CITY OF PEORIA, ILLINOIS

BOARD OF LOCAL IMPROVEMENTS

NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN THAT A SPECIAL MEETING OF THE BOARD OF LOCAL IMPROVEMENTS OF THE CITY OF PEORIA, ILLINOIS, WILL BE HELD ON TUESDAY, FEBRUARY 17, 2015, BEGINNING AT 11:00 A.M. IN CONFERENCE ROOM #113 AT THE LESTER D. BERGSTEN OPERATIONS & MAINTENANCE FACILITY, 3505 NORTH DRIES LANE, PEORIA, ILLINOIS, TO DISCUSS THE FOLLOWING:

ROLL CALL

MINUTES of a Special Meeting held October 2, 2013

NEW BUSINESS

ITEM NO. 1: CONSIDERATION of ACCEPTANCE of MAJORITY PETITIONS REQUESTING THE FOLLOWING IMPROVEMENTS:

A. East Side of Mt. Hawley Road (from E. High Point Road to N. Fox Point Drive) Sidewalk Improvement – 100% majority. [District 3]

ITEM NO. 2 OTHER ITEMS OF INTEREST TO THE BOARD.

CITIZENS’ OPPORTUNITY TO ADDRESS THE BOARD

ADJOURNMENT

Scott Reese, P.E., City Engineer
Deputy Director of Public Works Department
Board of Local Improvements

DATED: February 11, 2015
POST UNTIL: February 18, 2015

3505 N. Dries Lane
Peoria, IL 61604-1210
Ph: (309) 494-8800
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MINUTES OF A SPECIAL MEETING
OF THE BOARD OF LOCAL IMPROVEMENTS

OCTOBER 2, 2013

A Special Meeting of the Board of Local Improvements convened at 1:09 p.m. on Wednesday, October 2, 2013 at 3505 N. Dries Lane, Public Works Operations Facility, Peoria, Illinois and was called to order by President Gene Hewitt.

ROLL CALL

Roll call showed the following Board of Local Improvements Members in attendance: President Gene Hewitt, Board Member Erle Currie and Board Member Scott Reese – 3; Absent: Board Member Amy Benecke McLaren and Interim Secretary Sonni Williams - 2.

Others in attendance included Public Works Administrative Services Manager Vikki Hibberd, Attorney Michael Roush, and Administrative Specialist Ruth Blancaflor.

MINUTES

Board Member Currie moved to approve the Minutes of the Special Meeting of April 18, 2013, as printed; seconded by Board Member Reese.

Approved by viva voce vote.

ITEM NO. 1  APPROVAL of PETITIONS FOR SUBDIVISION APPORTIONMENT of SPECIAL ASSESSMENT FOR GROWTH CELL 1A ROADWAY IMPROVEMENTS, IN RE: 06-TX-220 and 06-TX-221, as follows:

A.  COPPER CREEK SECTION FOUR SUBDIVISION, Assessments A and B [District 5]

Attorney Michael Roush, attorneys for the subdivision's developer group, distributed revised copies of the Petitions for Assessment A and B to all members of the Board present. He explained that the Plat for the subdivision was filed earlier this year and that the restrictions went into effect today. He further explained that the developer group was preparing to sell some lots to different developers, so they wanted to get this apportionment filed first.

In discussion with President Hewitt, Mr. Roush advised about 31 acres remained to be developed through this process to apportion a little over $56,000 through Assessment B.

Mr. Roush stated that, currently, everything in Copper Creek Section Four was owned in half shares each by Armstrong Builders and Copper Creek Holdings, LLC. He said they were planning to divide and sell to others builders quickly, so the owners were originally listed as what was anticipated. It was thought they would close in September, but that didn’t happen, so he said the documents were revised back to show ownership as it is right now.

In discussion with Board Member Reese, Mr. Roush explained that the Assessment Rolls would not have to be amended but that, when at the closings the developers would pay Assessment B and the title companies would insure over Assessment A. At the closing, he said the Developers would pay the $200 “impact fee” per lot, in addition to Assessment B. He said collection and payment on Assessment A didn’t hold up the actual sales of the lots.
MINUTES OF A SPECIAL MEETING OF THE BOARD OF LOCAL IMPROVEMENTS
October 2, 2013

Board Member Currie moved to approve the Petitions for Subdivision Apportionment of Special Assessment for Growth Cell 1A Roadway Improvements regarding 06-TX-220 and 06-TX-221 for the Copper Creek Section Four Subdivision Assessments A and B; seconded by Board Member Reeise.

Approved by viva voce vote.

Attorney Roush left the meeting at 1:15 p.m.

ITEM NO. 2 OTHER ITEMS OF INTEREST TO THE BOARD.

Board Member Reeise gave the following projects update to the Board Members:

- Regarding the city’s Northmoor Road improvement project (between Sheridan and University), he said the project was moving slowly, due to the selected materials supplier for the retaining wall not being able to provide the specified thickness. However, he said the south side of the roadway should reopen by December 1st.
- University (US 150 to Marlene Ave) is completed except for pavement striping, he said, but the contractor is keeping it closed through the end of this week in order to keep the sod watered.
- Regarding Orange Prairie Road’s extension, he said its construction was proceeding well, due to having no obstacles in its way. This phase, he said, was going through fields just north of where the Pioneer Parkway extension would tie in. He said paving would begin in the near future on this section, and he said the biggest push would be to get to Wood Sage.
- Regarding Adams and Jefferson, he said they would consist of two 11’ lanes plus a 5’ bike lane at both sides of the street, or a 27’ total.
- Regarding Washington Street, he said the lanes are 11 feet in width with a total of 33 feet. He said the sidewalks just constructed were very wide and, considering what used to be there, looked very different indeed.
- About October 14th, he said Adams Street, between Walnut and Persimmon, would change to two-way traffic for construction. He said they hoped to focus more on Jefferson’s construction next year.
- Regarding the Main Street and University Street intersection reconstruction after the water main break, he said it had been decided that a roundabout would not be constructed there. He said other options were still being discussed.

CITIZENS’ OPPORTUNITY TO ADDRESS THE BOARD

After three calls, President Hewitt determined there were no citizens present who wished to address the Board.

ADJOURNMENT

There being no further discussion, Board Member Currie moved to adjourn the meeting; seconded by Board Member Reeise.

Approved by viva voce vote.
The Special Meeting of the Board of Local Improvements adjourned at 1:48 p.m.

Gene Hewitt, President
Board of Local Improvements

/mmb
TO THE BOARD OF LOCAL IMPROVEMENTS
OF THE CITY OF PEORIA, ILLINOIS:

GENTLEMEN:

WE, the undersigned property owners, Hereby Petition your Honorable Body to take the necessary steps to improve the east side of N. Mount Hawley Road, from E. High Point Road to N. Fox Point Drive:

The improvements shall be for new combination curb-sidewalk along the east side of the street, along with all necessary adjustments and appurtenances thereto. The cost of the above-described improvement will be paid by Special Assessment; in part by the abutting property owners and the City of Peoria, as Public Benefit, based on benefit derived from this improvement. The assessment will be payable over a period of ten (10) years, if desired, plus the current rate of interest authorized by law.

The assessment will be determined and disclosed at a Public Hearing regarding the proposed project. Any objectors to the assessments will have ample time to make their objections known to the Circuit Court, County of Peoria. In order for this Petition to be considered by the Board of Local Improvements, it must be signed by property owners owning more than 50% of the front footage on said improvement, and returned to the Office of the City Engineer, 3505 N Dries Lane, Peoria, IL 61604.

PROPERTY ADDRESS SIGNATURE OF PROPERTY OWNERS (PRINTED NAME) (DATE SIGNED)
6704 N. Fox Point Dr. Susan LaCroix 1/17/15
6804 N. Fox Point Dr. Robert LaCroix 1/17/15
121 E High Point Rd. William D. Engen Britt Helen 1/17/15
6706 N. Mt. Hawley Rd. Lori L. Rumpf 1-22-15
6706 N. Mt. Hawley Rd. Brian Ruml 1-22-15
6704 N. Mt. Hawley Rd. 1/26/15

Example: $0 x $18.00 per front foot = $900.00 total assessment.

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City Engineer
City of Peoria
3505 N Dries Ln
Peoria IL 61604
(309) 494-8800