



## Committee of the Whole Meeting Minutes

Monday, December 9, 2024, at 6:30 P.M.

Five Points Washington, 360 N. Wilmor Road, Washington, IL 61571

Mayor Manier called the meeting to order at 7:03 p.m., after the Committee of the Whole meeting a quorum was present.

*Present:* Council Members Adams, Blundy, Brownfield, Butler, Martin, McIntyre, Smith and Stevens

*Also Present:* Planning & Development Director Oliphant, City Engineer Carr, Finance Director Baxter, Public Works Director Rittenhouse, Deputy Police Chief Stevens, City Clerk Brod, Attorney Braskich

1. COUNCIL MEMBERS WISHING TO BE HEARD: Council Member Blundy asked how many people were watching the live streamed meeting, the IT provider stated 42.
2. CITIZENS WISHING TO BE HEARD: Sharon and John Amdall provided a bag containing bicentennial information to Council and staff. She invited everyone in the City to pick one up at the Historical Society. She shared upcoming event information which is included in her comments that are attached to the minutes. She welcomes everyone to reach out if they would like a presentation and asked that everyone take time to read about Washington's history.  
Township resident, Bob Montgomery shared that he lives outside of town and next to where the proposed amphitheater is planned. He prepared questions including a noise study, requesting noise variances, permanent lighting, limiting the number of events, follow the Dark Skies Initiative, controlling trash, parking pedestrian traffic, and natural drainage. His comments are attached to the minutes.  
Luke Sawicki asked about the current zoning of the 223 property. He questioned the process of making a zoning change.  
Washington resident, Beth O'Brien shared concerns for noise from the proposed amphitheater. She asked if there will be a fee to park at the amphitheater and expressed concern for people parking in her neighborhood. She asked for clarification regarding the cost of infrastructure, land, management, security, and maintenance. She asked for the project to be delayed until after the election.  
Washington resident, Kevin O'Brien shared that he is an economics teacher and has served on several local boards. He shared that he did studies regarding the impact of the Grand Prairie area and Pioneer Parkway extension. He said feasibility studies have a lot of assumptions. He feels it's great for the donation of money but he has an issue using City money. He noted future infrastructure projects and said he heard the City is considering donating the parcel of land and which should be included in the cost of the project. He noted it will add about 153 jobs and the property was purchased in 2013 for \$5 million. He would like to delay voting on the project until they have more information.  
Washington resident, Jacob Colgan shared that he is a film producer, has traveled all over the U.S., likes the proposed amphitheater, feels it would be good for the community and would add jobs and revenue.  
Washington resident, Tony Berry shared that he went to school with Jim Hengst, only recently heard of the project, feels Council represents constituents, wonders who pays, and feels this is not high-quality farm ground. He doesn't want the City to fail like the previous developer and noted it is not on a waterway or park. He feels the vote should wait until after the election.
3. APPROVAL OF MINUTES: Council Member Smith motioned to accept the October 14, 2024, minutes; Council Member Brownfield seconded. Passed by voice vote.
4. NEW BUSINESS:
  - A. *Hengst Foundation Amphitheater Presentation* – Nick Maloof shared that Rennie Atterbury expressed his gratitude and they will be adding content to the website which will answer provided questions. They are

also creating a Facebook page to help with communication. Mr. Maloof shared that the project designer is from Washington and they have received emails from people who want to help. He introduced professional rugby player Adam Jones who grew up in Washington and has extensive travel experience. Mr. Jones expressed his pride in Washington and shared that he has become a software developer. He has worked with large companies in Chicago and he wants this to be successful for Washington. He offered manage the venue and schedule acts including orchestral, country, and hip hop. He would like to bring publicity to Washington and he feels he can help save funds and build something for the future. He also feels this is a great opportunity for the community and schools.

The representative from Terra Engineering noted questions concerning the feasibility study. He shared that they found they have a donor that wants to give a gift to his city, it is common to use City owned property and they need to build an amphitheater to help develop the 223 acres. He has worked on outdoor theater projects and shared that they figured out the right size and placement that will work on the land so the City can see future development with minimal impacts. He shared that sound is an important factor and more information will come as it is being designed. It will be designed to minimally impact residents. He also shared that they were tasked to choose a design to fit within a dollar amount which caused them to explore different materials. He said Mr. Hengst has offered this to Peoria or Eureka.

Cassie from Hunden Partners shared that they are based in Chicago and most of their studies review what the market can generate for the community. They were engaged by Terra to develop the study which included developing the size that can be supported. They looked at many items like need, supply, demand, local market, demographics, industry trends, and what has been successful in the past. They focused on the 20 acres at the northeast corner of the 223 property and they consider this a boutique venue. They noted weakness with seasonality, market size, size challenges, and limited amenities at the current site. They noted strengths with optimized management, a boutique venue, and optimal capacity based on industry input. They further noted that most venues are in the Chicago market with only two additional in Central Illinois. She referenced nearby Devon Lakeshore Amphitheater in Decatur that would be its competition with a 3,500 capacity. Interview feedback showed that Central Illinois is an underutilized market for entertainment. Promoters suggested a 4,500-5,000-seat venue. They feel it could support about 34-40 total events with 10-15 being larger ticketed events. Hunden Partners recommend a 5,000-seat venue with 2,000 fixed seats and concessions, parking and green rooms. She noted that VIP seating is also trending. As for revenue and expenses, they project that the overall revenue would outweigh the expenses. Cassie shared that property tax payments begin in 2032 and may negatively impact operations. They estimate that 83% of the visitors would be day trippers and 17% would stay in hotels. By year five, it should add to the overall tax revenue to the City. The overall impacts would include direct spending in the community like shops and restaurants. They feel it is expected to generate revenue from spending, jobs, taxes, and more within a 10-year time period. A presenter shared that this will also bring additional business that would come because the land is now developed and the City gets to choose the new developments. He noted it will go to permitting further into the design. Council member Stevens asked when was mayor approached. He explained that Council was made aware a couple years ago but he is not exactly sure when Mr. Hengst contacted him. Council member Smith noted that the feasibility study says in order to be viable, it will need private donors. Mr. Maloof shared that the focus is with Mr. Hengst now, but it will be opened to local and regional donors. Council member Stevens noted three previous options, a FOIA submitted by WCBU and expressed confusion regarding canopy options. The representative clarified that Council member Stevens is referring to out of date information and a new document was provided showing the concept. He further noted that the City's portion is only for the infrastructure for the road. Council member Martin and the representative clarified that the foundation would be sourced by a private third-parties, and it will also maintain the structure and grounds. Council member McIntyre and the representative clarified that there is future growth and future restaurants and the multiplier model will help understand what will be generated from each dollar put into the site, including average spending for food, beverage, hotel, retail, and transportation. Council member McIntyre feels the land value will increase for future development if we put in the road. As for runoff concerns, Engineer Carr explained that basins can be considered during the design phases. Council member McIntyre feels this is a catalyst for future development and the initial investment putting in infrastructure will extend the value. He noted that he is somewhat cautious and would like to receive public input. The representative explained that there are ways to mitigate noise concerns moving into the architecture and design. The representatives agreed to a townhall meeting when asked by Council member Stevens asked about a townhall meeting. They further explained that all ADA regulations will be met and that 15 acres would be calculated for stormwater concerns and the total area they are developing is 20 acres. The representative shared that they will accommodate events like Good Neighbor Days. Council member Butler and the presenter clarified the difference created in a bullet point showing \$5.3 million in local taxes and \$1.2 million in sales taxes to the City will go to the county through sales and

property taxes. Council member Martin and the representative clarified that noise and curfews will be set which is typical for similar venues. Regarding excess revenue, the representative clarified that it is a partnership and could be used for improvements. Council member McIntyre noted the different road length options and expressed concern for public safety if only one ingress/egress is installed. The representative also clarified that the foundation wants to know if the City is interested in the project before they continue planning. The representative clarified that the foundation is given the permission to proceed, they can design closer to 30% and answer more questions and get a more detailed design with more accurate numbers. The foundation is currently targeting a \$12 million budget. Council member Blundy expressed concern regarding going over the estimate and how the taxpayer burden would be determined. He is concerned that the numbers are based on a facility that was valued at \$31 million and the representative clarified that the current numbers are based on the number of events and seating. Council member Blundy interrupted to say there is a big difference between a \$31 million facility and an \$11 million facility. He doesn't feel the numbers are correct. The representative explained that while they look like similar venues, it is the fixed, VIP and lawn seating that generate ticket sales. Council member Blundy expressed concern about the sales tax revenue, a sensitivity analysis, rain events, canceled events, the net operating income, and the profitability after property tax is considered. The representative shared that it is typical for the asset to lose money but the economic impact would generate more. Council member Blundy noted that the theater at Five Points doesn't make money and millions of dollars of taxpayer money funded Five Points with no public or City input into the day-to-day operations. He stated that the Civic Center is a burden. Regarding questions on acreage, Engineer Carr explained that they do not yet know how the land will be sold. He also shared that a lot of facilities like the Peoria Riverfront Museum, build up an endowment and it is the interest that pays for the additional needs. He further explained that arts usually don't try to make millions because they are a not-for-profit and they are trying to enrich the City not get rich off of residents. Council member Stevens noted language that says a portion of the property and parking should be transferred to private ownership which she feels is a mixed message. Engineer Carr explained that buying or selling something is the same as transferring something. Mayor Manier noted that the foundation may have not yet started to look at sponsorship from major corporations and the City hopes to levy zero in the future like other communities who have been able to generate sales taxes through developments. Council member Brownfield noted this is really early and appreciates the feedback. He shared that tweaks can be made to address the sound impact. He spoke to a gentleman who is against it because he wants it to remain farmland, which isn't the goal. He further noted concerns with the idea of a huge warehouse with trucks who move 24/7 and the lack of control that comes with selling the property. Council member Brownfield feels the City can't keep stopping projects for new councils. He feels this could be a nice anchor but wants more information. Council member Martin and the representative clarified that the green space areas will take time to develop but they will include native plants. Council member Adams noted that certain Council members have asked to stop talking until after the election. He would favor future townhall meetings and he would like more information. He feels delaying projects for elections isn't feasible because elections happen every two years. He encouraged people to watch the past meetings. Council member Blundy noted the request was to stop a vote prior to the election. Council member Adams shared that Council member Stevens has called out the mayor's wife who is on the board of the foundation. Council member Blundy feels that is a different issue that needs to be addressed. Mayor Manier noted that he is not on the board and the board that his wife is on is non-profit and she was friends with Dee which is why she was asked. Council member Blundy questioned the perception of a conflict of interest. He feels it should disqualify the mayor from discussion or voting. Council member Stevens asked the attorney's opinion. Attorney Schryer shared that they have not been asked to analyze that and Council can ask to use taxpayer money for an analysis if they choose.

- B. *223 Property Infrastructure Funding Discussion* – Planning and Development Director Oliphant shared that staff was requested to look into a Phase 1 of getting infrastructure to the proposed amphitheater site as well as what other revenue sources could be for the property. Engineer Carr shared that they are looking at a road going from the new Dallas Road to the proposed main parking lot and addressed the concern regarding only one ingress/egress which can be managed by the usage of multiple lanes and a staffed police officer. Engineer Carr shared the \$3.5 million option noting that different utility funds would be used such as water, sewer, streets, the general fund, and stormwater funds. He noted that there is a Water Subdivision Development Fee established to pick up new customers which is appropriate for this and there is about \$5 million in reserves. He also noted that the half percent of sales tax could go to it as well. Staff has shown that the City can afford the infrastructure in its entirety and it would open up 170-180 acres for additional development. This was previously done on Freedom Parkway where no tenant was determined. Finance Director Baxter explained that this is a perfect project because it is a one-

time capital project.

*City Council took a break from 9:05-9:13 p.m.*

Finance Director Baxter noted the lack of development could be because there is no infrastructure. They hope infrastructure could potentially spur development. She shared that this project targets the least desirable portion of land in the 223 and we have reserves to do this because other projects have come under budget. Planning and Development Director Oliphant shared that the land was bought for just under \$5 million. The City will receive about \$75,000 for the farm lease next year. We currently pay about \$13,000 per year in property taxes. We estimate the land will appraise for about \$14,000-\$18,000 per acre. If there is desire to sell a portion of the land an appraisal would need to be done and the City could not accept less than 80% of that appraisal. Planning and Development Director Oliphant continued to share that this land is in the enterprise zone and would receive a 5-year property tax abatement which assumes the abatement wouldn't be in place until year seven. The feasibility study projects a higher property tax total but staff has looked at it conservatively. We are not aware of any grants that are specific to this type of project, but there will be another call for projects with a small window for call in April, which might be a good fit for a second entrance on Wellington. As for revenue opportunities, staff has used the numbers from the study and the current home rule sales tax is 2.5% and we receive 1/5 of the State's 6 1/4% sales tax. The direct spending would generate approximately \$65,000 in the first year from the on-site food and beverage sales, then over \$30,000 from indirect spending. Both numbers would double by the third year. Staff also evaluated the possibility of increasing home rule sales tax through the creation of a Business Development District. They are popular throughout the state and impose a tax only to a specific area. A half percent would not generate a lot but other businesses on the property could generate more. The City currently has a 6% Hotel/Motel tax and has the ability to increase it if desired. Staff strongly recommends an amusement tax which would be based on the percentage of ticket sales. The rates are usually between 1-10% and staff projected a 4% rate based on the study that would generate \$65,000 in the first year. Staff would also recommend the adoption of a tiered amusement tax that would be sure to capture a portion by the City then be rebated back to the developer to incentivize them to bring in more guests to the City. An amusement tax is a more common approach with entertainment. As for property tax, staff tried to be conservative with \$140,000/year starting in year seven. School District 51 would receive \$56,000 and District 305 would receive about \$49,000. Staff's goal was to try to make sure the City is made whole while also making sure the developer has long-term success with the operations. Planning and Development Director Oliphant clarified that if there is a charge for parking, it would not be subject to an amusement tax. Council member McIntyre thanked staff and inquired about liability on the land if it were sold versus leased. Attorney Schryer noted that the City has general liability insurance on city-owned properties. Planning and Development Director Oliphant clarified that regardless of sale or lease, the Hengst Foundation would pay the property tax. Council member Butler noted an advantage with putting the property on the tax roll. Council member Stevens asked if the foundation would seek a property tax exemption similar to Five Points. Engineer Carr noted that an exemption could be sought on a portion if owned by the park district. Council member Brownfield feels this is a great opportunity to put infrastructure regardless if the amphitheater goes in because it can bring development. Mayor Manier noted the upgraded infrastructure that had to take place on Freedom Parkway due to the shovel-ready requirements necessary during the Obama administration. Engineer Carr shared that during the Freedom Parkway project, the engineer found that the watermain was placed a little too shallow and there was an item that sat on top of it that required its replacement. This project is deeper and wouldn't have the same issues. Council member Butler said the numbers provided by Hunden Partners showed \$88 million in new spending. They assumed local taxes paid to the county would be \$1.2 million based on our current tax structure. He thinks through year eight, we can generate \$3.288 million and we could pay for this \$3.5 million infrastructure and it could be recovered in 8.5 years. Finance Director Baxter confirmed his assumption and further noted that all the revenue is general fund revenue which is separate from water and sewer. This could be recovered between years six and seven. Council member Butler noted that would be about a 10% return. He feels this is a great opportunity. He also shared that the City bought the property 11 years ago and three years ago the City received grants because of the property. He noted that the tornado happened within months of purchasing it after which Caterpillar moved out of Peoria, and we experienced big inflation, etc. He further noted that we do not have the large commercial business, industries or interstates that our neighboring communities have. Council member McIntyre feels the days of developers putting in the infrastructure are past and this is a different investment because it is property that the City owns unlike Freedom Parkway. He noted the strategic plan and feels that we are not provided an opportunity of this magnitude often. He noted that he has concerns for noise, sound and curfews but he wouldn't want to lose this opportunity. Engineer Carr explained that the City purchased the property because there were 361 lots designed for the property which would have negatively impacted Central School. He also shared that staff is frequently asked for the City to put in a road, but they need a

letter of commitment from a developer and this is the first time we have it making this a rare occurrence. Council member Stevens shared that Becks made a comment about looking for a second location and feels the City bought the land because there was a foreclosure. Mayor Manier clarified that Central and the high school reached out to the City for help. Council member Martin likes that this could be good for many reasons but it also should include detention basins. He asked if this could significantly help neighbors south of it. Engineer Carr shared that it would benefit areas closer to Dallas Road and the City could increase the detention capabilities if they like. Engineer Carr and Planning and Development Director Oliphant clarified that some of the questions could be addressed in an agreement. Council members Martin and Butler and Engineer Carr noted possible developments that are not included in the spreadsheet. Council member Adams favors providing townhall meetings. Council member noted the value of the land increases with infrastructure similar to improving a home before its sale and feels the real cost is how all the things can generate income for many years to come. He also noted the benefit that the development can keep the City from raising property taxes and give money to schools so they don't have to raise their property taxes. Council member Blundy feels there is a significant investment on Freedom Parkway and Mayor Manier clarified that the City does not own property on Freedom Parkway. Mayor Manier also noted possible traffic issues with Freedom Parkway and shared that the realignment of Nofsinger helped this area. Planning and Development Director Oliphant shared that there is about 80 acres in the Freedom Parkway area. Mayor Manier shared that the eastern most area of the 223 was chosen because it helps send the sound away from residential areas. Council member Blundy feels if more hotels or restaurants came to Washington it would hurt the ones that are already here. He asked about the absorption rates for commercial lands and feels it would be a long time until we see people wanting to be there. Planning and Development Director Oliphant noted that this is not a typical development and we fully anticipate more development around this because it is an entertainment use and the market wants experiential use venues. Council member Blundy feels the foundation would likely apply for an exemption similar to Five Points. Mayor Manier noted that Five Points likely won their petition because it includes other taxing bodies. Council member Blundy feels the ticket pricing would be affected by the amusement tax and wondered if the amusement tax would apply to Five Points. He asked staff to send him detailed information on the spreadsheet before he makes a decision. Council member Adams asked at what point would Council member Blundy have enough information in order to make his decision and if he is not in favor of it, he then he should state it. He further shared that no one said they wanted to vote on it and staff is providing numbers that help the City and other taxing bodies and if this information is correct, he is all for it. Council member Blundy feels the information is based on a \$30 million amphitheater. Mayor Manier clarified that the \$30 million option is out-of-date information. Council member Adams noted that the developer answered the question, as it is based on the number of seats. A heated discussion took place regarding different opinions. Council member Stevens asked for a list of capital projects that won't be compete if we do this. Engineer Carr shared that Council was provided a list of capital improvement projects at the strategic planning meeting. Finance Director Baxter clarified that we have grant proceeds that we weren't aware of.

- C. *Shoulder Gravel Parking Discussion* – Engineer Carr shared that this came about when they were working on the Felkers ditch project. He noted that when they were putting earth back, a neighbor requested to put in an off-street gravel area adjacent to the road, similar to his neighbor. Staff does not have a preference but recommends that they use asphalt or concrete if Council approves them. Engineer Carr shared that there are only five or six of these currently in town. He shared that there has been issues with gravel washing into an inlet which is why it is not preferred. Council member McIntyre noted a similar situation that had become difficult so he doesn't support the idea. He also noted safety concerns because the street was not designed for it. He further noted the investment in water runoff and worries if they put in asphalt or concrete, the City could be liable. Council member Smith and Engineer Carr clarified that all the nearby homes have driveways and garages for parking. Engineer Carr noted that one of them is illegally blocking a fire hydrant and doesn't know how it was ever allowed. Engineer Carr does not recommend them. Council member Adams agreed. Engineer Carr explained that the City would remove them and restructure the ditch to remediate the issue. He noted that they might need to pave a small parking area if there is not a driveway in a particular location. Engineer Carr also explained that the area is too tight to widen the road and it would likely need infrastructure. General direction was to remove them.
- D. *FY 25/26 Budget Review Schedule* – Finance Director Baxter explained that she is just providing the schedule which is similar to last year. She noted we don't have a strategic planning meeting scheduled yet. She explained that staff needs time to go through all their departments which is why beginning discussions earlier is difficult. Council member Stevens expressed that she feels rushed. Finance Director

Baxter explained that the important items are in the General Fund which includes all personnel, streets and operations and we start Capital Funds in December because it is the biggest part of our budget. Council member Blundy asked if the strategic planning meeting could be on the free Monday and at standard meeting time.

- E. *Term Limits Discussion* – Council member Smith asked if Council was in favor or discussing this and wonders about the process. Attorney Schryer shared that Council could pass an ordinance addressing term limits. She wondered if term limits can run consecutively. Council member Adams favors term limits across the board but is worried if anyone would actually run, noting the unopposed and unfilled positions in the upcoming election. Council member McIntyre agreed and supports it at federal and state levels but feels it is more difficult at municipal level. He is also worried about people who are not wanting to run. He wonders if it based on the number of years, how his situation would have been handled because he ran for a two-year term before a four-year term. Council member Stevens shared that she is in favor but feels the City should advertise it for people who are not on Facebook. City Clerk Brod shared that it was posted in the Peoria Journal Star, on the City website, on the City’s social media page and posted in the lobby according to State Statute. Council member Smith and Mayor Manier clarified that other communities such as East Peoria, are addressing it but haven’t taken action. Council member Brownfield noted that East Peoria receives a pension. Council member Martin is in favor or two or three terms total. Council member Blundy favors two term limits and a two-year appointment. He would like more public engagement to get more people willing to run. Mayor Manier shared that someone can make a motion at the next council meeting to have the City attorney draft an ordinance for them to review.

OTHER BUSINESS: None provided.

5. ADJOURNMENT: At 10:49 p.m. Council Member Council Member Brownfield moved to adjourn; Council Member Smith seconded. Motion carried unanimously by voice vote.

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Valeri L. Brod, City Clerk

# Washington City Council Comments

## Washington Bicentennial – December 9, 2024

We are John and Sharon Amdall and we live in Washington. We are here to provide an update about the Bicentennial. We are also here to save you a trip by delivering to each of you the Washington Bicentennial bag that we are distributing this week from the Bicentennial Headquarters in the Washington Historical Society building on the Square to each Township residence that claims one.

The Washington Bicentennial Committee was formed in 2017 to create awareness about Washington's Bicentennial in 2025, coordinate events, and promote these events.

Our strategy is to involve as many organizations as possible to create their own events to celebrate the Bicentennial in their own way. For example, the Washington Park District has a program to plant 200 Illinois-native trees by 2025, and they are on track to meet and exceed that goal.

A City-wide celebration is being planned for August 14 to 23, 2025, with other Bicentennial events taking place throughout the year.

From 2018 through 2024, our focus has been on awareness and fundraising. During 2024, we held the Historic Haunted Hustle family-friendly race event on October 19, we participated in the Homecoming Parade, the fourth annual Sip & Shop was on December 4, and this week we are delivering Washington Bicentennial shirts and hats to those who placed orders online with Team Works in November.

Back to the Bicentennial bags. To make sure that every resident knows about the Bicentennial, all 10,000 homes in Washington Township received a postcard earlier this month inviting the household to pick up an informational bag at the Bicentennial Headquarters located at Washington Historical Society. We are staffing this location from 10 AM to 7 PM today through Saturday, this week. The card invites the residents to participate in a drawing for \$500 in cash that will be awarded next week.

We would like to close with two requests:

First, if you are aware of an organization that would like to hear from the Washington Bicentennial Committee, please let us know. We are certainly available to make a presentation.

Second, please take some time to read about Washington's history. The [WashingtonBicentennial.org](http://WashingtonBicentennial.org) website has the Centennial and Sesquicentennial history as well as a link to Washington Rewind that contains over 100 short stories about Washington's history, organized by categories. We think you will find these stories uplifting and give you a new appreciation for Washington's rich historical past.

For more information, check our website [WashingtonBicentennial.org](http://WashingtonBicentennial.org) and our Facebook page.

Thank you,

John & Sharon Amdall  
901 Wellington Dr  
Washington, IL  
[WashingtonBicentennial@Gmail.com](mailto:WashingtonBicentennial@Gmail.com)

I am Bob Montgomery. In 1931 my grandparents, Shelby & Mina Smith and her Bowen siblings purchased the farm where we reside. We own land directly east of the City's 223 ac parcel.

To date, we have not been contacted by the Hengst Foundation or City regarding development plans. We felt this was the appropriate time to affirm our desire for both the Dee Amphitheater and our farm to successfully co-exist.

The Hengst foundation is passionate about this project. We are passionate about agriculture and hope to model what it takes to farm successfully adjacent to a City.

We prepared some questions for consideration.

1. When will a noise study on our home & Crossroads Church be released?

Both are Class A properties. Both are in the path of the speakers.

a. We request a full Noise Impact analysis for both our Class A & C (Ag) properties.

b. How will the venue comply with ILCS 720?

c. Will ARUP provide both A-weighted and C-weighted decibel reports?

2. Will the Amphitheater adhere to the Illinois Pollution Control Board's standards for Property Line-Noise-Sources without any requested NOISE variances?

a. If no - will a variance request be submitted prior to the final plat?

b. We request to be notified in advance of any IPCB hearing, so we can attend.

3. Will the venue have permanently installed lighting, speakers, & sound board?

a. If not – who will manage the placement and output levels of speakers?

b. If not – will there be a ban on placement of speakers beyond the roofline?

c. If not – will our schools need to rent speakers and lighting to perform at the venue?

4. Will the City Council apply any limitations on how many events can exceed 85 decibels in a week and for how many hours in a single day?

5. Will the City & Foundation embrace the International Dark-Sky Initiative? Artificial lighting of parking lots and trails can negatively impact our row-crops.

· 415 ILCS 200 Section 5 (2.ii) states, "... adopt the principles of applying artificial light only where it is needed, when it is needed, and to only the levels needed -- using the best safety and energy-efficient standards available."

· The Illinois Sustainable Technology Center of the University of Illinois provides artificial outdoor illumination engineering assistance to State agencies, municipalities, and businesses that seek to implement responsible outdoor lighting practices.

6. How will the venue contain its trash? Debris in the fields may damage equipment.

7. Is there a plan to prevent people from parking in our field entrances and/or adjacent neighborhoods and tromping through our fields as they arrive and depart?

8. Has permitting begun with any oversight agency? NRCS, IEPA, NPDES, IDOT, etc.

9. Will the City place all infrastructure adjacent to the road(s) and none adjacent to our field?

10. Will you agree that all parties jointly walk the property line to ensure that the Natural Course of Drainage is not altered? And we request our engineer be allowed to review the placement of berms, slopes, basins, trees, lights and trails prior to final plat and submission to permitting agencies?

In the 93 years our family has owned this farm, a lot has changed.

Our commitment to the land has not.

Thank you for your consideration.

Please attach these comments to the minutes -- Dec 9, 2024 – Washington Committee of Whole