

**: OFFICIAL PROCEEDINGS :**

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

A Joint Regular Meeting of the City Council and Town Board of Trustees of Peoria, Illinois, was held April 24, 2018, 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 6:23 P.M.), Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggenschach, Ruckriegel, 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.**

**Garry Moore's Retirement  
What Would You Do with \$1,000 to Improve Peoria**

**MINUTES**

Council Member Grayeb moved to approve the minutes of the Regular Joint City Council and Town Board Meeting held on April 10, 2018, and the Special City Council Meeting held on April 17, 2018, as printed; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggenschach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

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

**(18-101) Communication from the Town Officials with a Request to APPROVE MONTHLY ANTICIPATED EXPENDITURES for MAY 2018 for the Town of the City of Peoria.**

Trustee Grayeb moved to approve the monthly anticipated expenditures for May 2018 for the Town of the City of Peoria; seconded by Trustee Turner.

Approved by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggenschach, Ruckriegel, Turner, Chairman Ardis - 11;

Nays: None.

**(18-102)      TOWN OF THE CITY OF PEORIA FINANCIAL REPORT for PERIOD ENDING 3/31/2018, 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 3/31/2018; seconded by Trustee Ruckriegel.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggensbach, Ruckriegel, Turner, Chairman Ardis - 11;

Nays: None.

**(18-103)      Communication from the Township Supervisor with a Request to ADOPT an ORDINANCE Adopting the GATI GENERAL ASSISTANCE HANDBOOK for all TOWNSHIP GENERAL ASSISTANCE PROGRAMS.**

Trustee Grayeb moved to adopt an Ordinance adopting the GATI General Assistance Handbook for all Township General Assistance Programs; seconded by Trustee Turner.

ORDINANCE NO. T0-18-02 was adopted by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggensbach, Ruckriegel, Turner, Chairman Ardis - 11;

Nays: None.

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

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

**(18-104)      Communication from the City Manager and Director of Public Works with a Request to APPROVE the LOW BID of ILLINOIS CIVIL CONTRACTORS, INC., in the Amount of \$394,930.46, and Award a CONTRACT for the 2018 SIDEWALK PARTICIPATION PROGRAM, with an Additional Authorization of \$35,069.54 for a Total Contract Award of \$430,000.00. (All Council Districts)**  
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**(18-105)      Communication from the City Manager and Director of Public Works with a Request to APPROVE the LOW BID of J. C. DILLON for the Annual Plumbing Maintenance CONTRACT for an Estimated Annual Cost of \$52,000.00.**  
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**(18-099)      Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission to ADOPT ORDINANCE NO. 17,568 Amending Appendix A, the Unified Development Code, of the City of Peoria Relating to MULTI-FAMILY RESIDENTIAL DWELLINGS IN OFFICE, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS. (City Wide)**

**(18-106)      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 a Class R-4 (Single Family Residential) District to a Class I-2 (Railroad/Warehouse Industrial) District for the Property Identified as Parcel Identification No. 18-03-206-013, with an Address of 1824 NE MONROE STREET, Peoria, Illinois. (Council District 1)**  
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- (18-107)  
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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 Approving a SPECIAL USE in a Class CN (Neighborhood Commercial) District for a HALFWAY HOUSE for the Properties Identified as Parcel Identification Nos. 18-17-153-009 and 18-17-153-033, with an Address of 1010 SOUTH BLAINE STREET, Peoria Illinois. (Council District 1)
- (18-108)  
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Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R3 (Single-Family Residential) District for Outdoor Recreation/Practice Fields for the Property Located at 2607 WEST WILLOW KNOLLS ROAD, NORTH VILLA LAKE DRIVE and 7519 NORTH ALLEN ROAD (Parcel Identification Nos 14-07-100-012, -013, -024, -025, -028 & -029) Peoria, IL. (Council District 5)
- (18-109)  
Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission to ADOPT ORDINANCE NO. 17,569 Approving a SPECIAL USE in a R3 (Single-Family Residential) District, which Amends Resolution 13-300 for a 12-Unit Apartment Building for the Property Located at 5605 WEST TIMBEREDGE DRIVE (Parcel Identification No 13-15-476-020) Peoria, IL. (Council District 4)
- (18-110)  
REAPPOINTMENTS by Mayor Ardis to the DOWNTOWN ADVISORY COMMISSION with a Request to Concur:  
  
Jon C. Neidy (Voting) - Term Expires 06/30/2021  
Mark Misselhorn (Voting) - Term Expires 06/30/2021  
Kathryn Shackelford (Voting) - Term Expires 06/30/2021
- (18-111)  
REAPPOINTMENT by Mayor Ardis to the DOWNTOWN DEVELOPMENT CORPORATION with a Request to Concur:  
  
Representative Ryan Spain (Voting) - Term Expiration 4/30/2021
- (18-112)  
REPORT from the CITY TREASURER PATRICK A NICHTING for the MONTH of MARCH 2018, with Request to Receive and File.

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

Council Member Moore requested Item Nos. 18-104, 18-105, 18-106 and 18-107 be removed from the Consent Agenda for further discussion.

Council Member Cyr requested Item No. 18-108 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 Oyler.

Item Nos. 18-099, 18-104 through 18-112 (excluding Item Nos. 18-104 through 18-108) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**(18-104)**  
\* **Communication from the City Manager and Director of Public Works with a Request to APPROVE the LOW BID of ILLINOIS CIVIL CONTRACTORS, INC., in the Amount of \$394,930.46, and Award a CONTRACT for the 2018 SIDEWALK PARTICIPATION PROGRAM, with an Additional Authorization of \$35,069.54, for a Total Contract Award of \$430,000.00. (All Council Districts)**

Council Member Moore stated that it was her intent to approve Item Nos. 18-104 and 18-105; however, she expressed a concern for the lack of minority participation. She commented on the need to increase the number of minority contractors, especially those who lived within the City, and more specifically, within the First District. She said she understood the complexities when the Illinois Department of Transportation was involved; however, when there were projects that the City was directing, the City should look to increase minority contractors that were utilized. She said she had a conversation with City Engineer Bill Lewis, and she said she was confident he would address her concerns. She expressed a concern that she had to discuss this issue each time a contract came before the City Council for approval. She commented on the possibility of arriving at various job sites to ensure there was a proper percentage of minority participation. She remarked on the importance of minorities receiving livable wage jobs, not just union labor, but non-union labor as well for those who could not afford to join a union.

At the conclusion of her comments, Council Member Moore moved to approve the low bid of Illinois Civil Contractors, Inc., in the amount of \$394,930.46, and award a contract for the 2018 Sidewalk Participation Program, with an additional authorization of \$35,069.54, for a total contract award of \$430,000.00; seconded by Council Member Turner.

Discussions were held regarding the process for hiring contractors and how citizens applied and qualified for the Sidewalk Participation Program. It was noted that there was an income eligibility for those who qualified under the Federal HUD guidelines.

Motion to approve the low bid of Illinois Civil Contractors, Inc., in the amount of \$394,930.46, and award a contract for the 2018 Sidewalk Participation Program, with an additional authorization of \$35,069.54, for a total contract award of \$430,000.00 was approved by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.



**(18-105)**      **Communication from the City Manager and Director of Public Works with a**  
**\*\***      **Request to APPROVE the LOW BID of J. C. DILLON for the Annual**  
      **Plumbing Maintenance CONTRACT for an Estimated Annual Cost of**  
      **\$52,000.00.**

*CLERK'S NOTE: See discussions held in Item No. 18-104.*

After a brief comment regarding the need for more minority participation, Council Member Moore moved to approve the low bid of J.C. Dillon for the annual plumbing maintenance contract for an estimated annual cost of \$52,000.00; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**(18-106)**      **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 a Class R-4 (Single Family Residential) District to**  
      **a Class I-2 (Railroad/Warehouse Industrial) District for the Property**  
      **Identified as Parcel Identification No. 18-03-206-013, with an Address of**  
      **1824 NE MONROE STREET, Peoria, Illinois. (Council District 1)**

Council Member Moore expressed her concern that the rezoning of 1824 NE Monroe Street from a Class R-4 to a Class I-2 would adversely affect a residential property adjacent to this location. She inquired as to what type of expansion the business wanted to do, and she recommended a deferral for two weeks in order to obtain additional information.

Community Development Director Ross Black said there were no deadlines that would be affected by a deferral. He said he would obtain additional information from the Petitioner and report back to the City Council.

Council Member Moore moved to defer this item until the May 8, 2018, Regular City Council meeting; seconded by Council Member Cyr.

Motion to defer to the May 8, 2018, Regular City Council meeting was approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**(18-107)**      **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**  
      **Approving a SPECIAL USE in a Class CN (Neighborhood Commercial)**  
      **District for a HALFWAY HOUSE for the Properties Identified as Parcel**  
      **Identification Nos. 18-17-153-009 and 18-17-153-033, with an Address of**  
      **1010 SOUTH BLAINE STREET, Peoria Illinois. (Council District 1)**

Council Member Moore commented that this location was directly adjacent to the properties of the Neighborhood House and the Heartland Health Clinic. She said she spoke with the



Petitioner regarding community engagement wherein the Petitioner was to talk with the community to help them understand the project. She expressed a concern that there was a lack of communication with the neighbors in the area along with the size of the proposed halfway house to house as many women as was proposed. She also expressed a concern about a former convent that was in grave disrepair and needed to be demolished. She said her first inclination was to deny this item due to the lack of communication; however, she said she was willing to defer this item for 30 days in order to give the Petitioner time to educate the community. She said there would be a community meeting either at the Neighborhood House or at Blaine-Sumner School. She said the meeting information would be posted on the City's website and announced at the next City Council meeting.

Council Member Moore moved to defer this item to the May 22, 2018, Regular City Council Meeting; seconded by Council Member Turner.

Motion to defer to the May 22, 2018, Regular City Council Meeting was approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**(18-108)      Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R3 (Single-Family Residential) District for Outdoor Recreation/Practice Fields for the Property Located at 2607 WEST WILLOW KNOLLS ROAD, NORTH VILLA LAKE DRIVE and 7519 NORTH ALLEN ROAD (Parcel Identification Nos 14-07-100-012, -013, -024, -025, -028 & -029) Peoria, IL. (Council District 5)**

After a brief comment, Council Member Cyr moved to defer this item to the May 8, 2018, Regular City Council meeting; seconded by Council Member Ruckriegel.

Motion to defer to the May 8, 2018, Regular City Council Meeting was approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**FIRST READINGS**

**(18-113)      Communication from the City Manager and Director of Community Development with a Request for a FIRST READING Review of an ORDINANCE Amending Appendix A, the UNIFIED DEVELOPMENT CODE, of the City of Peoria Relating to VARIOUS TEXT AMENDMENTS.**

Community Development Director Ross Black said this item was a housekeeping item to correct various translation errors within the Unified Development Code. He said there were a few minor adjustments as it related to shipping container usage, transitional buffer yards, and home occupation businesses (excluding those scrapping, junking or salvaging vehicles).



Discussions were held regarding the use of shipping containers as buildings for businesses or homes. Director Black said these containers still needed to meet certain requirements in order to be used as a structure or building.

Council Member Moore expressed a concern on how shipping containers would blend in with various parts of the City, specifically noting the residential areas.

Director Black said the City would not see shipping containers in single-family districts any time soon; however, he said there were shipping containers utilized in commercial districts. He said he could bring back an Ordinance eliminating the use of shipping containers in single-family districts, if Council desired.

Council Member Akeson expressed the need for design standards that were compatible for each neighborhood. She asked that when this item came back to Council, that additional information be included on how other cities used shipping containers and what standards guided their use.

Council Member Riggerbach moved to receive and file a First Reading review of an Ordinance amending Appendix A, the Unified Development Code, of the City of Peoria relating to various text amendments; seconded by Council Member Cyr.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach,  
Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

*CLERK'S NOTE: Item No. 18-113 will be placed on the May 8, 2018, Regular City Council Meeting agenda.*

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

**REQUEST TO MOVE AGENDA ITEM**

Council Member Ruckriegel moved to move Item No. 18-087 forward on the agenda to be discussed at this time; seconded by Council Member Moore.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach,  
Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**(18-087)      Communication from the City Manager and Corporation Counsel with a Request APPROVE an ORDINANCE Amending Chapter 18, Article 14 and Chapter 3, Article 20 of the CODE of the City of Peoria Pertaining to the SALE OF TOBACCO.**

Council Member Jensen moved to grant Privilege of the Floor to those individuals who wanted to comment on this item.

Hearing no objection, Mayor Ardis granted Privilege of the Floor to those citizens who wished to address the City Council.



Dr. Rahmat Na'Allah, a physician at Unity Point Health and an advocate of T21, encouraged the City Council to increase the purchase age of tobacco from 18 to 21. She stated that other communities who passed a T21 Ordinance showed a decrease in smoking of individuals between the ages of 18 and 21 by 20%.

Ms. Monica Hendrickson, the Peoria City/County Health Department Administrator and proponent of the T-21 Ordinance, said the #1 leading cause of death in Peoria was lung cancer. She said the Peoria County Board of Health adopted a statement that supported T21 and approved a resolution prohibiting the sale of tobacco to individuals under the age of 21.

Katie Jones, an advocate for the T21 Ordinance, encouraged the City Council to vote yes for this item. She reported that the earlier in life someone started smoking the more likely they would be smokers for life. She said this Ordinance would also inhibit the sale of e-cigarettes, which exposed people to nicotine. She said T21 worked and that other communities in the State of Illinois had already adopted a similar Ordinance.

A Student from Peoria Public Schools spoke on the dangers of smoking cigarettes and e-cigarettes. She commented on the negative effects nicotine had on the body. She said children of parents who smoked had an increased likelihood of becoming smokers. She said smoking and vaping were gateways for kids to use other drugs.

Council Member Moore said she was an advocate of no smoking; however, she commented on the discrepancy of allowing individuals, beginning at the age of 17, to enlist in the military and to put their lives at stake only to return home and be told they could not purchase cigarettes.

Council Member Oyler expressed his appreciation for the effort put into this matter. He said he was an advocate of no smoking noting that he understood the long-term effects; however, he said this was a State and Federal issue, not a municipal issue. He expressed a concern on how passing such an Ordinance could create a multitude of issues for the City. He said he had spoken to a number of State Legislators about the issue, and he said he concluded that a T21 Ordinance should not be handled at the municipal level.

Council Member Jensen moved to adopt an Ordinance amending Chapter 18, Article 14 and Chapter 3, Article 20 of the Code of the City of Peoria pertaining to the sale of tobacco.

Council Member Jensen said she supported the regulation of the sale of tobacco between the ages of 18 and 21 stating it was an important cause. She said she understood the arguments previously made, but noted that the sale of alcohol to those under the age of 21 was not allowed. She said passing this Ordinance would have an impact on reducing smoking by the youth. She commented on the issue of vaping, which had become a public health crisis in the last month and stated this Ordinance would also address the vaping issues.

Seconded by Council Member Akeson.

Mayor Ardis expressed his appreciation to Ms. Carolyn Cert of the American Heart Association for her efforts on bringing this Ordinance to the City Council. He said voting in favor of this item would put the City's children ahead of the State.



ORDINANCE NO. 17,570 amending Chapter 18, Article 14 and Chapter 3, Article 20 of the Code of the City of Peoria pertaining to the sale of tobacco was adopted by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 8;  
Nays: Montelongo, Moore, Oyler - 3.

**(18-114)      Communication from the City Manager with a Request to Receive and File a PRESENTATION by the PEORIA HOUSING AUTHORITY.**

Ms. Anne Fox, Mr. Jim Fassino and Mr. Carl Cannon of the Peoria Housing Authority Board provided a presentation on behalf of the PHA.

Mr. Fassino said the PHA was charged with providing safe, decent and affordable housing to those of low income. He said the guidelines for establishing "low income" came from the Department of Housing and Urban Development (HUD). He provided statistics noting there were 780 low income housing units in the City and 1,584 Section 8 housing units in the Peoria area. He said the PHA not only offered housing, but it also assisted with education, taught personal finance, assisted those pursuing a college degree, and much more. He said the PHA fell upon hard times since 2013 when it was listed as a substandard performer by HUD. He said the PHA underwent annual reviews by HUD. He reviewed the PHA's struggles over the past five years. He said, in January, the Board decided to consider other alternatives to search for an Executive Director. He commented on the Springfield Housing Authority (SHA), noting they, at one time, were in the same position Peoria was currently in, but today received a superior rating from HUD. He said the Board thought the PHA could learn from the processes that worked in Springfield and bring them to Peoria, implement those processes, and in 12 to 18 months go out into the community and find a full-time Executive Director. He said they believed this was the PHA's best opportunity for success. He invited members of the Council to attend PHA board or committee meetings noting these meetings took place on Thursday evenings. Upon closing, he said he looked forward to presenting a follow-up on the collaborative efforts of the PHA and the SHA with the Council in the future.

Ms. Ann Fox reiterated the comments of Mr. Fassino on the advantages of working with the Springfield Housing Authority (SHA). She said the two authorities already had a working relationship, and she said they would receive the benefit of learning from the whole SHA management team. Working with the SHA would provide an opportunity to build up the PHA for the residents and the City and to make it more attractive to CEOs and PHA's future.

Council Member Turner expressed a concern that the rules of the PHA were not being enforced. He questioned why the PHA had to reach out to another community to find leadership versus finding one in the City of Peoria, which had a great pool of CEOs and managers.

Discussions were held as to the length of the relationship between the two Housing Authorities, and Mr. Fassino said they anticipated it would be a one-year relationship with the SHA. He provided the terms of the intergovernmental agreement noting that either party could cancel with a 45-day notice.

Council Member Grayeb expressed a concern that leadership could not be found locally, and Mr. Fassino commented that it was the goal of the Board to find an individual who had overcome a situation that the PHA was currently in to help them achieve a higher rating. Once the PHA overcame its current situation, he said they would then pursue a local executive director.



Council Member Moore remarked on the importance of bringing an individual in to the Authority who had already overcome the issues that the PHA currently faced. She asked that the individual from the SHA attend a City Council meeting for introductions. She encouraged anyone who wanted to be part of the PHA to contact them directly. She said the residents deserved no less than anyone else in the City.

Council Member Riggerbach expressed his appreciation for the presentation and he requested quarterly updates to keep the City Council apprised of how things were working, especially for the next 12-18 months. He said the Council repeatedly heard about the deficiencies of the PHA, and to capture someone who ran an organization with a superior rating provided some peace of mind. He said this discussion would reassure the community that this was a step to get the PHA to that superior level.

Council Member Akeson said she looked forward to meeting the new Executive Director. She said solving this problem would never satisfy the citizens of Peoria until the City was able to resolve the stress the children underwent living in difficult situations. She said she would like to be appointed as liaison to the PHA to assist in their efforts.

Council Member Oyler expressed appreciation for the presentation. He said the main reason the Board was providing this presentation was to give the City Council a better understanding of what was happening inside the PHA, and he asked what the goals were for the management team to accomplish.

Mr. Fassino provided a general overview of the issues the PHA needed assistance with ranging from units that needed to be repaired, units needing to be leased, being proactive to help individuals who fall behind on their rent to become current, and how to efficiently run the housing vouchers for Section 8 housing. He said if these things could be addressed, then the PHA would return to a profitable operation. He remarked on the condition of some of the facilities noting that they would either need to be completely replaced or to make major repairs.

Council Member Montelongo expressed his appreciation for the work done in the community, noting that Sterling Towers was in his District along with a number of voucher residents. He recommended that the Executive Director attend his monthly breakfast meetings in order to connect with the residents in his District.

Council Member Moore moved to receive and file a presentation by the Peoria Housing Authority; seconded by Council Member Oyler.

Mayor Ardis expressed his appreciation for the efforts of the Board and its collaboration with the SHA. He said the Board Members put a lot of effort into this project and provided proper representation for those in need with no compensation. He said he looked forward to continued communication noting that the City Council was available to help where possible.

Motion to receive and file a presentation by the Peoria Housing Authority was approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.



**(18-115)      Communication from the City Manager with a Request to Receive and File a PRESENTATION by ARTSPARTNERS OF CENTRAL ILLINOIS, INC.**

Ms. Jennifer Gordon, Executive Director of ArtsPartners of Central Illinois, Inc., distributed handouts and provided a presentation on the efforts of the organization.

Ms. Gordon reviewed the ArtsPartners' mission statement noting their purpose was to build awareness and strengthen the arts in the community. She said ArtsPartners was a non-profit organization founded in 1999 that provided a one-stop source of information of various activities in the City of Peoria. She reported that the arts in Illinois was a \$4 billion industry that drove commerce, tourism and economic development. She reviewed the regional impact noting it was a \$20.4 million industry in the Greater Peoria Area wherein she expressed her appreciation for the City's investment in the arts. She encouraged visiting their website at [www.artspartners.net](http://www.artspartners.net) for additional information on the organization along with sponsored events. In conclusion, she expressed her appreciation to the City Council and to Council Member Beth Jensen for their support noting that Peoria was a great destination for great artists and great art.

Council Member Grayeb expressed his appreciation for the efforts of the ArtsPartners noting the City's contribution toward their efforts was profitable. He commented that the ArtsPartners helped and inspired the creative class.

Council Member Jensen thanked Ms. Gordon for leading the organization stating it had been an honor to work with the organization, noting she had been a long-time advocate and supporter of the arts.

Mayor Ardis thanked Ms. Gordon for the presentation noting the efforts of the organization providing education in the arts and the positive impact the ArtsPartners had on the community.

Council Member Ruckriegel moved to receive and file a presentation by ArtsPartners of Central Illinois, Inc.; seconded by Council Member Cyr.

Approved by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggensbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**(18-116)      Communication from the City Manager and the Director of Community Development with a Request for DIRECTION as to the Development of DESIGN and MATERIAL STANDARDS for the City of Peoria. (City Wide)**

Community Development Director Ross Black provided a presentation on design and material standards for the City of Peoria. He distributed a handout entitled "Design & Material Standards – Peoria City Council," which provided background information on the City Council's efforts to date. He said a Policy Session was held in 2014 wherein the Council discussed landscaping, screening, parking, signs, and design and materials out of which 13 actions were outlined. He said ten of the 13 actions had been completed to date. He reviewed the Council's Strategic Plan that outlined the issues, activities and milestones that had a completion date for adopting an Ordinance by September 2018. He said the purpose of bringing this to Council was to receive some preliminary direction on the level of different types of design material standards. He reviewed two basic approaches to design and material standards: prescriptive, which was very detailed, and performance-based, which was less detailed. He provided examples of performance-based standards used in the cities of San Francisco and Minneapolis. He



reviewed Staff's recommendation noting that significant input from the public and the developers was needed. He said at the conclusion of the public input, a formal Public Hearing would be held by the Planning and Zoning Commission with the goal of bringing a draft Ordinance to the City Council in September 2018.

Mayor Ardis asked, if the Council decided to pursue the prescriptive-based model, would the process to adopt design standards take longer. Director Ross indicated that it would take significantly longer due to that model being more detailed. He said, with the current staffing levels, it would take at least 12 months before Staff could draft something for Council review if the prescriptive model was chosen.

In response to Council Member Moore, Director Black said Staff currently had some performance-based requirements with single family residents in the Heart of Peoria wherein remodels or new construction had to be compatible or complementary with the surrounding residents.

Council Member Ruckriegel expressed his appreciation for bringing this item to the City Council. He commented that the performance-based method was friendlier and easier to work towards. He noted the importance of obtaining public input and he said he preferred to take the time to engage the public appropriately, noting that he would rather miss a deadline in the strategic plan than rush the process.

Council Member Oyler said he would like to see the data behind this method and what it meant while in the process of making the decisions.

Council Member Akeson expressed her appreciation for the presentation stating that she had been a proponent of establishing design standards in the City. She said delaying this item would perpetuate unwelcomed standards. She asked Director Black to come back with some basic information that addressed the fundamental height, build to line, fenestration, orientation and then add the design materials. She said they needed to learn more about what was legally defensible, noting there were conditions that made standards unable to hold up in court. She suggested a slide presentation for the public meetings, commenting that the public wanted design standards, but did not know it.

Council Member Montelongo said he needed more information on remodels versus new builds and whether the remodels needed to be brought up to the new code that they developed. He said he would be willing to meet monthly and/or weekly on this in order to get feedback. He suggested forming a committee that focused on this issue and to bring back information and solutions to the rest of the Council.

Discussions were held regarding potential reasons for a development to be more prescriptive in some areas and it was suggested that the City be open to a prescriptive model in some situations where it was deemed necessary.

Council Member Jensen suggested developing more of a hybrid system wherein both the performance-based and prescriptive-based models were implemented, and she expressed her appreciation for incorporating public input into the process.

Discussions were held regarding the workload of the City's Planners and how it would impact the process of establishing design standards. Mayor Ardis commented that, depending on the model chosen, it could take more time to develop draft standards for Council review and implement action.



Council Member Jensen moved to receive and file the information regarding the development of design and material standards for the City of Peoria; seconded by Council Member Oyler.

Approved by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

- (18-117)      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 DENY a Request to REZONE Property from a Class C-G (General Commercial) District to a Class I-2 (Railroad/Warehouse Industrial) District for the Property Identified as Parcel Identification Nos. 18-03-332-028 (1023 NE ADAMS STREET), 18-03-332-029 (1025 NE ADAMS STREET), and 18-03-332-036 (1031 NE ADAMS STREET), Peoria Illinois. (Council District 1)**

Council Member Moore moved to approve the recommendation of Staff to DENY a request to rezone property from a Class C-G (General Commercial) District to a Class I-2 (Railroad/Warehouse Industrial) District for the property identified as Parcel Identification Nos. 18-03-332-028 (1023 NE Adams Street), 18-03-332-029 (1025 NE Adams Street), and 18-03-332-036 (1031 NE Adams Street), Peoria, Illinois; seconded by Council Member Grayeb.

Approved by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

- (18-118)      Communication from the City Manager and Director of Public Works with a Request to APPROVE an INTERGOVERNMENTAL AGREEMENT with the PEORIA HOUSING AUTHORITY for the PEORIA GREENSPASH PROJECT (ref. Item 17-229) (Council District 1).**

Council Member Moore moved to defer this item to the May 8, 2018, Regular City Council Meeting; seconded by Council Member Ruckriegel.

Motion to defer to the May 8, 2018, Regular City Council Meeting was approved by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

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

- (17-353)      Communication from the City Manager and Director of Community Development with a Request from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Amending the UNIFIED DEVELOPMENT CODE Related to TEMPORARY SIGNS. (City-Wide)**

Community Development Director Black reviewed the changes the City Council had requested since the First Reading. He commented on the difficulty of addressing signs for families that



were in school events noting that, pursuant to the United States Supreme Court, signs could not be regulated based on content.

Council Member Jensen inquired whether there could be a limit during various sporting seasons in order to allow families with multiple children in sports to have more than one sign in their yard. As it currently stood, she said she could not support this item if it only allowed a maximum of two temporary signs, noting that countless families would be in violation.

Council Member Ruckriegel said this matter needed to be resolved noting he would support a deferral in order to address the issues.

Council Member Jensen moved to defer this item to the May 22, 2018, Regular City Council Meeting; seconded by Council Member Ruckriegel.

Mayor Ardis expressed the importance and encouraged the City Council to work with Director Black and his Staff to get this matter resolved.

Council Member Grayeb remarked that he was in favor of deferring this item indefinitely commenting that the Supreme Court did not affect the City of Peoria.

Council Member Akeson said she was not in favor of the deferral commenting that the City did not need so many temporary signs that contributed to the City's visual clutter.

Motion to defer this item to the May 22, 2018, Regular City Council Meeting was approved by roll call vote.

Yeas: Cyr, Grayeb, Jensen, Montelongo, Oyler, Ruckriegel, Mayor Ardis - 7;

Nays: Akeson, Moore, Riggerbach, Turner - 4.

**(18-018)      Communication from the City Manager and Corporation Counsel with a Request to ADOPT an ORDINANCE Amending Chapter 18 of the CODE of the City of Peoria Pertaining to BODYWORK ESTABLISHMENTS.**

At the request of Council Member Grayeb, Senior Attorney Chrissie Peterson provided an overview of the Ordinance, noting the changes that had been made since the last time this item came before Council. She said the City worked with several organizations such the American Massage Therapy Association, Associated Bodyworkers and Massage Professionals, the Federation of State Massage Therapy Boards along with the Center for Prevention of Abuse in order to address the issue of human trafficking. She said the title had changed to "bodyworks," which broadened the scope to cover the exemptions currently in the State licensing for massage therapists, such as acupuncture. She reviewed the fee noting that an establishment that had less than 50% of its business as bodywork would only have to pay \$100.00 versus the \$250.00. She said there had been discussions about underaged individuals working in the establishments noting that they would only do office work or maintenance, and would not be allowed to work with the clients.

Council Member Grayeb moved to adopt the Ordinance amending Chapter 18 of the Code of the City of Peoria Pertaining to Bodywork Establishments; seconded by Council Member Cyr.

Council Member Turner expressed a concern in the Police Department's ability to enforce this Ordinance noting that there were already Ordinances that the Police Department was unable to enforce due to other more pressing matters and the lack of personnel.



Council Member Akeson expressed a concern regarding questionable establishments that were showing up around the City. She remarked on the outside appearances of these establishments noting that there was a transparency issue with the windows stating that the windows should not be darkened or sheets hung up to block the view. She commented on the need for an open door policy.

Council Member Akeson requested a friendly amendment to the motion to include the need for transparency of these establishments as it related to the windows and an open door policy; Council Member Grayeb agreed to the friendly amendment.

Council Member Grayeb said the City had been very careful not to alienate the reputable businesses in this industry and to include them in the discussions. He commented on the issue of human trafficking in the City that needed to be addressed and the possibility of this item needing to come back for further modifications, noting that what was currently proposed was a starting point.

ORDINANCE NO. 17,571 amending Chapter 18 of the Code of the City of Peoria Pertaining to Bodywork Establishments was adopted, as amended, to include the need for transparency and to have an open door policy.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Mayor Ardis - 10;

Nays: Turner - 1.

**(18-031)      Communication from the City Manager and Human Resources Director with a Request to APPROVE a Three-Year CONTRACT with MESIROW FINANCIAL for Consulting Services Related to the City's DEFERRED COMPENSATION (457) PLANS at a Fee of 0.10% (Ten Basis Points), Not to Exceed \$50,000.00, to be Paid from the 457 Plan Assets as a Portion of the Negotiated Savings.**

After a brief comment, Council Member Cyr moved to withdraw this item from consideration; seconded by Council Member Ruckriegel.

Motion to WITHDRAW was approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis – 11;

Nays: None.

**Status on the CEO Council's Offer**

Council Member Jensen requested the status on the CEO Council's offer to pay for the due diligence for the Water Buyout and City Manager Urich said the CEO Council was still working on an agreement.

**Status on the PDC Contract**

In response to Council Member Jensen's request for the status of the PDC Contract, City Manager Urich said they had not met with PDC as of yet due to individuals being out of the office; however, he commented that he had mentioned the issues outlined by Council to PDC and they indicated that they were willing to discuss them.



NEW BUSINESS

Peoria Rivermen Hockey Team Going to Finals

Council Member Cyr announced that the Peoria Rivermen hockey team were going to finals. He said Game 1 would be held Wednesday, April 25, 2018, and Game 3 would be held on Sunday, April 29, 2018. He wished the team good luck and encouraged them to bring another cup to the City of Peoria.

Request to Review Ordinance Prohibiting Outside Music after 10:00 P.M.

Council Member Riggerbach asked the Legal Department to review the Ordinance prohibiting outside music after 10:00 P.M. He said citizens in Council Districts 3, 4 and 5 requested a way to allow outdoor music in the C-2 District until 11:00 P.M. He requested a Report Back as soon as possible on this matter noting that there may need to be an addendum that would require some conditions for the extension.

Mayor Ardis requested to obtain some feedback from the Liquor Commission as well.

Grow Peoria

Council Member Jensen announced that Senior Development Specialist Leslie McKnight was seeking public input on a proposed Economic Development Incentive Policy. She said to access the survey and provide input on the Economic Development Incentive Policy proposal, go to: [https://www.surveymonkey.com/r/COP\\_ED\\_Public\\_Input\\_Survey](https://www.surveymonkey.com/r/COP_ED_Public_Input_Survey). She said the survey would be open until May 15, 2018.

Request for Update on the Don't Shoot Program

Council Member Jensen requested an update on the Don't Shoot Program that provided data and figures along with a questions and answers segment at an upcoming Council Meeting.

CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD

Hearing no objection, Mayor Ardis granted Privilege of the Floor to those citizens who wished to address the City Council.

Karen Wilson, a concerned citizen, remarked on the water buyout option. She said she spoke with three Council Members about the issues. She said her concern was about infrastructure of the water pipes, noting the issues they had in Springfield being unable to keep up with the infrastructure. She commented that the City of Peoria had a lead problem in the water system and the need for proper treatment. She asked Council Members to contact her should they have any questions.

Helen King, a concerned citizen, commented on the proposed water buyout noting that the City currently had to address the CSO project, which would cost a lot of money. She said approximately one year ago Illinois American Water offered to help finance the projects associated with the CSO and to do the work. She inquired whether the City Council had considered that offer. She remarked on the CEO Council's involvement with the water buyout and asked whether they would also get involved with the CSO issue that was mandated by the EPA.



Mary Hayes, a citizen of Peoria, commented that grocery shopping had become difficult for her since the closure of two Kroger stores in the City, especially since she did not have transportation. She said there were a number of people in her neighborhood who did not have transportation. She asked whether the City was addressing the issue of a food desert in the 61605 area code.

**EXECUTIVE SESSION**

**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; and, 2(c)(11) Litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that such an action is probable or imminent.**

Council Member Cyr moved 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; and, 2(c)(11) Litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that such an action is probable or imminent; seconded by Council Member Grayeb.

Approved by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**ADJOURNMENT**

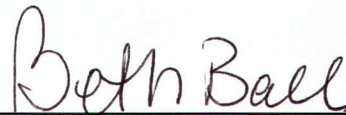
Council Member Cyr moved to adjourn the Joint City Council and Town Board Meeting; seconded by Council Member Ruckriegel.

Approved by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

The Joint City Council and Town Board Meeting was adjourned at 9:53 P.M.



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