

\Village of Peoria Heights
Board of Trustees Meeting
July 16, 2019

The meeting was called to order at 6:00 p.m.

Everyone stood for a moment of silence and the Pledge to the Flag.

Upon calling roll, the following Trustees were present: Diane Mariscal, Elizabeth Khazzam, Jeffrey Goett, Brandon Wisenburg, and Sarah DeVore. Trustee Sherryl Carter was absent. Others present included Mayor Michael Phelan, Administrator and Chief of Police Dustin Sutton, Clerk Stephanie Turner, and Village Counsel Attorney Mark Walton.

Trustee Goett made a motion to approve the minutes from the Board of Trustees Meeting held on June 18, 2019. The motion was seconded by Trustee DeVore. The motion to approve the minutes passed 5-0.

Clerk Turner read an announcement that there would be a public meeting on August 6, 2019 at 5:00 pm to discuss the proposed amendment to TIF No. 2. The meeting will be for the purpose of advising residents, property owners, and taxing bodies of the possible amendment and to answer questions regarding such.

Mayor Phelan thanked Richwoods Township for sponsoring the most recent Movie Under the Stars. He praised the event as being both free to the public and family friendly. Additionally, Mayor Phelan announced that Governor JB Pritzker had announced roughly \$68 million in IDOT funds to rework Galena Road to add turn lanes and make the road safer. Mayor Phelan expressed his gratitude to Senator David Koehler and Representative Jehan Jordan-Booth for their work with the Village on securing funding for the project and shared that he had extended an invitation to Governor Pritzker to visit Peoria Heights in the future.

Mayor Phelan opened the meeting to public comment.

Mr. Barry Roulette, of 3823 N. Monroe Avenue, approached the Board of Trustees to comment on the site plan on War Memorial Drive approved the previous evening at the Zoning Board of Appeals meeting. Mr. Roulette expressed concern over occupancy, traffic flow, and the speed with which the project was moved through the approval process. He requested the site plan be tabled until the necessary ordinance to restrict traffic, as approved by the ZBA, was prepared so the site plan could be reviewed. He continued on to ask that changes be made in the future as the site plan for the project was not available prior to the meeting.

Mr. Mike Russel, of 1209 E. Euclid Avenue, approached the Board to comment on the proposed parking ban on Euclid Avenue. Mr. Russel stated the parking ban would primarily affect his family who had lived in that area for many years. As the family has grown, they acquired more cars and had few options for parking. He requested the Board of Trustees consider making the block one way to reduce traffic concerns.

Trustee Carter entered the meeting at 6:08 pm.

Mr. Russel explained that his son was in a wheelchair and received transportation from CityLink buses so he disagreed that there was not sufficient room for traffic with cars parking along both sides. He requested the Board of Trustees defer the matter pending more discussion.

Ms. Jeanette Gruber, who lives and operates a business at 3814 N. Monroe Avenue, expressed concern regarding the density of the War Memorial Drive development. Ms. Gruber stated that the site development had been improved, but she still had concerns about green space and traffic. She noted that Mr. Dan Callahan, who is out of town, asked her to express his support in favor of green space. She emphasized that the site plan had improved from its first presentation though it still had more room to improve.

Mr. John Stout, of 5022 N. Montclair Avenue, approached the Board representing himself and neighbors at 5011, 5022, and 5025 N. Montclair Avenue. Mr. Stout stated that all were worried about speeding on Montclair. Mr. Stout explained there are small children in the area, and he expressed appreciation for the police officers who have worked with him on traffic control in the area. Mayor Phelan and Chief Sutton encouraged Mr. Stout and residents to approach them with such concerns immediately rather than waiting for a meeting. Chief Sutton acknowledged Montclair Avenue was heavily traveled as a through street between Junction City in Peoria and Peoria Heights. He stated the police patrol the area regularly and arranged to meet with Mr. Stout after the meeting to discuss traffic enforcement.

Ms. Gruber approached the Board again to add to her previous comments. She stated she thought it was very important that traffic only turned left onto Monroe out of the War Memorial development and requested that the site plan be paired with a traffic ordinance.

Hearing no further comments from the audience, Mayor Phelan requested committee reports from the trustees.

Trustee Carter noted the Village was preparing to start sealcoating on Prospect Road the following Tuesday and encouraged those who were able to do so to detour around the roadwork.

Trustee Mariscal explained that the Superintendent of Streets, Mr. Michael Casey, had spoken to a company about alternatives to repairing the road sign in Tower Park. She invited Mr. Casey forward to explain his findings to the Board of Trustees. Mr. Casey stated that both the cost to repair and the cost to replace the sign would be several thousand dollars. Trustee Mariscal questioned if a quote for a digital sign option had been obtained. Mr. Casey stated that it had not, and Chief Sutton explained to the Board of Trustees the topic was already scheduled for further discussion at the Administrative Departmental meeting on August 6, 2019.

Trustee Khazzam emphasized the Village's excitement to be receiving over \$68 million in road improvements along Galena Road. She explained the Village would be working with its consultants at Houseal Lavigne Associates to develop plans for the area. Trustee Khazzam noted that Galena Road is the Village's only contact with the Illinois River, and it is an excellent opportunity to draw tourism into the Village.

Trustee Goett requested the Board of Trustees carefully review the email sent by Chief Sutton regarding the building permit fees. Trustee Goett commended staff's work on researching the fee structures of surrounding communities fee and providing an equitable method of comparison for the Board's review.

Chief Sutton noted there were several options included in the email. The topic is scheduled for discussion by the Board of Trustees at the Administrative Departmental meeting on August 6, 2019.

Trustee Wisenburg had nothing to report for the Fire Department.

Trustee DeVore stated there will be a Neighborhood Watch meeting on July 29, 2019 at 6:30 pm. Trustee DeVore stated that the Village had advertised its testing date which is on September 7, 2019. The testing is a required testing which the Police Department uses to update its recruitment list.

Mayor Phelan requested the Board of Trustees present any old business that was to be considered by the Board.

Trustee DeVore made a motion to approve Ordinance 2019-1596: an Ordinance Restricting Parking on that Portion of Euclid Avenue Between Kingman Avenue to Park Place in the Village of Peoria Heights, and Trustee Goett seconded the motion. Trustee DeVore noted the Board of Trustees had talked about the ordinance and spoken to residents of the areas. She stated today was the first time someone had come forward in opposition to the parking ban and that the issue was a matter of public safety. Trustee Mariscal said there was a similar situation on Glen Elm Drive caused by the narrowness of the road. She continued to say the Village would need to ban parking on several streets to be fair. Trustee Wisenburg stated Euclid Avenue wasn't dissimilar to other streets in Peoria Heights. Trustee Wisenburg expressed concern over burdening residents in the area because the homes weren't designed for families with multiple cars. He advocated a partial ban on one side of the street. Chief Sutton stated the main difference between Euclid Avenue and other streets was the curve which increases the likelihood of a collision. He also agreed with Trustee Mariscal that future development planned in the area would increase traffic. Chief Sutton expressed concern about the safety of cars navigating the curve. Trustee Khazzam stated she felt the Board of Trustees needed to talk about the ordinance further but expressed concern about vehicles being parked in the street for long periods of time. Mayor Phelan noted that neighbors who might not want to publicly speak had brought the matter to the Village's attention. Trustee Khazzam agreed that those people needed to be acknowledged as well. Trustee Goett stated he made deliveries, as a part of his job, and agreed with Chief Sutton that the curve made the road a traffic concern. Trustee Wisenburg made a motion to send Ordinance 2019-1596 back to Departmental for more discussion. Trustee Mariscal seconded the motion. Trustee Mariscal stated she'd like to review banning parking on one side of the street and invited neighbors in the area to come speak to the Board of Trustees. The motion to send Ordinance 2019-1596 back to Departmental for discussion passed 6-0.

Hearing no further old business to come before the Board of Trustees, Mayor Phelan moved on to new business.

Trustee Carter made a motion to approve the drainage lining project located by D's Autobody to be completed by JC Dillion in the amount of \$71,142. Trustee Goett seconded the motion. Trustee Carter stated the Village had previously received two bids for the project which were both above the engineer's estimate. Chief Sutton reminded the Board of Trustees the project had previously come before the Board but been rejected as the bids were too high. Ms. Jessica Smith, of the Village's engineering firm, Hermann and Associates, stated the current bids came in lower because the material types for the project were expanded which allowed a company who had not previously bid to quote the project. The Board of Trustee voted to approve the draining lining project 6-0.

Trustee Carter made a motion to reject the bid submitted June 27 for pavement marking on Prospect Road by Roadsafe in the amount of \$67,972. Trustee Khazzam seconded the motion. Trustee Carter stated that the sole pavement marking company in the area had greatly increased the costs of the project over the course of bidding the project. The engineers recommended rejecting the bid. The motion to reject the bid passed 6-0.

Trustee Carter made a motion to approve the quote from AC Pavement Striping for pavement marking on Prospect Road in the amount of \$24,190. Trustee Goett seconded the motion. Trustee Carter explained after receiving such a high bid in June Hermann and Associates had reached out to companies based in Chicago and were recommending AC Pavement Striping as they had quoted the lowest cost for the project. The motion to approve pavement marking by AC Pavement Striping passed 6-0.

Trustee Carter made a motion to approve Phase No. 5 of Well No. 11 Rehab to be completed by Cahoy Pump Service in an amount not to exceed \$44,898. Trustee Carter explained the Village needed to repair Well No. 11 and invited Superintendent of Water, Mr. David Marfell, forward to provide more details. Mr. Marfell stated that, after completing cleaning and repairing of the column shafts during Phase No. 3 and Phase No. 4, Cahoy found that the shafts of the well had holes and cracks which render it useless. The options available are to abandon the well or reline the shaft of the well to continue its use. Mr. Marfell stated that repairing the well would be less expensive than to build a new well which would cost hundreds of thousands of dollars. Mr. Marfell explained there were Infrastructure Maintenance Funds available to fund the cost of Phase No. 5 of the rehab. Trustee Mariscal asked about the impact of moving from five operational wells to four wells. Mr. Marfell noted that at present three wells were down because so few repairs had been completed in the past. The life of a water well is approximately forty years, and Mr. Marfell stated that certain wells of ours had not been engineered correctly. Mr. Marfell stated eliminating Well No. 11 would be a huge problem as Well No. 12 was down due to engineering concerns, and Well No. 7 is not in use due to failing its EPA required testing for the last two months. Trustee Wisenburg asked how many wells are required to maintain service. Mr. Marfell stated it varied by demand, but during the summer, when the Village pumps more than a million gallons of water a day, two wells were necessary. Trustee DeVore asked about the budget for the repairs. Clerk Turner referred the Board of Trustees to the finance reports for the INF Fund and stated there were funds in reserves to cover the expense. Otherwise, the money could be taken from the Waterworks budget. The motion to approve Phase No. 5 of the repairs to Well No. 11 were approved by the Board of Trustees 6-0.

Trustee Khazzam made a motion to approve the site plan application by Mr. Gary L. Kempf, as Trustee for GLK Land Trust, for construction of a proposed commercial building located at 1001 E. War Memorial Drive. Trustee DeVore seconded the motion. Trustee Khazzam stated she had attended the ZBA meeting regarding the project the previous evening. The project is to create a suitable location to allow Subway to move from Prospect Road to War Memorial Drive. Trustee Khazzam stated that residents are concerned about safety, traffic, and waste disposal removal. Attorney Walton stated the overall vote was 6-3 so, while there were stipulations, the ZBA approved the site plan. Attorney Walton noted the site plan had been passed with stipulations restricting trucks in the alley, no right turns from the parking lot north onto Monroe Avenue, and restrictions on deliveries. Mayor Phelan asked Attorney Walton to explain the objection process, and Attorney Walton said that the public had ten days to file an objection to the site plan which would trigger a review by the Board of Trustees. Trustee Khazzam stated that safety is paramount to the Village, and that Mr. Kempf was very accommodating of suggestions regarding deliveries. Trustee Khazzam also noted that the building was oriented facing War Memorial Drive with no parking in the front which was a style the ZBA is trying to encourage. Trustee Carter

questioned the traffic flow of the site plan. Trustee DeVore stated the ZBA had stipulated that all traffic must turn left onto Monroe Avenue. Trustee Khazzam replied that would be difficult to enforce. Trustee Goett questioned methods for enforcement. Trustee Khazzam noted that it was a recommendation from the ZBA, and Trustee DeVore stated that stipulation from the ZBA could be rejected by the Board of Trustees. Trustee Wisenburg questioned the estimated increase in traffic. Mr. Dave Hanna, owner of Subway, approached the Board of Trustees to say that the business did an average of 140-180 transactions a day although only an estimated 40% of the clientele was drive through traffic. Mr. Hanna stated that the delivery trucks were once a week in the mornings and didn't want to be in the residential area either. Trustee Khazzam asked about the busy times for the business. Mr. Hanna stated there would be more traffic in the area, but when the school across the street dismissed was the business's quiet time. Mr. Hanna said that his business was neighborhood friendly. Trustee Wisenburg asked about increase in traffic projections. Mr. Hanna speculated a 10% increase in business, which he hopes is conservative, but was unable to be certain with the many variables involved in the move. Chief Sutton stated stipulating no right turns from the parking lot wasn't enforceable at the current time, and it would be difficult to enforce if an ordinance were written to allow it to be enforced. Trustee Carter suggested passing the site plan without the turn restrictions. Trustee Wisenburg questioned if the ZBA would have approved the site plan without the turn restriction. Trustee Khazzam reminded the Board that the ZBA was a recommending body. Mr. Roulette noted from the audience that the ZBA vote failed finding No. 5 without the right hand turn restriction. Trustee Khazzam stated the neighborhood was concerned about safety but that concern could be addressed in other manners. Chief Sutton stated there were multiple areas of cut through traffic in the Village which the police department had addressed. Trustee Khazzam made a motion to amend the site plan to stipulate that delivery trucks are required to turn left onto Monroe Avenue toward War Memorial Drive. Trustee DeVore seconded the motion. Trustee Wisenburg asked about enforcement. Trustee Khazzam stated Mr. Hanna would enforce it, and Chief Sutton noted that with only one delivery a week it would be more reasonable for the business to enforce the stipulation. Mr. Hanna agreed. The amendment to restricting turns by delivery trucks was passed 6-0. The Board of Trustees voted to approve the site plan submitted by Mr. Gary Kempf, as Trustee for GLK Land Trust, with the amendment that delivery trucks must turn left out of the parking lot. The site plan passed 6-0.

Trustee Khazzam made a motion to approve Ordinance 2019-1597: an Ordinance to Propose the Approval of an Amendment to the Business Development District Redevelopment Plan and Establish a Date for a Public Hearing for the First Amendment to the Peoria Heights Business Development District No. 1. Trustee Goett seconded the motion. Attorney Walton explained the ordinance would approve the date for the required public hearing to amend BDD No 1 but did not approve the changes to the BDD. The public hearing will be held on August 20, 2019 at 5:00 pm. The motion to approve Ordinance 2019-1597 which set the public hearing date to amend BDD No 1 passed 6-0.

Trustee Khazzam motioned to approve Ordinance 2019-1598: an Ordinance to Propose the Approval of a Business Development District Redevelopment Plan and Establish a Date for a Public Hearing for the Peoria Heights Business Development District No. 2. Trustee DeVore seconded the motion. Trustee Khazzam invited Attorney Walton to speak, and Attorney Walton stated the ordinance was similar to the previous ordinance, and it set the required public hearing to create BDD No 2. The public hearing will be held on August 20, 2019 at 5:30 pm. The motion to approve Ordinance 2019-1598 setting a public hearing date for BDD No 2 passed 6-0.

Having no other new business to discuss, Mayor Phelan moved on to the finance reports.

Trustee Goett made a motion to approve the bills, and Trustee Wisenburg seconded the motion. Trustee Mariscal stated she had questions about the bills. Trustee Mariscal asked for details of the employer portion of health insurance benefits. Clerk Turner directed Trustee Mariscal to the portions of the report detailing the employer portion of health insurance. Trustee Mariscal inquired as to the employees' portion of health insurance, and Clerk Turner sought Attorney Walton's legal opinion regarding confidential information. Attorney Walton stated that benefit elections were confidential and should not be disclosed. Trustee Mariscal expressed a desire to discuss options for health insurance benefits for the employees as she stressed concerns over the costs to the Village. Mayor Phelan noted the health insurance conversation should be part of the discussion regarding budget. Trustee Mariscal continued with a question regarding media consultant services paid to Mr. Mike Bailey. Clerk Turner stated that the work was for the Village's newsletter and coordinating meetings with the Illinois State Treasurer's office. Mayor Phelan said that Mr. Bailey had also worked on the capital improvement project on Galena Road. Trustee Mariscal questioned the details of the payments made to Kone Elevator. Clerk Turner stated that both of the bills in question had been before the Board for approval prior to payment and were for repairs to the elevator in the Observation Tower. Trustee Mariscal asked about office supply payments made to Morton Community Bank, and Clerk Turner replied that the Village had a credit card with the bank and certain supply companies required payment by credit card. Trustee Mariscal's last question was regarding payment to Deputy Chief Ahart for recordings of public meetings. Chief Sutton explained that the normal videographer was out of town so Deputy Chief had filled in. Hearing no other questions, the Board of Trustees voted 6-0 to approve the bills.

Clerk Turner read the Treasurer's report. As of the end of June, there was \$2,297,336.97 in Village controlled accounts, and there was \$860,319.55 in Water controlled accounts. Trustee Khazzam made a motion to accept the Treasurer's Report, and Trustee Wisenburg seconded. Motion passed 6-0.

Trustee Goett made a motion to adjourn. Trustee Wisenburg seconded the motion. Motion passed 6-0. The meeting was adjourned at 7:23 p.m.

Michael Phelan, Mayor

Stephanie Turner, Village Clerk