:OFFICIAL PROCEEDINGS:

:OF THE CITY OF PEORIA, ILLINOIS:

A special meeting of the Construction Commission was held on Thursday, May 15, 2025 at 2:01 p.m., with Chairperson Dennis Shoemaker presiding and with proper notice having been posted.

ROLL CALL

Roll call showed the following commissioners were present: Chairperson Dennis Shoemaker, Steve Cicciarelli, Brad Hall, Todd Claerhout, Adam Maurer, and David Marroon, Jr -6. Commissioners absent: Johnny Jorden, Bill Goad, and Jason Snyder.

City Staff Present:

Julie Schmidt, In-House Consultant, Public Works; Andrea Klopfenstein, City Engineer at Public Works; and Lamia Doueihi, Associate Management Analyst, Community Development; Staff Liaison Kaylee Drea, Community Development Engagement Manager, Community Development.

MINUTES

Motion:

The first order of business was introduced by Chairperson Shoemaker to approve the minutes of the Tuesday, November 9, 2021 meeting. He remarked that the Commission is meeting today to consider a variance at the same property as the request considered in 2021.

Commissioner Hall put forward a motion to approve the minutes from the meeting held on Tuesday, November 9, 2021. The motion was seconded by Commissioner Cicciarelli.

The motion passed unanimously by a viva voce vote 6-0.

REGULAR BUSINESS

Request by the Greater Peoria Sanitary District at 2322 S. Darst Street, Peoria, IL to support a variance of Code Section 12-7 of the City of Peoria Code to be forwarded to City Council for approval

Chairperson Shoemaker introduced the variance request providing broad context for the commission. He noted that the Greater Peoria Sanitary District (GPSD) requested and was granted a variance from the flood plain requirement under Chapter 12 of the Code of the City of Peoria back in 2021.

Josh Auxier, a representative from GPSD, shared a few of the setbacks that GPSD has experienced in receiving certification from the Federal Emergency Management Agency (FEMA) confirming the removal of 2322 S. Darst Street, Peoria, IL from the flood way.

Auxier shared that progress has been slowed due to the COVID-19 pandemic, entering into a cost-sharing agreement with FEMA, and taking over grease disposal from GFL, the waste management contractor for the City of Peoria. He added that entering into a cost-sharing agreement with FEMA created a 13-14 month delay.

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Auxier assured the commissioners that the location is secured from flood water but is not yet recognized by FEMA.

Commissioner Goad entered at 2:08 p.m.

Commissioner Hall asked for confirmation that the levees would be updated in 2027.

Auxier shared that he anticipates a 2026 start date and that construction would take two seasons. He added that it could take upwards of a year before GPSD receives a letter from FEMA confirming their removal from the floodplain.

Commissioner Hall inquired if the proposed structure was in a slightly different place from the variance requested in 2021.

Steve Kerr, representing Mohr & Kerr, specified that the structures would not be a building, but for four (4) containers for machinery and natural gas. He shared that the office would be located outside of the base flood elevation.

The commissioners inquired about whether flood insurance was necessary for the proposed structures. Kerr responded that flood insurance would not be necessary because the structures are not habitable.

Auxier added that the location of the office meets existing FEMA standards with three feet of freeboard, but the entire area needs to be addressed before FEMA changes their certification.

Chairperson Shoemaker asked for the City of Peoria's opinion on the variance. Julie Schmidt, in-house consultant engineer at Public Works, offered her approval of the proposed plan because GPSD has a plan in place for managing floodwater including 24/7 supervision of the site. She asserted that the City had no concerns about the project as proposed.

Commissioner Goad asked if the system handled combined sewer and stormwater. Auxier explained that the combined sewer lines are located in the older parts of Peoria near the river. He shared that there are control structures that can isolate the treatment plant from the outside system and pipe flow if necessary. He assured the commission that it is not a mechanical system, so mechanical failure was not a concern.

Commissioner Goad noted that, based on FEMA's map of the floodplain, it appears that the entire facility is not inside the floodway. Auxier added that the floodway line was mapped erroneously. While most of the treatment plant lies within the floodplain, only a small portion of the property on the western side falls into the floodway. Kerr added that the structures would be protected to 100 year flood elevation.

Commissioner Cicciarelli asked if the City would be exposed to liability in the case of a flood. Auxier responded that the City does not have direct exposure. Schmidt concurred.

The commission discussed whether or not any limitations needed to be added to the motion to avoid setting a precedent. Staff Liaison Drea advised that granting the variance is only granting this specific request; it is not rewriting the Chapter 12 code. Commissioner Hall acknowledged that working with the federal government can be a slow process and that his concerns have been answered with no further questions.

Motion:

Chairperson Shoemaker asked for a motion to approve the request by the Greater Peoria Sanitary District at 2322 S. Darst Street, Peoria, IL, to support a variance of Code Section 12-7 of the City of Peoria Code to be forwarded to City Council for approval.

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Commissioner Cicciarelli moved to approve. Commissioner Hall seconded the motion.

The motion was passed unanimously by a 7-0 viva voce vote.

NEW BUSINESS

Chairperson Shoemaker welcomed the new commissioners who have joined the Construction Commission since their last meeting in 2021. He remarked on the importance of public service and the value that the Construction Commission provides. He wished the newly appointed commissioners well.

PUBLIC COMMENTS

There were no members of the public present to address the Commission.

ADJOURNMENT

Commissioner Hall motioned to adjoun. Commissioner Cicciarelli seconded the motion.

The motion was approved unanimously by a viva voce vote 7-0.

The special meeting of the Construction Commission was adjourned at 2:25 PM.

Meeting minutes prepared by:

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Kaylee Drea

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