

Village of Peoria Heights
Board of Trustees
February 6, 2024

The meeting was called to order at 5:30 p.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, Jennifer Reichert, Matthew Wigginton, and Brandon Wisenburg. Others present included Mayor Michael Phelan, Village Administrator and Chief of Police Dustin Sutton, Village Clerk Stephanie Turner, and Village Counsel Attorney Mark Walton.

Trustee Goett made a motion to approve the minutes from the January 16, 2024 meeting. Trustee DeVore seconded the motion. The minutes were approved 6-0.

Mayor Phelan opened the meeting to public comment on agenda items. Hearing no public comment, the Board moved on to old business.

Director of Community Development, Mr. Wayne Aldrich, explained the Village had received three proposals for use of the pumphouse from known entities. One would be for a shared kitchen, another an office, and the last for a small café. Director Aldrich suggested Mayor Phelan appoint a committee to review the proposals. Mayor Phelan agreed suggesting each proposal could come to a future meeting to provide a short presentation. Mayor Phelan discussed the process with Attorney Walton before requesting volunteers for the selection committee. Having received enthusiastic responses, Mayor Phelan suggested the whole Board could attend. Mr. Robbie Mathesin, one of the respondents, came forward to speak about the importance of finding the correct partner who would respect the neighborhood. He spoke about his café idea coordinating with Tower Park events. Mr. Jim Foley, another respondent, came forward to speak about working with start up businesses noting many have a need for a shared community kitchen. He spoke about how a commercial kitchen allows business owners to experiment with scale. Trustee DeVore noted she'd love to see statistics for other shared kitchens to see how they work. Trustee Wigginton encouraged the applicants to consider the building's location in a residential neighborhood.

Trustee DeVore reminded the residents that the Village's notification system is up and running. Residents can sign up at the Village's website. She cautioned residents need to include their address when signing up in order to receive location specific notifications like boil orders. Superintendent of Public Works, Mr. Chris Chandler, shared the Village has had approximately 200 residents signed up.

Hearing no old business, the Board moved on to new business.

Trustee DeVore made a motion to approve the use of Tower Park for Second Friday Festivals from April through October 2024. Trustee Khazzam seconded. Trustee DeVore shared the event was put on by Ms. Natasha Green for the Drum Circle. The event had been held for several years and was very successful. The Board voted to approve the event 6-0.

Trustee DeVore made a motion to approve Ordinance 2024-1723: an Ordinance Amending Title 1, Chapter 6. Section 2 of the Village Code of the Village of Peoria Heights Regarding Agenda Matters.

Trustee Wisenburg seconded the motion. Trustee DeVore noted the change and previously been discussed and allows an item to be put on the agenda the request of two trustees. Trustee Goett expressed he considered it unnecessary. Trustee Wisenburg noted he believed Mayor Phelan was fair and it was currently unnecessary, but the ordinance was a good precaution against future mayors who may not be as fair. Mayor Phelan noted he would continue to operate as he has. The Board voted 5-1 to approve the ordinance. Trustee Goett voted nay.

Trustee Khazzam made a motion to approve Ordinance 2024-1724: an Ordinance Approving and Authorizing the Execution of a Business Development District No. 1 Redevelopment Agreement by and between the Village of Peoria Heights and CJH Parkplace LLC dba Fusion 45. Trustee Wisenburg seconded the motion. The Board discussed ownership of the business, and Ms. Michelle Hubble, owner, came forward to explain the LLC was the same as previously but it operated under a new name. She shared that business had declined after their chef had departed noting the business was being remade. Trustee Wisenburg asked if the previous business had been approved for BDD funds. Trustee DeVore shared that 12 Bar had requested funds, and been granted them, while Edge had requested funds and been denied. She noted it would be the second time the owners had received funds between the two businesses. The Board approved the ordinance 6-0.

Director Aldrich shared the selection committee for the work on Prospect Road had begun meeting to review proposals. They will be interviewing applicants. The Village is also currently working on selecting a consultant for its active transportation plan. The Village has received a commitment of funds from the Tri-County Regional Planning Commission. Director Aldrich noted Beck's construction has been making great progress due to the unseasonably warm weather. IDOT stated they'd allow an opening with some temporary signal improvements. The opening date is still pending because of weather. Trustee DeVore asked about the redevelopment agreement. Director Aldrich reported the redevelopment agreement is still being negotiated. Trustee DeVore questioned if the Village could expect this type of process in the future. Director Aldrich stated it was very unusual and not to expect this in the future.

Chief Sutton updated the Board that the next strategic planning session would be on Saturday, February 24, 2024 from 8:00 am – 11:00 am. The meeting will include the first presentation of the budget.

Trustee Khazzam noted the request for quotes for zoning services had been advertised. Director Aldrich agreed noting the request was in support of the Village's efforts to adopt form based code.

Trustee Wigginton asked if there was a timeline for the recommendation from the Prospect Road selection committee. Trustee Khazzam and Reichert noted the next meeting was February 23, 2024. Director Aldrich stated he expected the selection to be by the end of the month. He noted there would be two steps to approving the project.

Trustee Wisenburg asked if there was any update on the properties purchased by Mr. Dave Williams to build houses. Director Aldrich explained he had spoken to Mr. Williams, and he intends to build houses, but it would require a revised agreement. Trustee Wisenburg expressed confusion. Chief Sutton explained the agreement expired during COVID, which led to an extension, and Mr. Williams has been working on several properties in the Village. He noted Mr. Williams was doing a great job, and he stated he would speak to Mr. Williams though there were a variety of issues. Trustee Wisenburg noted he'd like to establish a timeline since housing was an important issue. Chief Sutton agreed with Trustee Wisenburg's concerns but noted in Mr. Williams's support other bids had been from neighbors who wanted to leave the lots empty.

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

Mayor Phelan asked for miscellaneous business.

Trustee Wigginton congratulated Public Works on all their hard work plowing and salting the streets during the recent storms. He appreciated the efforts. Trustee Wigginton asked Superintendent Chandler and Public Works to review infrastructure in addition to any outside consultants. Superintendent Chandler agreed while noting he had been involved in the process when Woodard and Curran conducted their initial review. Trustee DeVore asked about Trustee Wigginton's expectations, and Trustee Wigginton clarified he wants to hear from staff about the issue. Trustee DeVore understood noting she wants to make sure the issue continues to progress in a reasonable time frame. Trustee Khazzam asked Director Aldrich if he was working with Woodard and Curran about preparing an appraisal. Trustee Khazzam and Trustee DeVore clarified they want the information previously proposed by Woodard and Curran in addition to the appraisal. Trustee Wigginton agreed also noting it would cost more money, but the appraisal would be important to making future decisions. Mayor Phelan noted his confusion at the Board's position on the matter. He stated Administration was still waiting for a majority opinion from the Board. Trustee Wisenburg noted there's little point spending funds on an appraisal if the Board isn't going to sell. Trustee DeVore stated she wasn't in a position to make a decision without the information and public meetings. Director Aldrich noted the Board had received information about a capital improvement plan and the responsibility of improving the system, but the appraisal was secondary. Trustee Wisenburg requested the cost for the appraisal be presented separately from the other services. Trustee DeVore noted the importance of planning to pay for costs that are currently shouldered by Waterworks.

Trustee Goett announced the VFW was holding a benefit for Scott Shoop who was a Village employee for years. Mr. Shoop was diagnosed with leukemia. The benefit will be on Saturday, May 4, 2024 from 1:00 pm – 11:00 pm. Trustee Goett requested the Village make a donation of \$500. The Board was not able to vote on the matter, as it wasn't on the agenda, but the Board expressed support, and Administration will handle the expense.

Trustee Goett made a motion to adjourn, and Trustee DeVore seconded the motion. The Board of Trustees voted 6-0 to adjourn at 6:25 pm.

Michael Phelan, Mayor

Stephanie Turner, Village Clerk