion passed 4-0.

Administrator Sutton explained that Chuck's passed his quarterly review and that it will be voted on at the April 16<sup>th</sup> agenda.

Trustee Goett made a motion to approve the payment of bills. Trustee Harn seconded the motion which passed 4-0.

The meeting was adjourned at 7:04pm with a motion by Trustee Goett and a second by Trustee Harn. The motion was passed 4-0.

---

Michael E Phelan, Mayor  
Clerk

---

Sarah Witbracht, Deputy Village