



**: OFFICIAL PROCEEDINGS :**

**: OF THE CITY OF PEORIA, ILLINOIS :**

A Regular Meeting of the Joint City Council and Town Board of Peoria, Illinois, was held on January 10, 2023, at 6:00 P.M. at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Ali presiding, and with proper notice having been posted.

**ROLL CALL**

Roll Call showed the following Council Members were present: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11. Absent: None.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Ali requested a moment of silent prayer or reflection and then she led the pledge of allegiance.

**MINUTES**

Council Member Oyler moved to approve the minutes of the Joint City Council and Town Board Meeting held on December 13, 2022, as printed; seconded by Council Member Allen.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

**PUBLIC HEARINGS**

**(23-001) PUBLIC HEARING Regarding the ANNEXATION of 9601 N. ALLEN ROAD, Peoria, Illinois.**

Council Member Cyr moved to open a Public Hearing regarding the annexation of 9601 N. Allen Road, Peoria, Illinois; seconded by Council Member Kelly.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

Mayor Ali opened the Public Hearing at 6:05 P.M.

Ron Holohan, Treasurer of the Dunlap Library Board of Trustees, said the City of Peoria annexed multiple parcels in the Dunlap Library District over the last few years, decreasing tax

revenues for the Library District.

Following a third call for comments from the public regarding the annexation of 9601 N. Allen Road, Peoria, Illinois, Mayor Ali determined there were no additional citizens who wished to speak, and she requested the Public Hearing be closed.

Council Member Velpula moved to close a Public Hearing regarding the annexation of 9601 N. Allen Road, Peoria, Illinois; seconded by Council Member Kelly.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

Mayor Ali closed the Public Hearing at 6:08 P.M.

**(23-002) PUBLIC HEARING Regarding the Proposed MEDINA PLAINS-ALLEN ROAD BUSINESS PARK TAX INCREMENT FINANCING (TIF) DISTRICT.**

Mayor Ali said this Public Hearing regarding the proposed Medina Plains-Allen Road Business Park Tax Increment Financing District was being held pursuant to Chapter 65 of the Illinois Compiled Statutes, Section 5/11-74.4-5 and public notice. She said at the conclusion of those who wished to speak, the City would adjourn the public hearing to reconvene at 6:00 P.M. on Tuesday, January 24, 2023, in Council Chambers, Room 400, of City Hall, at 419 Fulton Street, Peoria, Illinois. She said the City would provide written notice to the appropriate parties with a revised legal description of the redevelopment area and parcels to be included within the redevelopment area, noting that annexations of properties required this change to the redevelopment area and the redevelopment plan.

At the conclusion of Mayor Ali's comments, Council Member Velpula moved to open a Public Hearing regarding the proposed Medina Plains-Allen Road Business Park Tax Increment Financing (TIF) District; seconded by Council Member Cyr.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

Mayor Ali opened the Public Hearing at 6:10 P.M.

Ron Holohan, Treasurer of the Dunlap Library Board of Trustees, said last Thursday a notice was received regarding the proposed TIF District and the Dunlap Library Board had not had a chance to discuss it yet, stating they had a meeting scheduled for January 24, 2023. He said the Board needed an opportunity to provide a recommendation regarding the proposal, especially since it would further reduce tax revenues. He asked what parcels were excluded from the proposed TIF District, and he requested a list of included parcels in the Dunlap Library District.

In response to Attorney Bob Hall of Miller, Hall & Triggs, regarding a continuance, Mayor Ali confirmed the Public Hearing would reconvene at the January 24, 2023, City Council Meeting.

Following a third call for comments from the public regarding the proposed Medina Plains-Allen Road Business Park Tax Increment Financing (TIF) District, Mayor Ali determined there were no additional citizens who wished to speak, and she requested a motion to reconvene the Public Hearing at 6:00 P.M. on January 24, 2023, in Council Chambers.

Council Member Cyr moved to reconvene the Public Hearing regarding the proposed Medina Plains-Allen Road Business Park Tax Increment Financing (TIF) District, to 6:00 P.M. on Tuesday, January 24, 2023, in Council Chambers; seconded by Council Member Ruckriegel.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

Mayor Ali adjourned the Public Hearing at 6:14 P.M.

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

**(23-003) REQUEST from the Town Officials to APPROVE the DECEMBER 2022 ACTUAL EXPENDITURES and to APPROVE the JANUARY 2023 ANTICIPATED EXPENDITURES for the Town of the City of Peoria.**

Trustee Grayeb moved to approve the December 2022 actual expenditures and to approve the January 2023 anticipated expenditures for the Town of the City of Peoria; seconded by Trustee Jackson.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Chairwoman Ali – 11;

Nays: None.

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

**CONSENT AGENDA ITEMS BY OMNIBUS VOTE, with Recommendations as Outlined:**

**(23-004) \* Communication from the Mayor and Corporation Counsel with a Request to APPROVE the DECLARATION OF LOCAL STATE OF EMERGENCY.**

**(23-005) \*\* Communication from the City Manager and Director of Human Resources with a Request to AUTHORIZE the Payment of a WORKERS COMPENSATION SETTLEMENT, in the Amount of \$140,000.00, to a Firefighter Injured on Two Separate Dates Going Back to 2019.**

**(23-006) Communication from the City Manager and Corporation Counsel with a Request to APPROVE a SETTLEMENT AGREEMENT and Release, in Exchange for the Resignation of JEREMY LAYMAN.**

**(23-007) \*\*\* Communication from the City Manager and Corporation Counsel with a Request to APPROVE a REAL ESTATE PURCHASE AGREEMENT with ILLINOIS VALLEY PUBLIC TELECOMMUNICATIONS and the City of Peoria.**

- (23-008) Communication from the City Manager and Finance Director/Comptroller with a Request to APPROVE a RESOLUTION Authorizing KYLE CRATTY to Serve as TRUSTEE OF THE ILLINOIS PUBLIC RESERVES INVESTMENT MANAGEMENT TRUST.**
- (22-433) Communication from the City Manager and Director of Public Works with a Request to ADOPT ORDINANCE NO. 18,029 Amending CHAPTER 28 of the CODE of the City of Peoria, Relating to the TRANSPORTATION COMMISSION.**
- (23-009) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT ORDINANCE NO. 18,030 Approving a SPECIAL USE in a Class R-3 (Single-Family Residential) District, for a SHORT-TERM RENTAL, for the Property Located at 1001 N.E. GLEN OAK AVENUE (Parcel Identification No. 18-04-278-018), Peoria, IL. (Council District 3)**
- (23-010) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT ORDINANCE NO. 18,031 Amending a SPECIAL USE (Ordinance No. 14,612, as Amended) in a Class C-2 (Large Scale Commercial) District, to Allow an ADULT-USE CANNABIS DISPENSARY, for the Property Located at 1210 W. GLEN AVENUE, Which Includes Properties Located at 1222 W. GLEN AVENUE, 4730, 4732, 4734, 4736, 4738, 4800, 4810, and 4816 N. UNIVERSITY STREET, Commonly Known as CROSSROADS CENTER SHOPPING CENTER, (Parcel Identification Nos. 14-20-401-001, 14-20-401-029, 14-20-401-032, 14-20-401-036, 14-20-401-037, and 14-20-401-038), Peoria IL. (Council District 3)**
- (23-011) \*\*\*\*\* Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE REZONING Property from Class R-3 (Single Family Residential) District to Class C-N (Neighborhood Commercial) District for the Property Located at 331 NE PERRY AVENUE (Parcel Identification No. 18-04-456-006), Peoria, IL**
- (23-012) Communication from the City Manager and Finance Director/Comptroller with a Request to RECEIVE and FILE the Month-Ended November 30, 2022, UNAUDITED FINANCIAL REPORT.**

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

Council Member Ruckriegel requested Item No. 23-007 be removed from the Consent Agenda for further discussion.

Council Member Velpula requested Item No. 23-011 be removed from the Consent Agenda for further discussion.

Council Member Jensen requested Item No. 23-005 be removed from the Consent Agenda for further discussion.

Council Member Kelly requested Item No. 23-004 be removed from the Consent Agenda for further discussion.

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

Item Nos. 22-433, and 23-004 through 23-012 (excluding Item Nos. 23-004, 23-005, 23-007, and 23-011, which were removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

**(23-004) Communication from the Mayor and Corporation Counsel with a Request to APPROVE the DECLARATION OF LOCAL STATE OF EMERGENCY.**

A revised Declaration of Local State of Emergency with the expiration date for the State of Illinois Emergency Declaration was distributed to all Council Members.

Council Member Kelly asked if the City of Peoria was obligated to continue issuing a Declaration of Local State of Emergency due to the continuation of the State of Illinois Emergency Declaration. Corporation Counsel Patrick Hayes said the City was not compelled to issue a Declaration, stating it was an independent judgment of the Council. Council Member Kelly said he would not support this item.

Council Member Allen moved to approve the Declaration of Local State of Emergency; seconded by Council Member Velpula.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 10;

Nays: Kelly – 1.

**(23-005) Communication from the City Manager and Director of Human Resources with a Request to AUTHORIZE the Payment of a WORKERS COMPENSATION SETTLEMENT, in the Amount of \$140,000.00, to a Firefighter Injured on Two Separate Dates Going Back to 2019.**

Council Member Jensen said she would abstain from voting on this item due to a personal connection to the law firm that represented the City of Peoria in this matter.

Council Member Cyr moved to authorize the payment of a Workers Compensation Settlement, in the amount of \$140,000.00, to a Firefighter injured on two separate dates going back to 2019; seconded by Council Member Allen.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 10;

Nays: None;

Abstention: Jensen – 1.

**(23-007) Communication from the City Manager and Corporation Counsel with a  
\*\*\* Request to APPROVE a REAL ESTATE PURCHASE AGREEMENT with  
ILLINOIS VALLEY PUBLIC TELECOMMUNICATIONS and the City of Peoria.**

Council Member Ruckriegel said he would abstain from voting on the item due to a conflict of interest as a member of Illinois Valley Public Telecommunications.

Council Member Cyr moved to approve a Real Estate Purchase Agreement with Illinois Valley Public Telecommunications and the City of Peoria; seconded by Council Member Riggerbach.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Velpula,  
Mayor Ali – 10;

Nays: None;

Abstention: Ruckriegel – 1.

**(23-011) Communication from the City Manager and Director of Community  
\*\*\*\* Development with a Request to Concur with the Recommendation from the  
Planning & Zoning Commission and Staff to ADOPT an ORDINANCE  
REZONING Property from Class R-3 (Single Family Residential) District to  
Class C-N (Neighborhood Commercial) District for the Property Located at  
331 NE PERRY AVENUE (Parcel Identification No. 18-04-456-006), Peoria, IL**

Council Member Velpula requested clarification regarding the rezoning from a single family residential to a neighborhood commercial. Assistant Community Development Director Leah Allison said the Class C-N was a mixed-use designation that provided a variety of permitted uses, including Short-Term Rentals and commercial office space. She described the property located at 331 NE Perry Avenue and the proposed plans presented by the property owner.

Discussions were held on increasing mixed-use zoning trends, possible uses of the building at 331 NE Perry Avenue after rezoning, and the unique location of the property that contributed to the decision of Community Development Staff to propose the mixed-use zoning designation.

Council Member Riggerbach said he supported the rezoning application as presented, noting he recently attended meetings with stakeholders regarding revitalization efforts of the area. He said this type of rezoning could be an appropriate thing to consider for other parcels as well.

At the conclusion of his comments, Council Member Riggerbach moved to adopt an Ordinance rezoning property from Class R-3 (Single Family Residential) District to Class C-N (Neighborhood Commercial) District for the property located at 331 NE Perry Avenue; seconded by Council Member Oyler.

In response to Council Member Velpula regarding zoning designations of neighboring properties, Assistant Director Allison said they were zoned Residential, but there was a possibility that rezoning could be reconsidered for those parcels as well.

ORDINANCE NO. 18,032 was adopted by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel,  
Velpula, Mayor Ali – 11;

Nays: None.

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

It was determined there were no items to discuss under Regular Business at that time.

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

**(22-436) Communication from the City Manager and Director of Community Development with a Request to APPROVE a CONTRACT with DORE & ASSOCIATES, INC. for the HARRISON SCHOOL DEMOLITION PROJECT.**

Community Development Director Dulin said Staff was successful in negotiating compliance with City regulations and policies regarding labor for the project, including working with local labor organizations and hiring local minority contractors, and he asked the Council to approve the item.

Council Member Jackson moved to approve a Contract with Dore & Associates, Inc. for the Harrison School Demolition Project; seconded by Council Member Velpula.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

**NEW BUSINESS**

**East Bluff Evictions Update**

Council Member Riggerbach provided an update on the successful efforts of City Staff to negotiate eviction deadline extensions with SFR3 for East Bluff residents affected by notices to vacate issued in December 2022. He said on December 20, 2022, a virtual town hall meeting with residents and community stakeholders provided tenant rights information, recourse for actions against those rights, and resources for housing solutions. He said due to continued miscommunication regarding the incident in December, he asked for those involved to present at the February 28, 2023, City Council Meeting to provide more information. He asked residents looking for housing solutions to call Community Development Staff at 309-494-8600, or to call 2-1-1 in crisis situations for information and access to available resources.

**Smoke Shops in Peoria**

Council Member Jackson asked for a Report Back regarding the number of Smoke Shop locations currently in Peoria. She said a number of concerned citizens reported issues to her regarding the establishments, and she said the Council needed information to determine how to proceed.

**Peoria Public Schools Foundation – 365 Breakfast**

Council Member Allen said the 8<sup>th</sup> Annual Peoria Public Schools Foundation 365 Breakfast was on Thursday, January 12, 2023, with breakfast pickup from 7:00-8:30 A.M. at the Hy-Vee on Sheridan Road. He said a virtual program would follow at 10:00 A.M. on the organization's Facebook page. He said Kouri Marshall, Community Activist and PPS Alum, was the keynote speaker, noting his history and impact in the community as well as the services and benefits provided by the Peoria Public Schools Foundation.

**Property Acquisitions**

Council Member Kelly commended the Community Development Director Dulin for his continued efforts to streamline and improve the process to acquire properties after tax delinquency. He said coordination with other municipalities in the State of Illinois resulted in the 'Sale in Error' legislation proposition, which, if approved, would reduce waiting periods for property acquisitions and allow renovations or demolitions to begin sooner. He said this would ultimately reduce the effect of long-term blight on the neighborhood.

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

It was determined that one wished to address the City Council / Town Board at that time.

**EXECUTIVE SESSION**

**Consideration of a Motion for the City Council to enter into EXECUTIVE SESSION pursuant to 5ILCS 120/2(c)(2), collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees; and 2(c)(21), discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes, or semi-annual review of the minutes.**

Council Member Cyr moved to enter into Executive Session pursuant to 5ILCS 120/2(c)(2), collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees; and 2(c)(21), discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes, or semi-annual review of the minutes; seconded by Council Member Jackson.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

**ADJOURNMENT**

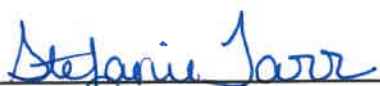
Council Member Allen moved to adjourn the January 10, 2023, Joint City Council and Town Board Meeting; seconded by Council Member Kelly.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

The Joint City Council and Town Board Meeting was adjourned at 6:44 P.M.

  
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Stefanie Tarr, RMC, CMC, City Clerk  
City of Peoria, Illinois