

Village of Peoria Heights
Board of Trustees
September 6, 2022

The meeting was called to order at 5:30p.m.

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

Upon calling roll, the following Trustees were present: Sarah DeVore, Jeff Goett, Elizabeth Khazzam, Mark Gauf, and Matthew Wigginton. Trustee Khazzam was present by telephone. The Mayor has previously found that it is not prudent to require in person attendance given the ongoing spread of the COVID virus, and his determination remains in effect due to the ongoing disaster proclamation by the Governor. Trustee Brandon Wisenburg was absent. Others present included Mayor Michael Phelan, Village Administrator and Chief of Police Dustin Sutton, Village Clerk Stephanie Turner, and Village Counsel Kate Carter.

Clerk Turner read correspondence from Mr. Mitchell P. Hedrick praising the comportment of the Peoria Heights Police Department officers. He shared details of his interaction with officers at an outdoor concert in Heritage Square and their kindness to his family especially his young children. Clerk Turner also read a letter from the Greater Peoria Economic Development Council thanking the Village for its support and partnership.

Trustee Goett made a motion to approve the minutes from the Board of Trustees meeting on August 16, 2022. Trustee DeVore seconded the motion. The Board approved the minutes 5-0.

Mayor Phelan opened the meeting to public comment. Hearing no public comment, Mayor Phelan closed the meeting to public comments.

Mayor Phelan called for Chief Sutton to provide an update on old business. Chief Sutton explained he had looked into the complaints regarding Central Illinois Transport. He spoke to the managers, and the property has had no construction on third shift. The property is being improved to reduce drainage to Route 29, and the construction is complete. The company invited the Village to contact it at any time if there were concerns. Chief Sutton also provided an update on the Fire Department job position. Chief Sutton introduced Mr. Matt Schadt who is the top candidate after multiple rounds of interviews. Mr. Schadt explained he had been volunteering for five years in Peoria Heights, was a fourth generation firefighter, and had been in the field for fifteen years. Chief Sutton thanked Superintendent of Public Works, Mr. Chris Chandler, for his work securing the improvements the Board had approved at the last meeting. Chief Sutton thanked Mr. Wayne Baum who volunteered his company to come out and clean the stains in the Tower Park fountain for the Village.

Trustee DeVore made a motion to approve the Assistant Fire Chief job position salary and benefits. Trustee Goett seconded the motion. Trustee DeVore thanked Chief Sutton for his hard work on researching benefits and negotiating salary. Trustee Wigginton applauded Chief Sutton for making the position work. He also thanked Fire Chief Thompson for his part in the cost savings to the Village. Fire Chief Thompson thanked Chief Sutton. The salary and benefits for the position were approved 5-0.

Trustee DeVore made a motion to approve Ordinance 2022-1684: an Ordinance Amending Title 10, Chapter 13, Section 5 of the Village Code of the Village of Peoria Heights Regarding Hours of Operation

of Adult-Use Cannabis Dispensing Organizations. Trustee Goett seconded the motion. Trustee DeVore explained the Board had previously passed an ordinance regarding regulations. A developer during their Zoning hearing requested the closing time be moved to 9:00 pm from 7:00 pm as was the current ordinance. The ZBA agreed with the request, and it moved to the Board for action. The Board voted 5-0 to approve Ordinance 2022-1684.

Trustee DeVore made a motion to approve Resolution 2022-04: a Resolution Approving Funding and IDOT Agreement to Modernize the Traffic Signal at War Memorial Drive and Monroe Avenue. Trustee Gauf seconded the motion. Trustee DeVore explained the traffic light needs to be updated, and the agreement with IDOT splits the cost with IDOT paying 90%. The Board would be approving a 10% cost share. Director of Community Development, Mr. Wayne Aldrich, explained the resolution isn't related to economic development in the area, but is a separate improvement requested by IDOT. The Board approved Resolution 2022-04 by 5-0.

Trustee DeVore made a motion to approve the request to use Tower Park on Thursdays in September 2022 for Peoria Heights Farmer's Market. Trustee Goett seconded the motion. Trustee DeVore explained the Farmers' Market had been very successful but was struggling with visibility and parking. Trustee DeVore noted she thought it was a good benefit for the Village and would increase traffic to the Village. Ms. Julie Bielfieldt, organizer of the event, spoke about the success of the event so far. She noted if the event continued to be successful then she'd like the Board to consider approving the event in Tower Park for 2023 as well. The Board voted 5-0 to approve the use of Tower Par in 2022.

Trustee Khazzam made a motion to approve Ordinance 2022-1685: an Ordinance Approving and Authorizing the Execution of a First Amendment to the TIF Redevelopment Agreement By and Between the Village of Peoria Heights and MK Enterprises I, LLC. Trustee Gauf seconded the motion. Trustee Khazzam noted it was an amendment to the agreement for the 4500 building on Prospect. Mr. Aldrich noted that Ms. Hubble, the owner of the project, was unable to attend. He explained the developer had contacted the Village because the rate of return wasn't as anticipated. He stated it was a big and important development for the Village, and the project had a strong occupancy rate and was showing promise. Mr. Aldrich noted the total reimbursement didn't change, but, to recover funds more quickly, the BDD and municipal sales tax reimbursements would extend past the original deadline in the agreement. The developer would receive total reimbursement approximately two years earlier. Mr. Aldrich noted there were also changes to the agreement regarding maintenance of the public parking spots required by the original agreement. Trustee Wigginton asked for clarification of the extension of BDD and sales tax reimbursements. Mr. Aldrich explained the original agreement ended reimbursements of sales taxes while TIF reimbursements continue. Trustee Wigginton asked if the Village's only benefit was to not plow the parking lot. Mayor Phelan stated the agreement was business friendly. Trustee DeVore asked about liability for plowing, and Attorney Carter noted it would be beneficial for the Village to not plow the lot. Trustee Wigginton noted he had concerns the agreement had already been negotiated to be beneficial for both parties. Trustee Gauf asked if the agreement obligated the Village to make amendments if asked by another party. Chief Sutton stated it didn't. Trustee Wigginton noted the Village and Administration had gone to extra lengths to make sure that business and properties were protected during the height of the pandemic. Trustee Khazzam asked about the downside of the redevelopment agreement. Mr. Aldrich noted he believed it was fair, and there might be some funds that the Village wouldn't recover because of the timing, but he thought there were benefits to both sides. Trustee Khazzam noted she didn't believe there was much downside to the Village. Trustee DeVore stated she would be abstaining due to owning two businesses in the building. The Board voted 4-0 to approve Ordinance 2022-1685 with Trustee DeVore abstaining.

Trustee Khazzam made a motion to approve the site plan application filed by Mr. Bart Cumming seeking approval of a site plan for development of a cigar lounge on the property located at 3901 N. Prospect Road. Trustee DeVore seconded the motion. Trustee Khazaam noted it was a change of business, and Mr. Cumming isn't seeking a liquor license. Attorney Carter explained the site plan had been reviewed by the ZBA and was awaiting Board approval. Mr. Cumming stated he was excited about the new business. The Board voted 5-0 to approve the site plan application.

The Board moved on to miscellaneous business.

Fire Chief Thompson stated the PHFD would have the ladder truck at the intersection of Prospect Road and Seiberling Avenue with the flag on September 10.

Trustee Wigginton stated he had been approached by area families with materials from previous celebrations of the Village. He shared the materials he had gathered which includes a variety of interesting facts about the history of the Village. He thought it would contain some ideas for the pending celebration. Trustee DeVore suggested the Village consider a time capsule. Mayor Phelan noted he was still seeking a chairman for a committee. Trustee Wigginton asked the Village consider placing something on the website. Trustee Gauf noted that the Village had buried a time capsule at the 75th celebration which was dug up at the 100th celebration.

Mr. Chandler shared the Village would be doing seal-coating in the area north of War Memorial Drive. The work should be complete in one day.

Hearing no additional miscellaneous business, Trustee Goett made a motion to adjourn, and Trustee DeVore seconded the motion. The Board of Trustees voted 5-0 to adjourn at 6:12 pm.

Michael Phelan, Mayor

Stephanie Turner, Village Clerk