

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A Joint City Council and Town Board Meeting of the City Council of Peoria, Illinois, was held May 24, 2016, at 6:00 P.M. at City Hall, Council Chambers (Room 400), 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: Akesson (Arrived at 6:01 P.M.), Grayeb (Arrived at 6:02 P.M.), Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, Mayor Ardis – 10. Absent: Spain – 1.

### INVOCATION & PLEDGE OF ALLEGIANCE

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

### PROCLAMATIONS, COMMENDATIONS, ETC.

**Flag Day - June 14, 2016**  
**South West Kiwanis**  
**Peoria Women's Club 130th Anniversary**  
**Peoria Academy Scholastic Bowl Team**  
**LGBT Pride Month**

### MINUTES

Council Member Johnson moved to approve the minutes of the Regular City Council Meeting held on May 10, 2016, as printed; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Mayor Ardis - 10;

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:**

- (16-159) **Communication from the City Manager and Corporation Counsel with a Request to Authorize SETTLEMENT of Case No. 15-1137, *Ron Lightbody v. City of Peoria et al*, Filed in the U.S. District Court for the Central District of Illinois.**
- (16-160) **Communication from City Manager and Director of Public Works with a Request to Approve the LOW BID (#10-16) of GENERAL TRAFFIC EQUIPMENT, in the Amount of \$19,644.00, for the Purchase of Light-Emitting Diode (LED) Signal Lights.**

- (16-161) Communication from the City Manager and Director of Public Works with a Request to Approve the LOW BID (#14-16) of VULCAN SIGNS, in the Amount of \$38,802.20, for the Annual Purchase of Roadway Signs. (City-Wide)
- (16-162) Communication from the City Manager and Director of Public Works with a Request to Accept the LOW BID of C&G CONCRETE COMPANY, INC., in the Amount of \$200,003.07, and AWARD a CONTRACT for the 2016 ADA RAMP PROGRAM with an Additional Authorization of \$31,782.35 for a Total Award of \$231,785.42. (Council Districts 1,3 & 5)
- (16-183)  
\* Communication from the City Manager with a Request to Approve a Three (3) Year AGREEMENT with the PEORIA AREA CONVENTION AND VISITOR'S BUREAU FOR TOURISM and Related Marketing Services, in the Amount of \$650,000.00 Annually.
- (16-163) Communication from the City Manager and Director of Human Resources with a Request to Authorize the City Manager to Execute the COLLECTIVE BARGAINING AGREEMENT Negotiated Between the City of Peoria and IBEW Local 51 Covering the Period from December 1, 2014, Through November 30, 2018.
- (16-164) Communication from the City Manager and the Director of Human Resources with a Request to Authorize the City Manager to Execute the COLLECTIVE BARGAINING AGREEMENT Negotiated Between the City of Peoria and the PEORIA POLICE BENEVOLENT ASSOCIATION Covering the Period from January 1, 2014, through December 31, 2016.
- (16-165) Communication from the City Manager and the Director of Human Resources with a Request to Authorize the City Manager to Execute the COLLECTIVE BARGAINING AGREEMENT Negotiated Between the City of Peoria and the Five (5) Labor Unions that Comprise the Multi-Union Agreement. The Agreement will Cover the Period from December 1, 2014, through November 30, 2018. The Labor Unions Involved Were TEAMSTERS LOCAL 627, LABORERS LOCAL 165, CARPENTERS LOCAL 237, PAINTERS LOCAL 157, AND STEAMFITTERS LOCAL 353.
- (16-166) Communication from City Manager and Director of Public Works with a Request to ADOPT ORDINANCE NO. 17,365 Amending Schedule 'N' of Chapter 28 of the CODE of the City of Peoria by Designating the 1700 and 1800 Blocks of FREDONIA AVENUE (Between Cooper Street and Western Avenue) a One-Way Street in TRAFFIC SCHEDULE "N".
- (16-167) Communication from the City Manager and the Finance Director/Comptroller with a Request to ADOPT ORDINANCE NO. 17,366 AMENDING the City of Peoria 2016/2017 BIENNIAL BUDGET Relating to the EAST VILLAGE GROWTH CELL TIF HOUSING PROGRAM, in the Amount of \$250,000.00.

- (16-156)**      **Communication from the City Manager and Corporation Counsel with a Request to ADOPT ORDINANCE NO. 17,367 Amending Chapter 3 of the City CODE Adding LIQUOR LICENSE Class G-D for Coffee Shops and Other Clean-Up Revisions.**
  
- (16-168)**      **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. 17,368, Amending an Existing SPECIAL USE, Ordinance No. 14,063, as Amended, for a Shopping Center in a Class C-2 (Large Scale Commercial) District, to Add Property to the Boundary of the Special Use and Rezone it from C-1 (General Commercial) District to C-2 (Large Scale Commercial) District (Parcel Identification No. 14-16-452-009), and Add a New Building to the Shopping Center (Parcel Identification No. 14-16-452-043), for the Property Commonly Known as JUNCTION CITY SHOPPING CENTER Located at 5901 N. PROSPECT ROAD (Parcel Identification Nos. 14-16-452-008, -009, -034, -038, -039, -040, -042, & -043), Peoria, Illinois. (PZ 16-14.) (Council District 3)**
  
- (16-169)**      **Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,369 Amending the OFFICIAL ZONING MAP of the City of Peoria to Rezone Property from a Class I-3 (General Industrial) to a Class R-8 (Multifamily-Residential) District for the Property Located at 101 IRVING STREET (Parcel Identification Nos. 18-10-106-003), Peoria, Illinois. (Council District 1)**
  
- (16-170)**      **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 HOLIDAY INN & SUITES PEORIA at GRAND PRAIRIE, 7601 N. ORANGE PRAIRIE ROAD, Contingent Upon the Issuance of the Certificate of Occupancy, with a Recommendation from the Liquor Commission to Approve. (Council District 5)**
  
- (16-171)**      **APPOINTMENT by Mayor Ardis to the PEORIA HOUSING AUTHORITY with**  
**\*\*** **a Request to Concur:**

**Tekia Childs (Voting) - Term Expiration 6/30/2019\***
  
- (16-172)**      **REAPPOINTMENT by Mayor Ardis to the MAYOR'S ADVISORY COMMITTEE FOR THE DISABLED with a Request to Concur:**

**Mike Van Cleve (Voting) - Term Expiration 6/30/2018**
  
- (16-173)**      **REPORT from the CITY TREASURER PATRICK A. NICHTING for the MONTH of APRIL 2016, with Request to Receive and File.**

- (16-174)**  
\*\*\* **Presentation from the City Manager and Finance Director/Comptroller with a Request to Receive and File the QUARTERLY FINANCIAL REPORT for the Quarter Ended March 31, 2016.**

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

Council Member Riggerbach requested Item Nos. 16-183 and 16-174 be removed from the Consent Agenda for further discussion.

Council Member Turner requested Item No. 16-171 be removed from the Consent Agenda for further discussion.

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

Item Nos. 16-156, 16-159 through 16-174, and 16-183 (excluding Item Nos. 16-171, 16-174 and 16-183, which were removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

- (16-183)**  
\* **Communication from the City Manager with a Request to Approve a Three (3) Year AGREEMENT with the PEORIA AREA CONVENTION AND VISITOR'S BUREAU FOR TOURISM and Related Marketing Services, in the Amount of \$650,000.00 Annually.**

Council Member Riggerbach moved to defer until June 28, 2016, the approval of a three (3) year agreement with the Peoria Area Convention and Visitor's Bureau for Tourism and related marketing services, in the amount of \$650,000.00 annually; seconded by Council Member Ruckriegel.

Motion to defer to the June 28, 2016, Regular City Council meeting was approved by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

- (16-171)**  
\*\* **APPOINTMENT by Mayor Ardis to the PEORIA HOUSING AUTHORITY with a Request to Concur:**

**Tekia Childs (Voting) - Term Expiration 6/30/2019\***

\*A revised Council Communication was distributed to all Council amending the term expiration to 6/30/2019.

Council Member Johnson moved to concur with the appointment by Mayor Ardis to the Peoria Housing Authority of Tekia Childs (voting), with a term expiration of 6/30/2019; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

**(16-174)      Presentation from the City Manager and Finance Director/Comptroller with  
\*\*\*      a Request to Receive and File the QUARTERLY FINANCIAL REPORT for the  
                 Quarter Ended March 31, 2016.**

Finance Director/Comptroller Jim Scroggins distributed the Quarterly Financial Report for the quarter ended March 31, 2016, to all Council Members.

Finance Director/Comptroller Scroggins reviewed the financial report. He noted that March was too early to make useful projections, but he said the budget was currently on track for the first three months. He said the City had only received revenues for January and February with March and April due in June. He said the report did not reflect the impact of the changes in the Personal Property Replacement Tax, which was recently changed by the State. He reported that the State had given the City improper amounts for the PPRT for the last two years. He said the impact of the change in the calculation was not included in the budget and he commented that the City did not know it received an incorrect amount during that time. He reported that the General Fund was running at about 92-93% of budget, which was typical this time of year. He concluded by stating that expenditures were tracking well and revenues were on pace.

Mayor Ardis recommended that if any Council Member had questions after reviewing the report to contact Director Scroggins.

Council Member Riggenbach moved to receive and file the Quarterly Financial Report for the quarter ended March 31, 2016; seconded by Council Member Moore.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

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

**(16-175)      Communication from the City Manager with a Request to Approve an  
                 INTERGOVERNMENTAL AGREEMENT with the PEORIA CIVIC CENTER  
                 AUTHORITY to Provide for Operations of the Peoria Civic Center.**

Council Member Ruckriegel moved to defer to June 28, 2016, the approval of the Intergovernmental Agreement with the Peoria Civic Center Authority to provide for operations of the Peoria Civic Center; seconded by Council Member Riggenbach.

Motion to defer to the June 28, 2016, Regular City Council meeting was approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

**(16-176) Communication from the City Manager with a Request for the Following:**

- A. ADOPT an ORDINANCE Amending the City of Peoria 2016/2017 BIENNIAL BUDGET Relating to the Use of the Warehouse District TIF Fund Balance.**
- B. ADOPT an ORDINANCE Approving the 733 SW WASHINGTON LLC REDEVELOPMENT AGREEMENT. (Council District 1)**

Assistant City Manager Chris Setti stated that this item was another opportunity for redevelopment in the Warehouse District. He provided a description of the location and the proposed redevelopment of the building noting that the first floor would be for commercial purposes and the second and third floors would be used for residential. He outlined the incentives offered to the developer, and he provided the terms of the loan. He said this was an exciting project and he stated there had been a lot of momentum of redevelopment in the Warehouse District recently.

Council Member Moore expressed her appreciation for the efforts of all involved on this project and she stated that this was a demonstration of other good things to come inciting developers to participate.

Council Member Moore moved to adopt an Ordinance amending the City of Peoria 2016/2017 Biennial Budget relating to the use of the Warehouse District TIF Fund balance; seconded by Council Member Turner.

ORDINANCE NO. 17,370 was adopted by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

Council Member Moore moved to adopt an Ordinance approving the 733 SW Washington LLC Redevelopment Agreement; seconded by Council Member Riggerbach.

ORDINANCE NO. 17,371 was adopted by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

**(16-177)      Communication from the City Manager, Director of Public Works and Finance Director/Comptroller with a Request to Approve the Following:**

- A.    An ORDINANCE AMENDING the City of Peoria 2016/2017 BIENNIAL BUDGET Relating to the ISSUANCE of GENERAL OBLIGATION BONDS, in the Amount of \$2,150,000.00, for the Construction of a COMBINED SEWER OVERFLOW (CSO) PILOT PROJECT on ADAMS STREET Between PECAN STREET and PERSIMMON STREET.**
  
- B.    Accept the Proposal of ILLINOIS CIVIL CONTRACTORS, INC. and Award the CONSTRUCTION CONTRACT, in the Maximum Guaranteed Price Amount of \$1,500,000.00, with a 10% Contingency of \$150,000.00, for the COMBINED SEWER OVERFLOW PILOT PROJECT (ADAMS STREET from PERSIMMON STREET to PECAN STREET).    (Council District 1)**

City Engineer Reise stated this project was part of the Combined Sewer Overflow negotiations with the US EPA. He said the purpose of this project was to provide proof to the US EPA that a green solution would work in the City of Peoria to address CSO issues. He said the US EPA needed proof that a green solution would work before both parties could reach a settlement agreement.

Council Member Moore expressed her appreciation for the efforts of the Public Works Department and their outreach to the community regarding the pilot program.

Council Member Moore moved to adopt an Ordinance amending the City of Peoria 2016/2017 Biennial Budget relating to the issuance of General Obligation Bonds, in the amount of \$2,150,000.00, for the construction of a Combined Sewer Overflow (CSO) Pilot Project on Adams Street between Pecan Street and Persimmon Street; seconded by Council Member Johnson.

ORDINANCE NO. 17,372 was adopted by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

Council Member Moore moved to accept the proposal of Illinois Civil Contractors, Inc. and award the construction contract, in the maximum guaranteed price amount of \$1,500,000.00, with a 10% contingency of \$150,000.00, for the Combined Sewer Overflow Pilot Project (Adams Street from Persimmon Street to Pecan Street); seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

(16-178) **Communication from the City Manager and the Community Development Director with a Request to Concur with the Planning & Zoning Commission and Staff for the Following:**

- A. ADOPT an ORDINANCE Rezoning Property from a Class C-1 (General Commercial) District to a Class C-2 (Large Scale Commercial) District for the Property Identified as Parcel Identification Nos. 14-19-177-016 and 14-19-177-017 with an Address of 5040 N. BIG HOLLOW ROAD; and**
- B. ADOPT an ORDINANCE Amending Existing SPECIAL USE Ordinance Nos. 13,045 as Amended and 13,455 as Amended in a Class C-2 (Large Scale Commercial) District for a Shopping Center to Add Property and New Commercial Buildings for the Property Commonly Known as GLEN HOLLOW SHOPPING CENTER with an Address of 5001 BIG HOLLOW ROAD, Peoria, IL. The Shopping Center Special Use Currently Includes Parcel Identification Nos. 14-19-151-067, 14-19-151-068, 14-19-151-070, 14-19-152-033, 14-19-152-038, 14-19-176-019, 14-19-176-029, 14-19-176-034, 14-19-176-035, 14-19-177-019, 14-19-177-020 (N. WAR MEMORIAL DR.), with the Following Property to be Added: 14-19-177-016 and 14-19-177-017 (5040 N. BIG HOLLOW RD.). (Council District 4)**

Community Development Director Black distributed copies of revised Ordinance A and revised Ordinance B to all Council Members.

Council Member Montelongo moved to adopt an Ordinance rezoning property from a Class C-1 (General Commercial) District to a Class C-2 (Large Scale Commercial) District for the property identified as Parcel Identification Nos. 14-19-177-016 and 14-19-177-017 with an address of 5040 N. Big Hollow Road; seconded by Council Member Turner.

ORDINANCE NO. 17,373 was adopted by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

Council Member Montelongo distributed a copy of a proposed amendment to all Council. He provided an overview of the project noting it was where the old Bob Evans restaurant and American Rental currently stood. He remarked that the project could be separated into three areas: parking, landscaping and signage. He reviewed the proposed parking fee and asked that it be amended as outlined in the handout to waive the payment of the parking impact fee for the net increase of 35 parking spaces.

Council Member Montelongo moved to adopt an Ordinance amending existing Special Use Ordinance Nos. 13,045 as Amended and 13,455 as Amended in a Class C-2 (Large Scale Commercial) District for a shopping center to add property and new commercial buildings for the property commonly known as Glen Hollow Shopping Center with an address of 5001 Big Hollow Road, Peoria, Illinois. The Shopping Center Special Use currently includes Parcel Identification Nos. 14-19-151-067, 14-19-151-068, 14-19-151-070, 14-19-152-033, 14-19-152-038, 14-19-176-019, 14-19-176-029, 14-19-176-034, 14-19-176-035, 14-19-177-019,



14-19-177-020 (N. War Memorial Dr.), with the following property to be added: 14-19-177-016 and 14-19-177-017 (5040 N. Big Hollow Rd.) with the following amendment:

1. Delete Item 1 of the submitted Ordinance and replace it with "1) Waiver of any parking impact fee as may apply to any increase in parking spaces over that provided in the Zoning Ordinance."
2. Delete Item 2 of the submitted Ordinance and replace it with the "2) Waiver permitting the replacement of landscaping points with shrubs in the front yards of all of the Parcels as depicted upon the Alternative Compliance landscaping plans (Attachment C) submitted by Applicant; except: a) For Parcels 2 and 3, the shade tree to be planted in the parking lot peninsula at the northeast corner of the proposed building shall be moved to that landscaped area immediately southwest of the existing main pylon sign for the Glen Hollow Shopping Center along Glen Hollow Drive (to be added to a shade tree already to be planted in such area); b) In the parking lot peninsula at the northwest corner of the proposed building upon Parcel 3, a shade tree shall be added; c) In the most northwest corner of Parcel 4, a shade tree will be added; and d) In the parking lot peninsula at the northwest corner of the proposed building upon Parcel 4, a shade tree shall be added."
3. Delete item 4) of the submitted Ordinance and replace it with "4) Waiver (subject to the removal of the existing pylon sign at the southeast corner of Parcel 3) permitting: a) A maximum square footage of sign facie (each side) of up to 120 square feet for Parcel 3 for the pylon sign (as depicted by location along War Memorial Drive upon Attachment A) instead of the maximum 168 square feet of sign facie shown upon Attachment B as submitted by Applicant; and b) A waiver of the minimum 150 feet of linear separation for signs located upon the same zoning lot (to the extent such distance may be less as depicted for Parcels 2 and 3 upon Attachment A)."

Seconded by Council Member Turner.

Council Member Riggenbach thanked Council Member Montelongo for his commitment to this part of town. He said the community had inquired when something would be done with those buildings. He asked for input regarding the waiver of the parking impact fee as proposed.

Community Development Director Ross Black said the City Council previously adopted the elimination of minimum parking requirements, but instituted a maximum parking limit so that the amount of impervious surface within the City would be reduced. He said the fee imposed for exceeding the maximum number of parking spaces would go into a separate account to be utilized for stormwater and infrastructure work within that development.

Public Works Director Mike Rogers remarked that a fewer number of parking spaces would be beneficial for the Stormwater Management Program. He said it needed to be addressed in order to prevent the maximum amount of water from going into the storm systems.

In response to Council Member Riggenbach, Director Black said Staff and the Planning & Zoning Commission were not recommending waiving the parking impact fee.

In order to support a waiver, Council Member Riggenbach asked for justification for the request. He remarked that many developers had to reduce the amount of parking rather than pay the fee.

Mr. Bob Hall, Attorney for the Applicant, said the purpose of the Ordinance implementing a maximum amount of parking was to impose a penalty that would assist with stormwater management. He reviewed the proposed project noting that the Bob Evans location would reduce parking from 108 to 80. He remarked that the American Rental site was currently 100% impervious, which would be reduced to 80% impervious along with a retention facility. He said these factors would address, in large part, the stormwater management issue.

Discussions were held regarding the proposed development and materials used for the parking lot.

Director Black said it was made clear administratively that if the developer used an impervious surface, then that could be taken into consideration in order to waive the parking impact fee.

Council Member Riggerbach expressed his concern regarding the parking waiver. He stated that if the developer was able to address stormwater issues, then the issue regarding the number of spots would be secondary; however, he said he was not comfortable yet based on the conversation.

Discussions were held regarding the maximum parking allowed by Ordinance and the fee charge for additional spaces over the allowable maximum.

Director Black mentioned that the Ordinance did not take into consideration how a parking space would look. He said, assuming there was an adoption of a stormwater utility fee where the fee would be based upon an impervious surface, then there would be no need for a maximum parking fee.

Discussions were held regarding water runoff, and Attorney Hall said the proposed development at the American Rental site would involve a retention system with less impervious space. Because of this, he said he felt it was appropriate to request a waiver.

Director Black remarked that the City Council adopted a regulation that stated the maximum number of parking spaces a developer would get for free. He said his Department was enforcing the policy the way the Council adopted it.

Council Member Jensen moved for a substitute motion to adopt an Ordinance amending existing Special Use Ordinance Nos. 13,045 as Amended and 13,455 as Amended in a Class C-2 (Large Scale Commercial) District for a shopping center to add property and new commercial buildings for the property commonly known as Glen Hollow Shopping Center with an address of 5001 Big Hollow Road, Peoria, Illinois. The Shopping Center Special Use currently includes Parcel Identification Nos. 14-19-151-067, 14-19-151-068, 14-19-151-070, 14-19-152-033, 14-19-152-038, 14-19-176-019, 14-19-176-029, 14-19-176-034, 14-19-176-035, 14-19-177-019, 14-19-177-020 (N. War Memorial Dr.), with the following property to be added: 14-19-177-016 and 14-19-177-017 (5040 N. Big Hollow Rd.) with the following amendment to No. 1:

1. Payment of the parking impact fee for the net increase of 35 parking spaces.
2. Delete Item 2 of the submitted Ordinance and replace it with the "2) Waiver permitting the replacement of landscaping points with shrubs in the front yards of all of the Parcels as depicted upon the Alternative Compliance landscaping plans (Attachment C) submitted by Applicant; except: a) For Parcels 2 and 3, the shade tree to be planted in the parking lot peninsula at the northeast corner of the proposed building shall be moved to that landscaped area immediately southwest of the existing main pylon sign for the

Glen Hollow Shopping Center along Glen Hollow Drive (to be added to a shade tree already to be planted in such area); b) In the parking lot peninsula at the northwest corner of the proposed building upon Parcel 3, a shade tree shall be added; c) In the most northwest corner of Parcel 4, a shade tree will be added; and d) In the parking lot peninsula at the northwest corner of the proposed building upon Parcel 4, a shade tree shall be added."

3. Delete item 4) of the submitted Ordinance and replace it with "4) Waiver (subject to the removal of the existing pylon sign at the southeast corner of Parcel 3) permitting: a) A maximum square footage of sign facie (each side) of up to 120 square feet for Parcel 3 for the pylon sign (as depicted by location along War Memorial Drive upon Attachment A) instead of the maximum 168 square feet of sign facie shown upon Attachment B as submitted by Applicant; and b) A waiver of the minimum 150 feet of linear separation for signs located upon the same zoning lot (to the extent such distance may be less as depicted for Parcels 2 and 3 upon Attachment A)."

Seconded by Council Member Turner.

Council Member Johnson inquired whether the fee had previously been waived for any other projects and whether it would set a precedence for the Louisville Slugger Project.

In response to Council Member Johnson, Director Black said there have not been any outright waivers.

Council Member Moore said she would be willing to waive the parking impact fee should the developer prove that additional spaces would address the runoff.

Council Member Riggerbach expressed his appreciation to the developer for negotiating the issues. He said CSO was important, but this was an issue that went beyond CSO with infill development in parts of the City that were being redeveloped.

Substitute motion to adopt ORDINANCE NO. 17,374 amending existing Special Use Ordinance Nos. 13,045 as Amended and 13,455 as Amended in a Class C-2 (Large Scale Commercial) District for a shopping center to add property and new commercial buildings for the property commonly known as Glen Hollow Shopping Center with an address of 5001 Big Hollow Road, Peoria, Illinois. The Shopping Center Special Use currently includes Parcel Identification Nos. 14-19-151-067, 14-19-151-068, 14-19-151-070, 14-19-152-033, 14-19-152-038, 14-19-176-019, 14-19-176-029, 14-19-176-034, 14-19-176-035, 14-19-177-019, 14-19-177-020 (N. War Memorial Dr.), with the following property to be added: 14-19-177-016 and 14-19-177-017 (5040 N. Big Hollow Rd.), as amended, was adopted by roll call vote as amended.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

- (16-179) **Communication from the City Manager and the Community Development Director with a Request to Concur with the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Amending Ordinance No. 15,450 in a Class N-1 (Institutional) District for an Official Development Plan which includes SPECIAL USES for a Childcare Center Serving the Community as well as College Personnel and Students, Offices Other than those Serving the Institution's Personnel and Students, Research, Scientific, Educational other than that Conducted by the Students, Faculty of the Institution Designated in the Official Development Plan, and a Student Center, to Approve Building Renovations, a Building Addition, and Parking Lot Expansion for the Property Identified as Parcel Identification No. 14-20-101-002, Commonly Known as ILLINOIS CENTRAL COLLEGE, with an Address of 5407 N. UNIVERSITY STREET, Peoria, IL. (Council District 4)**

Council Member Montelongo expressed his excitement in the growth of Illinois Central College on the north campus. He said ICC had made themselves available to the surrounding neighborhoods to address citizens' concerns.

Hearing no objection, Mayor Ardis granted Privilege of the Floor to Bruce Budde.

Mr. Bruce Budde, Interim President of ICC, expressed his appreciation for the City's support of the expansion of ICC.

Council Member Montelongo moved to adopt an Ordinance amending Ordinance No. 15,450 in a Class N-1 (Institutional) District for an Official Development Plan, which includes Special Uses for a childcare center serving the community as well as college personnel and students, offices other than those serving the institution's personnel and students, research, scientific, educational other than that conducted by the students, faculty of the institution designated in the Official Development Plan, and a Student Center, to approve building renovations, a building addition, and parking lot expansion for the property identified as Parcel Identification No. 14-20-101-002, commonly known as Illinois Central College, with an address of 5407 N. University Street, Peoria, Illinois; seconded by Council Member Ruckriegel.

ORDINANCE NO. 17,375 was adopted by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

- (16-180) **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 an ORDINANCE, Granting a SPECIAL USE, for an Assisted Living (Sober Living) Facility in a Class R-4 (Single-Family Residential) District for the Property Located at 2116 N. PROSPECT ROAD (Parcel Identification No. 14-34-378-001), Peoria, Illinois. (PS 16-12) (Council District 3)**

Council Member Riggerbach moved to adopt an Ordinance, granting a Special Use, for an assisted living (sober living) facility in a Class R-4 (single-family residential) District for the property located at 2116 N. Prospect Road (Parcel Identification No. 14-34-378-001), Peoria, Illinois; seconded by Council Member Akesson.

Council Member Jensen said she would abstain from voting on this item because her firm represented the applicant.

Council Member Riggerbach provided an overview of the facility and how it would work. He said it would be a comprehensive opportunity for the residents to have one more step on the road to sobriety. He said this house was well-known, and was previously used as a non-conforming use duplex for a number of years. He said this project would break that non-conforming use and turn it into a traditional use. He said it will have a residential use and feel to the property, and he asked Council for their support.

Mayor Ardis expressed his appreciation for Council Member Riggerbach's efforts in this project with the surrounding neighborhood associations. He said there was a huge need for facilities such as this within the community and he remarked that this would be an asset to the East Bluff.

ORDINANCE NO. 17,376 granting a Special Use for an assisted living (sober living) facility in a Class R-4 (single-family residential) District for the property located at 2116 N. Prospect Road (Parcel identification No. 14-34-378-001), Peoria, Illinois, was adopted by roll call vote.

Yeas: Akesson, Grayeb, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Mayor Ardis - 9;

Nays: None;

Abstention: Jensen - 1.

- (16-181) Communication from the City Manager and Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a Class B-1 (Restaurant, 25% Food) Liquor License with a Subclass 1 (4:00 A.M. Hours) for SONNY'S CLUB, INC., 633 MAIN STREET, Contingent Upon the Issuance of the Certificate of Occupancy, with a Recommendation from the Liquor Commission to Approve. (Council District 1)**

Council Member Moore moved to approve the Site Application for a Class B-1 (Restaurant, 25% Food) Liquor License with a Subclass 1 (4:00 A.M. hours) for Sonny's Club, Inc. 633 Main Street, contingent upon the issuance of the Certificate of Occupancy, with a recommendation from the Liquor Commission to approve; seconded by Council Member Grayeb.

Approved by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

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

- (16-066) Communication from the City Manager and Corporation Counsel with a Request to DEFER UNTIL JUNE 14, 2016, the ADOPTION of an ORDINANCE Amending Chapter 2 of the CODE of the City of Peoria Authorizing the Creation of "FAIR EMPLOYMENT PRACTICES" within the City of Peoria.**

Council Member Jensen moved to defer until June 14, 2016, the adoption of an Ordinance amending Chapter 2 of the Code of the City of Peoria authorizing the creation of "Fair

Employment Practices" within the City of Peoria; seconded by Council Member Moore.

Motion to defer until the June 14, 2016, Regular City Council Meeting was approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

- (16-144) Communication from the City Manager and Community Development Director with a Request to Concur with either the Recommendation from the Planning & Zoning Commission to ADOPT ORDINANCE A or the Recommendation from Staff to ADOPT ORDINANCE B both Amending an Existing SPECIAL USE Ordinance No. 13,932, as Amended, in a Class C-2 (Large Scale Commercial) District to Add a WIRELESS COMMUNICATION TOWER FACILITY for the Property Commonly Known as the SHOPPES AT GRAND PRAIRIE and Located at 5201 W. WAR MEMORIAL DRIVE. The Proposed Wireless Communication Tower is Located on the Property Identified as Parcel Identification No. 13-11-126-013 Which is Situated Immediately North of the Property Located at 5121 W. AMERICAN PRAIRIE DRIVE, Peoria, IL. (Council District 5)**

Council Member Johnson moved to defer this item to the June 14, 2016, Regular City Council Meeting; seconded by Council Member Ruckriegel.

Motion to defer to the June 14, 2016, Regular City Council Meeting was approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Mayor Ardis - 10;

Nays: None.

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

- (16-182) TOWN OF THE CITY OF PEORIA FINANCIAL REPORT for PERIOD ENDING 3/31/2016, with Request to Receive and File.**

Trustee Grayeb moved to receive and file the Town of the City of Peoria Financial Report for period ending 3/31/2016; seconded by Trustee Johnson.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Chairman Ardis - 10;

Nays: None.

#### **PETITIONS, REMOSNTRANCES & COMMUNICATIONS – CITY OF PEORIA**

##### **NEW BUSINESS**

##### **Walk the Block**

Council Member Moore expressed her appreciation to City Staff for the success of Walk the Block that took place Saturday May 21, 2016, on the South Side.

Council Member Riggerbach concurred with Council Member Moore's comments noting that the East Bluff had a similar event with a great amount of participation from the residents.

**Junction City Expansion**

Council Member Riggerbach remarked on the Junction City expansion and he stated that the development was looking better than ever. He remarked on the incredible landscaping, the new shops and the accessibility to the Rock Island Trail.

**End of the 2015-2016 School Year**

Council Member Riggerbach said today was the last day of school for the Peoria Public Schools. He expressed his appreciation to Dr. Kherat and her efforts for a successful year and he expressed his enthusiasm about the trajectory of the District over all.

**Zero-K Fund Raiser at Junction City of Peoria**

Mayor Ardis remarked that Junction City was looking beautiful. He announced a Zero-K fundraiser across Knoxville Bridge to be held June 4, 2016, at 1:30 P.M. He said all proceeds from the fundraiser would go towards Peoria Promise.

**Curfew**

Council Member Grayeb said summer vacation was beginning for the school-aged children, and he expressed a concern for children being out past curfew. He said these curfew violations was the responsibility of the parents, who should be supervising their children. He said signs were posted to remind parents of curfew hours.

Police Chief Mitchel said the Police Department would be working with District Council Members to post signs in their areas regarding curfew hours.

Council Member Grayeb applauded the efforts of Police Chief Mitchel and the City Manager in this matter.

**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. Savino Sierra, a citizen of Peoria, expressed the need to enforce curfew. He remarked that there were also issues during the day with young kids running into the streets without looking. He mentioned there would be a number of events occurring within the City of Peoria in honor of Memorial Day and he invited the City Council and the community to support the Veterans of the Armed Forces. He said it was his hope to see more people in attendance to these events this year. He commented that for those who had old tattered American Flags to dispose of that the American Legion would burn these flags in a respectful manner.

Mr. Roger Sparks, a citizen of Peoria, remarked on Item No.16-172 with the appointment of Mike Van Cleve to the Mayor's Advisory Committee for the Disabled stating his concern regarding Mr. Van Cleve's attendance record.

Mr. Marcus Fogliano, a citizen of Peoria, thanked the City Council Members who attended the Peace for Peoria event. He encouraged everyone to review the speech from Caterpillar Inc. Chairman and CEO Doug Oberhelman, which could be found online at

www.peoriaforpeace.org. He remarked on the CSO issues noting it was a First District problem. He remarked about a concern for the Fourth and Fifth Districts with their expansion and the impact it would have on stormwater runoff.

Ms. Marie Forsberg, a citizen of Peoria, said she had recently been attending Peoria Public Schools Board of Education meetings. She said she liked what Council Member Grayeb had to say about the curfew and how he applauded the efforts of the Police Chief. She said curfew was an issue with the parents and enforcement should be on the parents. She expressed a concern with the obsession of social media and how important it was for individuals to put electronics down and to be in the moment of what was happening around them.

Mr. Ronald Valle, a representative from Helping Hand Resource Center, asked the City Council to help with funding to help individuals released from prison to acclimate back into society in order to prevent them from returning to a life of crime and being reincarcerated.

Mr. Amr Elsamny, a citizen of Peoria, requested a status of the Resolution that addressed division within the community that he previously suggested. He discussed racism and provided an overview of an NAACP meeting he recently attended.

#### **EXECUTIVE SESSION - CITY**

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

#### **EXECUTIVE SESSION - TOWNSHIP**

**Consideration of a Motion to enter into EXECUTIVE SESSION pursuant to 2(c)(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity.**

Trustee Grayeb moved to enter into Executive Session to discuss 2(c)(1) The appointment, employment compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity; seconded by Trustee Ruckriegel.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Chairman Ardis - 10;

Nays: None.

#### **ADJOURNMENT**

Council Member Jensen moved to adjourn the Regular City Council Meeting; seconded by Council Member Johnson.

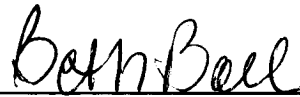
Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Turner, and Chairman Ardis - 10;

Nays: None.



Meeting adjourned at 8:12 P.M.

A handwritten signature in cursive script that reads "Beth Ball". The signature is written in black ink and is positioned above a horizontal line.

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

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