

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A Regular City Council Meeting of Peoria, Illinois, was held September 22, 2015, at 6:00 P.M., at City Hall, Council Chambers, 419 Fulton Street, with Mayor Ardis presiding, and with proper notice having been posted.

**ROLL CALL**

Roll Call showed the following Council Members were physically present: Akeson (Arrived at 6:04 P.M.), Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenschach, Spain, Weaver, Turner, Mayor Ardis – 11. Absent: None.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Jim Ardis requested a moment of silent prayer or silent reflection, and then he led the Pledge of Allegiance.

**PROCLAMATIONS, COMMENDATIONS, ETC.**

**CWTC – 57 Years of Service**

**COMMON PLACE RALLY FOR READING DAY – September 26th**

**MINUTES**

Council Member Spain moved to approve the minutes of the Joint City Council & Town Board Meeting held on September 8, 2015, as printed; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenschach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

**PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA**

**CONSIDERATION OF CONSENT AGENDA ITEMS BY OMNIBUS VOTE, for the City of Peoria, with Recommendations as Outlined:**

- (15-314) Communication from the City Manager and Corporation Counsel with a Request to Receive for information and to Refer to the Legal Department the NOTICE OF LAWSUIT Filed on Behalf of JORDAN WATKINS Against Police Officer Donna Nicholson and the Peoria Police Department.**

- (15-315) Communication from the City Manager and Corporation Counsel with a Request to Receive for Information and to Refer to the Legal Department the NOTICE OF LAWSUIT Filed on Behalf of STEVEN COLE Against Detective Shawn Meeks of the Peoria Police Department, Assistant State's Attorney Jodi Hoos, State's Attorney Jerry Brady, the City of Peoria, the Illinois Department of Children and Family Services and its employee Leigh Rittenhouse.
- (15-316) Communication from the City Manager and Corporation Counsel with a Request to Receive for Information and to Refer to the Legal Department the NOTICE OF LAWSUIT Filed on Behalf of WADONDRA CARR Against Police Officers Michael Boland and Caleb M. Cunningham.
- (15-317) Communication from the City Manager and Community Development Director with a Request to CONCUR with the RECOMMENDATION from the HEART OF ILLINOIS HOMELESS CONTINUUM OF CARE (CONTINUUM), Regarding the 2016-2017 EMERGENCY SOLUTIONS GRANT (ESG) Program Application Process and Funded Program Components.
- (15-318) \* Communication from the City Manager with a Request to Approve a FAÇADE IMPROVEMENT PROGRAM Grant for Kim's Beauty Supply at 1718 N. WISCONSIN AVE., in an Amount Not to Exceed \$5,000.00. (District 3)
- (15-319) \*\* Communication from the City Manager with a Request to Approve the ELEVENTH ADDENDUM to the Amended and Restated RIVERFRONT VILLAGE DEVELOPMENT AGREEMENT and to Authorize the City Manager to Execute the Document. (1<sup>st</sup> District)
- (15-320) Communication from the City Manager with a Request to APPROVE the INTERGOVERNMENTAL AGREEMENT with the BOARD OF EDUCATION OF PEORIA SCHOOL DISTRICT NO. 150 for the Transfer of Real Estate Commonly Known as (OLD) WASHINGTON SCHOOL Located at 839 WEST MOSS STREET, Peoria, ILLINOIS, Extending the Agreement Through December 31, 2015 (2<sup>nd</sup> District).
- (15-321) Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission to ADOPT ORDINANCE NO. 17,262 Approving a SPECIAL USE for a BLOOD PLASMA DONATION CENTER and BUILDING ADDITION, with Waivers, in a Class C-N (Neighborhood Commercial) District, for the Property Located at 1902-1912 N. SHERIDAN ROAD (PIN's 14-33-352-009 & - 008), Peoria, Illinois (Council District 2). Case Number PZ 15-38
- (15-322) APPOINTMENT by Mayor Ardis to the ADVISORY COMMISSION ON HUMAN RESOURCES with a Request to Concur:

Ms. Farrell Davies (Voting) – Term Expires 6/30/2017

Mayor Ardis questioned if the Council wished to have any of the Consent Agenda items removed for further discussion.

Council Member Weaver requested Item 15-318 be removed from the consent agenda for further discussion.

Council Member Akeson requested Item 15-319 be removed from the consent agenda for further discussion.

Council Member Turner moved to approve the Consent Agenda items as outlined in the Council Communications; seconded by Council Member Moore.

Item Nos. 15-314 through 15-322 (excluding Item Nos. 15-318 and 15-319, which were removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Spain, Riggerbach, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

**(15-318) \* Communication from the City Manager with a Request to Approve a FAÇADE IMPROVEMENT PROGRAM Grant for Kim's Beauty Supply at 1718 N. WISCONSIN AVE., in an Amount Not to Exceed \$5,000.00. (District 3)**

Council Member Weaver stated he supported the Façade Improvement Program Grant for Kim's Beauty Supply at 1718 N. Wisconsin Avenue and remarked on the positive improvements in the Third District. He questioned the City Manager if the property owner was contributing to the project.

City Manager Patrick Urich stated Kim's Beauty would receive \$9,800.00 from LISC and \$5,000 from the City, and the property owner would pay the difference for the project, which was estimated at \$15,376.00.

Council Member Weaver stated it was his opinion that the City should not provide for any business one hundred percent financing and the business owner should share the cost of the project.

Council Member Weaver moved to approve the Façade Improvement Program Grant for Kim's Beauty Supply at 1718 N. Wisconsin Avenue, in an amount not to exceed \$5,000.00; seconded by Council Member Riggerbach.

In response to Council Member Akeson's question regarding the changes in the financial split for the façade improvement program, City Manager Urich responded the normal procedure for financing was a 50/50 split between business owner and the City. He stated because of the additional grant from LISC, the City didn't require the property owner to provide the fifty percent financial requirement for this project.

Council Member Akeson requested the Council review procedures pertaining to the façade improvement program.

Council Member Moore stated Kim Beauty Supply had been a long standing business in the Peoria area and she appreciated their dedication and investment within the community.

Council Member Riggerbach stated the property was in need of improvements and requested support for this item. He stated the East Village Growth Cell Rehab Program required the home owner to provide fifty percent of financing for improvements.

Motion to approve the Façade Improvement Program Grant for Kim's Beauty Supply at 1718 N. Wisconsin, Avenue, in an amount not to exceed \$5,000.00; was approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

**(15-319)      Communication from the City Manager with a Request to Approve the  
\*\*            ELEVENTH ADDENDUM to the Amended and Restated RIVERFRONT VILLAGE  
              DEVELOPMENT AGREEMENT and to Authorize the City Manager to Execute  
              the Document. (1<sup>st</sup> District**

Council Member Akeson voiced concerns with the condition of the platform structure and the propose additional development within the Riverfront Village. She questioned City Manager Urich on the City's obligation for structural improvements and the cost to tax payers for such improvements.

City Manager Urich stated the City was responsible for the platform where the businesses were located on. He said any improvements on the damaged platform would be at the City's expense. He indicated estimates received in 2013 for the repair of the Riverfront Village platform was estimated around one million dollars, but was not budgeted at this time.

Council Member Akeson requested a deferral until a structural report along with a sound estimate for repairs were received and the City could find the funding necessary for this project.

In response to Mayor Ardis's question pertaining to a current estimate for repairs of the Riverfront Village platform, City Manager Urich stated estimates were from Walker Parking in 2013.

Council Member Moore encouraged the Council to move forward on this item and stated she was not in favor of a deferral.

Council Member Moore moved to approve the Eleventh Addendum to the amended and restated Riverfront Village Development Agreement and to authorize the City Manager to execute the document; seconded by Council Member Turner.

Public Works Director Mike Rogers responded to Council Member Akeson's concern regarding building additional stories on the platform. He stated the original design for this structure included additional stories.

Motion to approve the Eleventh Addendum to the amended and restated Riverfront Village Development Agreement and to authorize the City Manager to execute the Document was approved by roll call vote:

Yeas: Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 10;

Nays: Akeson – 1.

**FIRST READINGS****(15-323) Communication from the City Manager and Director of Public Works with Request for a FIRST READING of an ORDINANCE Amending CHAPTER 28 of the CODE of the City of Peoria Pertaining to TRAFFIC AND MOTOR VEHICLES to Prohibit Forward-Facing Parking in REVERSE DIAGONAL PARKING SPACES.**

Public Works Director Mike Rogers briefly explained the purpose of the Ordinance was to amend Chapter 28 of the City Code, which would prohibit forward facing parking in reverse diagonal parking spaces. He indicated that parking meters would be installed at the reverse diagonal parking spaces on Fulton, Madison and Monroe Streets in the near future.

Council Member Jensen asked Director Rogers if the City planned on expanding reverse diagonal parking downtown and if the reverse diagonal parking was still in the trial stage.

In response to Council Member Jensen's questions, Director Rogers indicated the City had seen a 90% compliance rate in regards to reverse diagonal parking over the last two months and he stated the City had no plans to expand reverse diagonal parking within the downtown area.

In response to Mayor Ardis's question, Director Rogers stated the City would allow some type of grace period. He indicated the Passport Parking application used by parking enforcement would allow for warnings to be placed on vehicles not in compliance.

Council Member Grayeb voiced concern about the need for additional public input on reverse diagonal parking and requested additional time to study this item.

Council Member Montelongo voiced concern with the inconsistency of downtown parking. He stated with the one way streets, diagonal reversed parking and traditional parking, this could cause frustration for some citizens visiting downtown Peoria.

Council Member Weaver asked Director Rodgers if the City had two hour parking signs posted because he had received complaints from downtown businesses that vehicles were parked all day in the parking spots in front of their businesses.

Public Works Director Mike Rogers stated some thirty minute parking signs were posted in the downtown area. He stated all day parking would cease once meters were installed and Parking Enforcement began using the Passport Parking application.

Council Member Akeson moved to receive and file the First Reading of an Ordinance amending Chapter 28 of the Code of the City of Peoria pertaining to Traffic and Motor Vehicles to prohibit forward facing parking in reverse diagonal parking spaces; seconded by Council Member Montelongo.

Approved by roll call vote.

Yeas: Akeson, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 10;

Nays: Grayeb – 1.

\* *Clerk's Note: This Item will be placed on the October 13, 2015, Regular City Council Agenda.*

**(15-324) Communication from the City Manager and Director of Public Works with Request for a FIRST READING of an ORDINANCE Amending CHAPTER 26 of the CODE of the City of Peoria by Adding Section 26-251 Regarding SIDEWALK SNOW REMOVAL POLICY.**

Public Works Director Mike Rogers briefed the Council on a sidewalk snow removal policy for commercial corridors, which included the Central Business District, Main Street Corridor, North Wisconsin Corridor from East Nebraska to East McClure, University Street Corridor from West Nebraska to West War Memorial, and the Warehouse District. He explained the policy was created following the policy session held on September 11, 2015. He stated businesses would be required to remove snow from sidewalks within 24 hours of snow accumulation less than six inches and 36 hours for snow accumulation greater than six inches.

Council Member Montelongo stated he had additional locations within the Fourth District that should be added to this policy. He said the streets in question were Sterling Avenue from War Memorial to Interstate 74 overpass; Sterling from Overhill to Reservoir on the west side, and Sterling from Richwoods to the block south of Forrest Hill.

Council Member Spain voiced concern with the enforcement process for businesses that plowed their sidewalks once, but was snow covered again after City snow plows had passed by.

Public Works Director Rogers indicated the City had a time mechanism on the snow plows to indicate when an area was plowed and City staff could tell whether sidewalks had been previously plowed.

In response to Council Member Spain's question regarding businesses along Main Street that had no location to place discarded snow, Public Works Director Rogers stated the businesses would be exempt, but the City would work with the business owners.

City Manager Urich stated the City owned a parking lot on West Main Street where discarded snow from area businesses sidewalks could be placed to accommodate the proposed sidewalk snow removal policy.

In response to Council Member Grayeb's question, Director Rogers stated enforcement of non-compliance would be complaint driven and , the Code Enforcement Department would handle such complaints.

Council Member Akesson suggested additional routes be added to include University north of War Memorial Drive; Sheridan Village Area; and University near Schnucks. She voiced concern with areas that had a large amount of foot traffic not included in the commercial corridor list.

Council Member Riggerbach remarked on how important a sidewalk snow removal policy for businesses was and he stated businesses needed continued education on the policy.

Council Member Montelongo voiced concerns for student's safety in regards to children walking to school during the winter season. He stated the City needs to focus on neighborhoods around schools and make the safety of children a priority.

Council Member Akeson moved to receive and file the First Reading of an Ordinance amending Chapter 28 of the Code of the City of Peoria by adding Section 26-251 regarding Sidewalk Snow Removal Policy; seconded by Council Member Moore.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

*\* Clerk's Note: This Item will be placed on the October 13, 2015, Regular City Council Agenda.*

**REGULAR BUSINESS ITEMS, with Recommendations as Outlined:**

**REQUEST TO MOVE ITEMS FORWARD ON AGENDA**

Council Member Turner moved to bring Items 15-327 and 15-328 forward on the agenda to be discussed at this time; seconded by Council Member Moore.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

- (15-327) Communication from the City Manager and Finance Director/Comptroller with a Request to ADOPT an ORDINANCE Providing for the ISSUANCE of TAXABLE GENERAL OBLIGATION BONDS, SERIES 2015C, in an Aggregate Amount Not to Exceed \$7,600,000, and TAXABLE GENERAL OBLIGATION BONDS, SERIES 2015D, in an Aggregate Amount Not to Exceed \$2,000,000, of the City of Peoria, Peoria County, Illinois to Provide for Certain Improvements within said City, and Providing for the Levy of a Direct Annual Tax Sufficient to Pay the Principal of and Interest on Each of Said Series of Bonds, and Authorizing the Sale of Said Bonds to the Purchasers Thereof.**

City Manager Patrick Urich provided a summary regarding the issuance of Taxable General Obligation Bonds Series 2015C and Series 2015D. He stated at the October 13th Regular City Council Meeting, Special Service Areas would be established for property tax, sales tax and hotel tax for the Louisville Slugger Development.

Council Member Spain moved to adopt an Ordinance providing for the issuance of Taxable General Obligation Bonds, Series 2015C, in an aggregate amount not-to-exceed \$7,600,000 and Taxable General Obligation Bonds Series Series 2015D, in an aggregate amount not-to-exceed \$2,000,000, of the City of Peoria, Peoria County, Illinois to provide for certain improvements within said City, and providing for the levy of a direct annual tax sufficient to pay the principal of and interest on each of said Series of Bonds, and authorizing the sale of said bonds to the purchasers thereof; seconded by Council Member Johnson.

ORDINANCE NO. 17,263 was adopted by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

- (15-328) Communication from the City Manager and Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a Class D (Hotel) Liquor License with On-Site Consumption and Retail Sale of Alcohol at the SPRINGHILL SUITES, 2701 W. LAKE, with a Recommendation from the Liquor Commission to Approve. (District 4)**

Council Member Montelongo moved to approve the Site Application for a Class D (Hotel) liquor license with on-site consumption and retail sale of alcohol at Springhill Suites, 2701 W. Lake, with recommendation from the Liquor Commission to approve; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Spain, Riggerbach, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

- (15-325) Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission to APPROVE a RESOLUTION Approving a PRELIMINARY PLAT, with a certain waivers and Conditions, for the Property Located at Foot of MORTON STREET (Property Identification No. 18-03-382-003), Peoria, Illinois (RESOLUTION A); or to Concur with the Recommendation from Staff to APPROVE a RESOLUTION Approving a PRELIMINARY PLAT, with Certain Other Waivers and Conditions, for the Property Located at Foot of MORTON STREET (Property Identification No. 18-03-382-003), Peoria, Illinois (RESOLUTION B).**

Council Member Moore moved to approve Resolution B, to concur with the recommendation from Staff to approve a Preliminary Plat, with certain other waivers and conditions for the property located at foot of Morton Street (Property Identification No. 18-03-382-003), Peoria, Illinois; seconded by Council Member Turner.

Assistant City Manager Chris Setti briefly summarized the history of the River Trail Development Project. He said this process started back in 2007 with the creation of the Green Edge Plan and River Trail Drive Plan, which was an extension of Water Street from the Riverplex along with a private multifamily development. He stated the City Council approved the Green Edge Plan/River Trail Plan at the July 8, 2008 meeting. He remarked the City then began marketing the property for development when Mr. Curran expressed interest in 2010. Assistant City Manager Setti continued to explain the City Council created the River Trail TIF in 2013. He indicated the redevelopment agreement had been adopted by City Council on April 14, 2015. He stated this agreement must gain approval from the Illinois Department of Natural Resources and National Park Service before the proposed property could be sold and the City must find suitable replacement property before approval. Mr. Setti stated the City was working with the Peoria Boat Club to offer boat storage to remain through winter. He said the City would work with the Peoria Park District for improved safety along Water Street and a relocation of the sand volleyball courts.



Community Development Director Ross Black indicated Item 15-325 was to divide one lot into two separate lots. He stated the Council had two choices Resolution A, which was a recommendation from the Planning and Zoning Commission and connection would only be from Morton Street, but not Water Street, and Resolution B, which was a recommendation from Staff for both streets to connect. Director Black continued to explain that Item 15-326 was a vote for rezoning of property at foot of Morton Street and the approval of a Multifamily Plan. He stated two waivers were requested, which included a parking waiver and a setback waiver.

Hearing no objections, Mayor Ardis granted Privilege of the Floor to any concerned citizens who wished to address the City Council regarding this project.

Mr. Michael Freillinger, President/CEO Downtown Development Corporation of Peoria voiced his support for the River Trail Apartments. He discussed the Tracy Cross Study that suggested new housing in downtown Peoria.

Ms. Phyllis Pride, a Peoria resident, spoke in opposition to the proposed River Trail Development. She voiced concerns about the architectural design of this project.

Ms. Pat Wagner, a Peoria resident, voiced opposition to the proposed River Trail Development and indicated support for the Peoria Boat Club.

Ms. Jessica Flora, a Peoria resident, spoke in opposition to the proposed River Trail Development.

Mr. Michael Rucker, a concerned citizen, spoke about the Tracy Cross Study and said it was for the Warehouse District and he indicated he was in opposition to the River Trail Apartment Development.

Mr. Thomas Fliege, member of Peoria Chamber of Commerce Board of Directors, encouraged the approval of this item. He stated a message needed to be sent to other developers to encourage future development within Peoria to assist in job creation.

Mr. Marcus Fogliano, a Peoria resident, spoke in opposition to the proposed River Trail Development. He stated the City was setting bad public policy by selling green space.

Ms. Jennifer Hutsell, a Peoria resident, spoke about a FOIA request she submitted on the impact on River Front Park. She stated a petition with signatures stopping the project had been circulated. She voiced her opposition to the proposed River Trail Development.

Ms. Cindy Smith, a concerned citizen, voiced her concerns for the extension of Water Street because of safety reasons, the disapproval of the sand volleyball court relocation, and the general public opposition to the proposed development.

Mr. Christopher Glynn, Chairperson of the Downtown Development Corporation, encouraged a yes vote for the River Trail Apartment Development.

Ms. Joyce Harant, a Peoria resident, spoke in opposition to the River Trail Apartment project.

Mr. Mike Buoscio, a member of the Knolls Homeowners Association, voiced opposition to the proposed River Trail Development.

Mr. Martin Helfers, Executive Director of Peoria Building Trades Council, spoke in support for the River Trail Development because of the jobs that would be created within the community.

Ms. Kiersten Sheets, a concerned citizen, voiced her concerns for the River Trail Apartment Development. She remarked that a petition of objection was filed with the City and even though untimely it should still be recognized.

Mr. Jeff Griffin, President Peoria Chamber of Commerce, spoke in support of the River Trail Development. He stated this development would assist in growing downtown.

Mr. Savino Sierra, a Peoria resident, voiced his opposition for the proposed River Trail Apartments.

Mr. Adam White, CEO and Board of Directors of Running Central, stated he supported the River Trail Development in order to assist additional retail developments downtown.

Mr. Robert Johnson, member of Peoria Park District Board, spoke in opposition to the River Trail Development. He encouraged the saving of green space and the protection of pedestrians at the RiverPlex.

Ms. Rebecca Carry, a Peoria resident, spoke in opposition of the current location of the proposed River Trail Development. She encouraged the City Council to vote no to save the park.

Mr. Brian Baker, a concerned citizen, voiced concerns about the proposed River Trail Development. He encouraged Council members who received political contributions from the developer abstain from voting.

Ms. Willa Lucas, a Peoria resident, spoke in opposition to the River Trail Development.

Ms. Mary Hayes, a concerned citizens, voiced opposition to the proposed River Trail Development.

Mr. Conrad Stinnett, a Peoria resident, stated his support for saving the River Trail Park and voiced opposition to the proposed development. He encouraged the City, to find additional land for development.

Mr. Sheldon Shafer, a concerned citizen, spoke in opposition to selling park property. He voiced concerns with cost involved in this project.

Ms. Pat Kennedy, a concerned citizen, voiced opposition to the proposed River Trail Development.

Mr. Walter Felder, a concerned citizen, spoke in opposition to the proposed River Trail Development. He encouraged the City, to save the park and vote no.

Mr. Joe Hranka, a concerned citizen, stated his support for the Peoria Boat Club. He pushed for a deferral until January 1 and encouraged an alternative location for this project.

Mr. Pat Sullivan, a Peoria resident, spoke in support for the River Trail Development. He stated the need for the connection of Water Street and said the developer would help the environment by planting trees in the area.

Ms. Elaine Hopkins, a Peoria resident, pointed out an additional location on Jefferson Street for possible development of this project.. She voiced concerns on the reaction from the National Park Service regarding federal funding that was wasted.

Ms. Joyce Blumenshine, Representative of Sierra Club, voiced her opposition to the River Trail Development. She reminded the City Council they represent the people not developers.

Ms. Gara Lighton, spoke in opposition to the River Trail Development.

Mr. Robert Hall, attorney for the developers, spoke regarding the City Council support for the River Trail TIF District and requested the City Council stand behind the Redevelopment Agreement and support this development.

Mr. Dana Oates, Executive Director Peoria Contractor Association, spoke in support of the proposed development.

Ms. Karrie Alms, a Peoria resident, provided a handout regarding her opposition to the proposed River Trail Development. She discussed a report from the Illinois Department of Natural Resources and encouraged the preservation of the river front.

Ms. Tracy Fox, a concerned citizen, voiced opposition to the River Trail Development.

Mr. James Hogan, a concerned citizen, spoke in opposition to the proposed development.

Mr. Dave Pittman, a concerned citizen, stated his opposition to the River Trail Development. He suggested many reasons this item needed to be deferred.

Mr. Laura Birch, a member of the sand volleyball organization, voiced concerned about costs for relocation. She encouraged the protection of park space.

Council Member Moore declared her support for the River Trail Development. She expressed her appreciation for the outpouring of public input, but stated Peoria, especially the First District, needed this development for the creation of jobs within the district.

Council Member Weaver expressed concerns about the future of the Peoria Boat Club and the relocation of the sand volleyball club.

Assistant City Manager Setti indicated the future of the Peoria Boat Club was not on the agenda tonight. He stated tonight's vote was for rezoning of this property only and further discussion would be a future agenda item. He said in regards to the sand volleyball club, the Council could place conditions on the multifamily plan to include the volleyball courts.

Council Member Weaver remarked he felt a marina would be an asset to the River Trail Development. He requested the City include in the Illinois Department of Natural Resources application a three year lease for the Peoria Boat Club to remain. He asked Assistant City Manager Chris Setti if the City was willing to commit to a relocation plan.

Assistant City Manager Setti responded that the City had meetings with the volleyball representatives along with the Park District and he felt a commitment could happen to relocate the sand volleyball courts.

Council Member Montelongo voiced concerns regarding the financing of the replacement property. He requested a total cost estimate for purchase and improvements of this property.

Assistant City Manager Setti stated the only cost at this moment was the acquisition cost of \$425,000. He said the City should expect environmental remediation cost for one of the locations. He explained the City would have funds from the purchase of the River Trail property along with funds from the Northside Business Park TIF and Northside River Front TIF, which could be used.

Council Member Turner expressed his support for the River Trail Development. He stated the Council needed to move forward with this development for the growth of the community.

Following a brief discussion, Council Member Akeson moved to grant Privilege of the Floor to Karrie Alms so she could explain her previously distributed handout; seconded by Council Member Jensen.

Motion to grant Privilege of the Floor to Karrie Alms so she could explain her previously distributed handout was approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Riggerbach, Spain, Weaver,  
Mayor Ardis – 9;

Nays: Moore, Turner – 2.

Ms. Karrie Alms, a Peoria resident explained her spreadsheet handout that addressed the proposed Riverfront Park Land Conversion analysis.

Council Member Spain voiced concerns regarding the Peoria Boat Club's fence and club house.

Assistant City Manager Setti explained the fence and club house would need to be removed since the Illinois Department of Natural Resources clearly defines in the LAWCON rules that public access would be required. He stated the City had been granted a non-conforming use for this property, which would allow the use of boat storage through April 30, 2016.

Council Member Spain stated he was in support of keeping boats at the slips and encouraged his colleagues to support this matter. He mentioned he would like to see the clubhouse remain also at this location.

Council Member Akeson voiced concerns for the Peoria Boat Club's members especially when winterizing their larger boats and moving them for storage.

In response to Council Member Jensen's question on the use of TIF money, Assistant City Manager Setti explained that according to TIF law there were seventeen different categories that were eligible. He said projects must be within the TIF boundaries and the City had eligible funds from these two TIFs that could be used for the land conversion property.

Council Member Jensen voiced her concerns regarding the two Preliminary Plat proposals that would be voted on. She said she disagreed with the recommended course of action and stated she would not support this item. She stated she was supportive of downtown development, but stated she was for common sense development. Council Member Jensen said she would have supported Resolution A, if that would have been proposed. She commented about a compromise project that Council Member Riggerbach, Council Member Akeson and herself proposed, that connected Evans Street, not Water Street, which saved green space.

Council Member Jensen stated this compromised project would have moved development towards St. Francis Hospital. She stated the City had budget constraints and needed to focus on its infrastructure. She encouraged additional development within the Warehouse District.

Council Member Grayeb voiced his opposition to the proposed River Trail Development project. He expressed the importance of having green space. He said he supports development, but suggested another location.

Council Member Akeson thanked the citizens that contacted her regarding opinions on this project. She suggested an alternative plan and stated she would not be supportive of this item.

Council Member Johnson stated he supports the River Trail Development. He thanked Council Members Riggenschach, Akeson, and Jensen for their work on the alternative plan, but said this was the developer's plan and they made significant changes.

Discussions were held regarding TIF money and the proper disbursements of such funds. City Manager Ulrich stated that the TIF District had to be contiguous to transfer money from one to another. Council Member Montelongo said he would be supportive of this project if TIF funds and other financing would be available for improvement and replacement of this property. He voiced concerns about financing coming from the General Fund for this development.

Council Member Spain stated his support for the River Trail Development. He thanked the many citizens that had contacted the Council regarding their support or opposition to the River Trail Development. He encouraged cooperation to improve the park space and bring more people to the river front.

Council Member Moore voiced concerns about the alternative plan that was proposed.

Council Member Riggenschach stated as the father of five he voiced concerns for the future of Peoria regarding jobs, recreational opportunities, and providing a vibrant City for the future.

Mayor Ardis indicated he appreciated the community discussions, commissions input, work of the City Manager, and City Staff on this proposed project. He thanked the developers for their dedication and investment within the Peoria Community. He read an email from citizen Bill Ordaz that emphasized the need for development within the north valley to help revitalize and grow the north valley. He spoke on the tax revenue this project would generate to assist School District 150 and other taxing bodies. Mayor Ardis indicated his support for the River Trail Development project.

Motion to approve Resolution B, to concur with the recommendation from Staff to approve a Preliminary Plat, with certain other waivers and conditions for the property located at the foot of Morton Street (Property Identification No. 18-03-382-003), Peoria, Illinois was approved by roll call vote.

Yeas: Johnson, Montelongo, Moore, Spain, Turner, Weaver, Mayor Ardis – 7;

Nays: Akeson, Grayeb, Jensen, Riggenschach – 4.

- (15-326) Communication from the City Manager and the Community Development Director with the following:**
- A. Recommendation from Staff to ADOPT an ORDINANCE Approving a REZONING from a Class R-3 (Single Family Residential) District to a Class R-8 (Multifamily Residential) District for the Property Located at the Foot of MORTON STREET (Part of Parcel Identification No. 18-03-382-003), Peoria, Illinois, and No Recommendation from the Planning & Zoning Commission; and**
  - B. Recommendation from the Planning & Zoning Commission and Staff to APPROVE a MULTIFAMILY PLAN in a Class R-8 (Multifamily Residential) District for the Property Located at the Foot of MORTON STREET (Part of Parcel Identification No. 18-03-382-003), Peoria, Illinois.**

Four handouts were distributed to the City Council that included a memo from Cullinan Properties and three color maps of the site.

Council Member Moore moved to adopt an Ordinance, as recommended by Staff, approving a rezoning from Class R-3 (Single Family Residential) District to a Class R-8 (Multifamily Residential) District for the property located at the foot of Morton Street (Part of Parcel Identification No. 18-03-382-003), Peoria, Illinois and to concur with the recommendation from the Planning & Zoning Commission and Staff to approve a Multifamily Plan in a Class R-8 (Multifamily Residential) District; seconded by Council Member Turner.

Council Member Spain requested a friendly amendment to include additional conditions pertaining to the relocation of the sand volleyball courts.

Council Member Moore accepted the friendly amendment pertaining to additional conditions for the relocation of the sand volleyball courts.

Council Member Weaver remarked the members of the sand volleyball association were concerned about sand quality at the relocated area and that the relocation cost were not from taxpayer dollars.

ORDINANCE NO. 17,264, as recommended by Staff, approving a rezoning from a Class R-3 (Single Family Residential) District to a Class R-8 (Multifamily Residential) District for the property located at the foot of Morton Street (part of Parcel Identification No. 18-03-382-003), Peoria, Illinois and to concur with the recommendation from the Planning & Zoning Commission and Staff to approve a Multifamily Plan in a Class R-8 (Multifamily Residential) District for the property located at the foot of Morton Street, with additional conditions pertaining to the relocation of the sand volleyball courts, was adopted by roll call vote.

Yeas: Johnson, Montelongo, Moore, Spain, Turner, Weaver, Mayor Ardis – 7;

Nays: Akeson, Grayeb, Jensen, Riggerbach – 4.

**UNFINISHED BUSINESS (Including but not limited to motions to reconsider items, if any, from the previous Regular Business Meeting)**

- (15-295) Communication from the City Manager and Community Development Director and Finance Director/Comptroller with a Request to ADOPT an ORDINANCE Amending the City of Peoria BUDGET for Fiscal Year 2015 to Allocate \$300,000 from the South Village Growth Cell TIF Fund Balances to be Used for Demolitions Within the South Village Growth Cell TIF Boundaries (1<sup>st</sup> District).**

Council Member Moore moved to adopt an Ordinance amending the City of Peoria Budget for Fiscal Year 2015 to allocate \$300,000 from the South Village Growth Cell TIF Fund Balances to be used for demolitions within the South Village Growth Cell TIF boundaries; seconded by Council Member Turner.

ORDINANCE NO. 17,265 was adopted by roll call vote.

Yeas: Akeson, Jensen Johnson, Montelongo, Moore, Spain, Riggerbach, Turner, Weaver, Mayor Ardis – 10;

Nays: Grayeb – 1.

**NEW BUSINESS**

**CODE ENFORCEMENT COMPLAINT**

Council Member Jensen and Council Member Grayeb spoke regarding a complaint received about a code enforcement issue that occurred on Orange Street in Peoria. Council Member Jensen requested a Policy Session to discuss code enforcement and hearing officer processes.

Council Member Grayeb stated a citizen presented a petition for changes to the Code Enforcement Division that included one hundred and eight signatures.

Council Member Grayeb moved to grant Privilege of the Floor to Mr. Seth Ben Ezra who wished to address this matter.

Hearing no objection, Mayor Ardis granted Privilege of the Floor to Mr. Seth Ben Ezra who wished to address the City Council.

Mr. Seth Ben Ezra, a Peoria resident spoke about an incident involving the Code Enforcement Department. He indicated his household was given a Notice to Abate violation for high grass and within a few hours after rectifying the violation on the same day the Notice to Abate was received, a ticket was issued. He remarked on his negative experience that occurred during the hearing officer process.

City Manager Patrick Urich spoke about the concerns and stated the reassignments of code enforcement officers would begin soon.

Corporation Counsel Don Leist indicated he spoke with the hearing officer about the procedures of the hearing officer process.

**PEORIA BOAT CLUB**

Council Member Spain moved to direct Staff to bring back at the next Regular City Council Meeting, October 13, 2015, a plan to review and consider allowing the Peoria Boat Club to continue operations; seconded by Council Member Moore.

Council Member Montelongo requested a cost for any proposals of the plan regarding the Peoria Boat Club.

Motion to direct Staff to bring back at the next Regular City Council Meeting, October, 13, 2015, a plan to review and consider to allowing the Peoria Boat Club to continue operations was approved by roll call vote.

Yeas: Akeson, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 10;

Nays: Grayeb – 1.

**RIVERFRONT DEVELOPMENT CONVERSION OF LAND**

Council Member Akeson suggested the City inform the public about the conversion process for the riverfront property involved in the River Trail development.

**PRESENTATION 1965 VOTING RIGHTS ACT**

Council Member Moore announced a presentation of the 1965 Voting Rights Act by Judge Mary McDade and Carol May would be held at 4 PM on Saturday, September 26, 2015, at New Morning Star Baptist Church on John Gwynn Avenue.

**FINANCE RESOURCE DAY**

Council Member Moore announced Metec was holding a financial resource day from 9:00 A.M. to 1:30 P.M. on Saturday, September 26, 2015, at Glen Oak Learning Center on Wisconsin Avenue.

**DAY OF REMEMBRANCE**

Council Member Moore announced the Day of Remembrance would be held at the Gateway Building from 3:00 P.M. to 5:00 P.M. on Sunday, September 27, 2015 for people killed by violence and other tragedies.

**AMERICAN PLANNING ASSOCIATION PRIZE**

Council Member Riggerbach recognized Community Development Director Ross Black and Planner Shannon Techie for their work on the Wisconsin Avenue Business Corridor Plan, which recently was awarded the American Planning Association Prize for strategic planning in the State of Illinois.

**MONTHLY BREAKFAST CHAT**

Council Member Turner announced the breakfast chat scheduled for October 1, 2015, had been changed to October 8, 2015, because he would be attending the Regional Neighborhood Network Conference in Bowling Green, Kentucky.



**CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD**

Hearing no objection, Mayor Ardis granted Privilege of the Floor to those citizens wishing to address the City Council/Town Board.

Mr. Marcus Fogliano, a Peoria resident, spoke about Kim's Beauty Supply's façade improvement program, which was approved earlier in the meeting. He remarked on the public involvement that had been shown regarding the river trail development.

Mr. James Reed, a Peoria resident, voiced concerns about Carver Community Center and encouraged additional funding to help children with recreational needs. He also said that the Peoria Civic Center needed to conduct more activities to bring businesses into Peoria.

**EXECUTIVE SESSION**

It was determined that an Executive Session was not needed at this time.

**ADJOURNMENT**

Council Member Grayeb moved to adjourn the Regular City Council Meeting; seconded by Council Member Weaver.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Spain, Riggerbach,  
Turner, Weaver, Mayor Ardis – 11;

Nays: None.

The Regular City Council Meeting adjourned at 11:40 P.M.



Beth Ball, MMC, City Clerk  
City of Peoria, Illinois

ds