

City of Peoria

419 Fulton Street
Peoria, IL 61602



Agenda and Notice

Tuesday, July 25, 2017

6:00 PM

Joint City Council/Town Board Meeting

Council Chambers

City Council

**AGENDAS AND PROCEEDINGS ISSUED BY:
BETH BALL, MMC, OFFICE OF THE CITY CLERK
CITY HALL, ROOM 401
(309) 494-8565**

***Agendas/Minutes and supporting documentation are available
online at www.peoriagov.org.***

DISABILITY ACCESS STATEMENT

City Council/Town Board Meetings are wheelchair accessible. Individuals with hearing difficulties can request to use available FM auxiliary aids before or during the meeting by visiting the City Clerk's Office, Room 401, City Hall Building, 419 Fulton Street, Peoria, Illinois. Requests to receive an Agenda in an alternate format or other types of auxiliary aids and services must, when possible, be submitted to the City Clerk's Office a minimum of 48 hours prior to the meeting. To contact the City Clerk's Office, call 309-494-8565 (V). TTY users, call the Illinois Relay Center at 1-800-526-0844 (TTY) or 1-800-526-0857 (V).

DATES SET:**TUESDAY, JULY 25, 2017, at 6:00 P.M.**

PUBLIC HEARING Regarding the Proposed Annexation of a Property Having the Address of 6019 WEST EAGLECREEK DRIVE, Peoria, Illinois to be held at City Hall, Council Chamber (Room 400), 419 Fulton Street, Peoria, Illinois.

TUESDAY, JULY 25, 2017, at 6:00 P.M.

PUBLIC HEARING Regarding the Proposed Annexation of a Property Having the Address of 6022 WEST EAGLECREEK DRIVE, Peoria, Illinois to be held at City Hall, Council Chamber (Room 400), 419 Fulton Street, Peoria, Illinois.

TUESDAY, AUGUST 22, 2017, at 6:00 P.M.

PUBLIC HEARING Regarding the Proposed Annexation of a Property Having the Address of WEST GRANGE HALL ROAD (PIN NO 08-35-100-033), Peoria, Illinois to be held at City Hall, Council Chamber (Room 400), 419 Fulton Street, Peoria, Illinois.

TUESDAY, SEPTEMBER 26, 2017, at 6:00 P.M.

PUBLIC HEARING Regarding the Proposed Annexation of a Property Having the Address of 6029 WEST EAGLECREEK DRIVE, Peoria, Illinois to be held at City Hall, Council Chamber (Room 400), 419 Fulton Street, Peoria, Illinois.

ROLL CALL**INVOCATION & PLEDGE OF ALLEGIANCE****PROCLAMATIONS, COMMENDATIONS, ETC.**

National Hospitality House Week - July 23 - 29, 2017

MINUTES**PETITIONS, REMONSTRANCES & COMMUNICATIONS - CITY OF PEORIA****PUBLIC HEARINGS**

[17-215](#)

PUBLIC HEARING Regarding the Proposed ANNEXATION of a Property Having the Address of 6019 WEST EAGLECREEK DRIVE, Peoria, Illinois.

[17-216](#)

PUBLIC HEARING Regarding the Proposed ANNEXATION of a Property Having the Address of 6022 WEST EAGLECREEK DRIVE, Peoria, Illinois.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:[17-217](#)

Communication from the City Manager and the Community Development Director with a Recommendation from the Planning & Zoning Commission and Staff for the Following:

- A. APPROVE a RESOLUTION Approving an ANNEXATION AGREEMENT for the Property Located at 6019 WEST EAGLECREEK DRIVE, (Parcel Identification No. 13-10-452-003);
- B. ADOPT an ORDINANCE Annexing Territory Located at 6019 WEST EAGLECREEK DRIVE, (Parcel Identification No. 13-10-452-003); and
- C. ADOPT an ORDINANCE REZONING Property from a Class R-3 (Peoria County Single Family Residential) to R-2 (Single Family Residential) Located at 6019 WEST EAGLECREEK DRIVE, (Parcel Identification No. 13-10-452-003). (Council District 5)

[17-218](#)

Communication from the City Manager and the Community Development Director with a Recommendation from the Planning & Zoning Commission and Staff for the Following:

- A. APPROVE a RESOLUTION Approving an ANNEXATION AGREEMENT for the Property Located at 6022 WEST EAGLECREEK DRIVE, (Parcel Identification No. 13-10-451-014);
- B. ADOPT an ORDINANCE Annexing Territory Located at 6022 WEST EAGLECREEK DRIVE, (Parcel Identification No. 13-10-451-014); and
- C. ADOPT an ORDINANCE REZONING Property from a Class R-3 (Peoria County Single Family Residential) to R-2 (Single Family Residential) Located at 6022 WEST EAGLECREEK DRIVE, (Parcel Identification No. 13-10-451-014). (Council District 5)

PETITIONS, REMONSTRANCES & COMMUNICATIONS – TOWN OF THE CITY OF PEORIA[17-219](#)

TOWN OF THE CITY OF PEORIA FINANCIAL REPORT for PERIOD ENDING 6/30/2017, with Request to Receive and File.

[17-220](#)

Communication from the Town Board with a Request to APPROVE MONTHLY ANTICIPATED EXPENDITURES for AUGUST 2017 for the Town of the City of Peoria.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA (Continued)**CONSENT AGENDA ITEMS BY OMNIBUS VOTE, with Recommendations as Outlined:**

- [17-221](#) Communication from the City Manager and Director of Public Works with a Request to ACCEPT the LOW BID of CORRECTIVE ASPHALT MATERIALS, LLC and Award a Construction CONTRACT, in the Amount of \$64,443.17 for the Base Bid Plus 10% Contingency, for the CRF CONTRACT - 2017. (All Council Districts)
- [17-222](#) Communication from the City Manager and Director of Public Works with a Request to ACCEPT the LOW BID of MICROSURFACING CONTRACTORS, LLC and to Award a Construction CONTRACT, in the Amount of \$324,953.20, which Includes the Streets on the Revised Street List Plus 10% Contingency for the HIGH QUALITY AGGREGATE POLYMER MODIFIED SLURRY SEAL CONTRACT - 2017. (All Council Districts)
- [17-223](#) Communication from the City Manager and Director of Public Works with a Request to ACCEPT the LOW BID of R.A. CULLINAN & SON, INC., a Division of UNITED CONTRACTORS MIDWEST and Award a Construction CONTRACT, in the Amount of \$258,281.93, which is the Revised Street List Plus 10% Contingency, for the SEAL-COATING CONTRACT - 2017. (All Council Districts)
- [17-224](#) Communication from the City Manager and Director of Public Works with a Request to APPROVE Change Order #1 for a One-Year Extension of the CONCRETE REPAIRS CONTRACT - 2016 with HOROWITZ CONCRETE CO. and to Authorize the City Manager to Execute the Change Order, for a Total Budget Amount of \$100,000.00. (Amends 16-216) (All Council Districts)
- [17-225](#) Communication from the City Manager and Director of Public Works with a Request to ACCEPT the LOW BID of HOROWITZ CONCRETE COMPANY, in the Amount of \$149,522.30, with an Additional Authorization of \$30,477.70, for a Total Award of \$180,000.00, and Award the CONSTRUCTION CONTRACT for the 2017 ADA RAMP PROGRAM. (Council Districts 1, 2 & 3)
- [17-226](#) Communication from the City Manager, Director of Public Works and Chief Innovation Officer with a Request to AUTHORIZE the City Manager to EXECUTE a GRANT AGREEMENT with the Serve Illinois Commission for AMERICORPS Funding for the PEORACORPS Program, in the Amount of \$138,285.00.
- [17-227](#) Communication from the City Manager and Director of Public Works with a Request to Authorize the City Manager to Enter into an AGREEMENT with PEORIA HOUSING AUTHORITY for the City to Provide FLEET MAINTENANCE SERVICES.

[17-228](#)

Communication from the City Manager and Director of Public Works with a Request for the Following:

- A. ACCEPT the LOW BID of ILLINOIS CIVIL CONTRACTORS INC., and Award a Construction CONTRACT, in a Not-to-Exceed Amount of \$200,000.00, from the Base Bid of \$33,262.40 for the CONCRETE REPAIRS VERTICAL CONTRACT- 2017 PROJECT. (Council Districts ALL)
- B. ADOPT an ORDINANCE Amending the CITY OF PEORIA 2017 AMENDED ANNUAL BUDGET Relating to the Eagleview TIF Fund Balance Relating to Vertical Concrete Repairs in the EAGLEVIEW TIF, in the Amount of \$60,000.00.

[17-229](#)

Communication from the City Manager and the Director of Public Works with the following Request:

- A. APPROVE a Memorandum of Understanding with the NATIONAL RECREATION AND PARK ASSOCIATION to Accept a Grant, in the Amount of \$150,000.00, to Plan and Build *Peoria GreenSplash* Water Play Park. (Council District 1)
- B. ADOPT an ORDINANCE Amending the CITY OF PEORIA 2017 AMENDED ANNUAL BUDGET CAPITAL FUND Relating to the Receipt of a Grant from the AMERICAN WATER CHARITABLE FOUNDATION and the NATIONAL PARK AND RECREATION ASSOCIATION, in the Amount of \$150,000.00, for the Construction of a New Public Park called PEORIA GREENSPASH.

[17-230](#)

Communication from City Manager and Director of Public Works with a Request for the Following:

- A. APPROVE the SUPPLEMENTAL STATE MOTOR FUEL TAX RESOLUTION, in the Amount of \$1,230,000.00, for Preliminary Engineering and Right-of-Way Services for the WESTERN AVENUE PROJECT (ADAMS STREET to LINCOLN AVENUE); and
- B. APPROVE SUPPLEMENT #1 to the Preliminary Engineering AGREEMENT with TERRA ENGINEERING, LTD, in the not-to-exceed Amount of \$1,214,621.18 for the Project. (Council District 1)

[17-231](#)

Communication from the City Manager and the Community Development Director with a Request for the Following:

- A. APPROVE the 2017 ANNUAL ACTION PLAN for Submittal to the Department of Housing and Urban Development (HUD), with a Total 2017 Grant Allocation of \$2,194,058.00;
- B. APPROVE the REALLOCATION of Prior Year Funds to a COLLABORATIVE REHABILITATION PROGRAM with the City/County Health Department;

- C. APPROVE the REALLOCATION of CDBG and HOME PROGRAM INCOME; and,
- D. ADOPT an ORDINANCE Amending the City of Peoria 2017 AMENDED ANNUAL BUDGET Relating to the CDBG FUND and CAPITAL FUND to REALLOCATE CDBG PROGRAM INCOME to the Capital Fund in the Amount of \$4,075.00.

[17-232](#)

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 Amending an Existing SPECIAL USE Ordinance No. 15,862, in a Class C-2 (Large Scale Commercial) District for a SHOPPING CENTER, to Construct a Restaurant with a Drive-Through for the Properties Identified as 6820 NORTH PEARTREE LANE (PIN 13-12-352-003), 6828 NORTH PEARTREE LANE (PIN 13-12-352-004), 4115 WEST PARTRIDGE WAY (PIN 13-12-352-007), 4123 WEST PARTRIDGE WAY (PIN 13-12-352-008), and WEST PARTRIDGE WAY (PIN 13-12-352-009), Peoria, IL. (Council District 4)

[17-233](#)

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 an ORDINANCE Rezoning Property from a Class C-1 (General Commercial) District to a Class R-4 (Single-Family Residential) District, for the Property Located at 1814 WEST FORREST HILL AVENUE (Parcel Identification No. 14-32-101-003), Peoria, Illinois (Council District 2). PZ 17-23.

[17-234](#)

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 an ORDINANCE Rezoning Property from a Class C-1 (General Commercial) District to a Class C-N (Neighborhood Commercial) District, for the Property Located at 3420 NORTH UNIVERSITY STREET (Parcel Identification No. 14-29-404-020), Peoria, Illinois (Council District 2). PZ 17-26.

[17-235](#)

Communication from the City Manager and Director of Community Development with a Request to Approve a Recommendation from the Planning and Zoning Commission and Community Development Department to ADOPT an ORDINANCE Rezoning Property from a Class CN (Neighborhood Commercial) to a Class I-2 (Railroad/Industrial) District for the Property Identified as Parcel Identification No. 14-35-327-004 with an Address of 3100 NE ADAMS STREET, Peoria, Illinois. (Council District 1)

[17-236](#)

Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff for the Following:

- A. ADOPT an ORDINANCE Approving a Preliminary Plat with a Waiver from UDC Subdivision Requirements Section 2.13.13.b.6. Regarding Access to Street Frontage, for the Property Located at 1322 and 1400 NE JEFFERSON AVENUE (Parcel Identification Nos. 18-03-401-003 and part of 18-03-401-002), Peoria, Illinois (Council District 1); and,

- B. ADOPT an ORDINANCE Approving a Rezoning Property from a Class R-4 (Single Family) District to a Class P-1 (Parking) District for the Property Located at 1322 and 1400 NE JEFFERSON AVENUE (Parcel Identification Nos. 18-03-401-003 and part of 18-03-401-002), Peoria, Illinois. (Council District 1)

[17-237](#)

Communication from the City Manager with a Request to ADOPT an ORDINANCE Approving the MARUTI GAGAN MANAGEMENT, LLC REDEVELOPMENT AGREEMENT. (Council District 2)

[17-238](#)

REAPPOINTMENT by Mayor Ardis to the ADVISORY COMMITTEE ON POLICE - COMMUNITY RELATIONS with a Request to Concur:

Donald R. Jackson (Voting) - Term Expires 06/30/2020

[17-239](#)

APPOINTMENT by Mayor Ardis to the HISTORICAL PRESERVATION COMMISSION with a Request to Concur:

Jan Krouse (Voting) - Term Expires 06/30/2019

[17-240](#)

REPORT from the CITY TREASURER PATRICK A. NICHTING for the MONTH of JUNE 2017, with Request to Receive and File.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

[17-241](#)

Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission for One of the Following:

- A. ADOPT ORDINANCE A, Approving an Amendment to SPECIAL USE 16,932, in a Class B-1 (Downtown Commercial) District for the PEORIA CIVIC CENTER FACILITIES, to Add Activities at the Corner of FULTON STREET and JEFFERSON AVENUE, and Other Grounds Improvements, for the Property Located at 201 SW JEFFERSON AVENUE, 702 and 720 FULTON STREET; and 109, 125, 129 and 135 SW MONROE STREET (Parcel Identification Nos. 18-09-133-013, and 18-09-202-001 through -005), Peoria, Illinois (Council District 1);

Or, Recommendation from Staff to:

- B. ADOPT ORDINANCE B, Approving an Amendment to SPECIAL USE 16,932, in a Class B-1 (Downtown Commercial) District for the PEORIA CIVIC CENTER FACILITIES, to Add Activities at the Corner of FULTON STREET and JEFFERSON AVENUE, and other Grounds Improvements, for the Property Located at 201 SW JEFFERSON AVENUE, 702 and 720 FULTON STREET; and 109, 125, 129 and 135 SW MONROE STREET (Parcel Identification Nos. 18-09-133-013, and 18-09-202-001 through 005), Peoria, Illinois. (Council District 1)

[17-242](#)

Communication from the City Manager and Director of Public Works with a PRESENTATION of the DOWNTOWN STREETScape MASTER PLAN. (Council District 1)

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

[17-172](#)

Communication from the City Manager and Community Development Director with a Request to APPROVE \$302,738.00 in HUD HOME FUNDS to HABITAT FOR HUMANITY GREATER PEORIA AREA for the Construction of Three (3) New, Affordable, Single-Family, Owner-Occupied Homes Located in the 900 and 1000 Blocks of NORTHEAST MONROE. (Council District 1).

NEW BUSINESS

CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD

EXECUTIVE SESSION

ADJOURNMENT

All matters listed under CONSENT AGENDA are considered to be routine and non-controversial by the City Council/Town Board and will be enacted by one motion and one roll call vote. There will not be separate discussion on these items. If discussion is desired by a Citizen or Members of the City Council/Town Board, the item will be removed from the Consent Agenda and discussed immediately after approval of the Consent Agenda. Citizens desiring discussion on any item listed under the CONSENT AGENDA should contact a City Council/Town Board Member or the City Clerk prior to the meeting and request that the item be removed for discussion.

**CITIZENS WISHING TO ADDRESS AN ITEM NOT ON THE CONSENT AGENDA SHOULD CONTACT A CITY COUNCIL/TOWN BOARD MEMBER PRIOR TO THE MEETING. ALL OTHER PUBLIC INPUT WILL BE HEARD UNDER CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD NEAR THE END OF THE MEETING.*

NOTE: THE ORDER IN WHICH AGENDA ITEMS ARE CONSIDERED MAY BE MOVED FORWARD OR DELAYED BY AT LEAST 2/3 VOTE OF THE CITY COUNCIL/TOWN BOARD MEMBERS PRESENT