

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

Council Chambers, Peoria, Illinois, September 2, 2003, a Regular Meeting of the City Council was held this date at 6:15 P.M., at City Hall, Council Chambers, 419 Fulton Street, Mayor David P. Ransburg presiding.

ROLL CALL

Roll call showed the following Council Members present: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg – 10; Absent: Grayeb - 1.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Ransburg requested a moment of silent prayer and then he led the Pledge of Allegiance.

PROCLAMATIONS, COMMENDATIONS, ETC.

PRESENTATION: HABITAT FOR HUMANITY TAX BILL PRESENTATIONS

PROCLAMATION: COMMON PLACE WEEK – September 7 – 13, 2003

PROCLAMATION: CONSTITUTION WEEK – September 17 – 23, 2003

PROCLAMATION: DINING WITH FRIENDS MONTH – September, 2003

WELCOME TO NEW INTERIM CITY MANAGER

Mayor Ransburg welcomed Steve Van Winkle as the newly appointed Interim City Manager. Mr. Van Winkle previously served the City as the Director of the City of Peoria Public Works Department.

MINUTES

Council Member Nichting moved to approve the minutes of the Regular City Council Meeting held on August 26, 2003, as printed; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 10;

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS

(03-500) Communication from Mayor David P. Ransburg Requesting Acknowledgement of the RESIGNATION of CITY TREASURER MARY ULRICH and Requesting Approval of the APPOINTMENT of REGINALD A. WILLIS as CITY TREASURER.

Mayor Ransburg requested that City Treasurer Mary Ulrich come forward to be presented with the following Resolution on a plaque:

RESOLUTION
MARY A. ULRICH

WHEREAS, Mary A. Ulrich has served as City of Peoria Treasurer and Ex-Officio Township Collector since elected to Public Office in 1981; and Mary Ulrich has been responsible for the collection of all the revenue due the City, and as Township Collector, has been responsible for the collection, investing and distribution of the City and Town's real estate taxes; and

WHEREAS, Mary A. Ulrich has served as Treasurer for the Peoria Police Pension Fund and for the Peoria Firemen's Pension Fund and has invested the fixed income funds for the Peoria Firemen's Pension, growing the fund from \$11 million to over \$80 million in assets; and

WHEREAS, Mary A. Ulrich has served in several capacities with numerous professional, social and service organizations, including as President of the Municipal Treasurers' Association of the United States and Canada, President of the Illinois Municipal Treasurers Association, President of the Peoria City Employees Credit Union Board, Vice President of the Boys & Girls Club, Delegate to the 1988 Republican National Convention, Treasurer of 2nd Ward Men's Republican Club, Member of Republican Women's Club, Member of Women in Management, and has served on several Committees of Grace and Peace Lutheran Church; and

WHEREAS, Mary A. Ulrich has been the recipient of many professional and service awards, including the Camille Gibson Award for Outstanding Service to the Republican Party, the Charlotte Danstron Award for Women in Management, the Municipal Treasurers' Association's Dr. Phillip R.E. Jackson Award recognizing her distinguished leadership and excellence in the management of public funds; and Mary Ulrich has received the only Special Service Award presented by the Illinois Municipal Treasurers Association and was honored by the State of Illinois 88th General Assembly House of Representatives with a Resolution for being elected President of Municipal Treasurers' Association.

NOW, THEREFORE, BE IT RESOLVED, that this City Council, on behalf of its members, the officials and employees of the City of Peoria, and the citizens of the community, do hereby express to Mary A. Ulrich, sincere and profound appreciation and thanks for her many years of dedicated service.

BE IT FURTHER RESOLVED, that this resolution be spread upon the permanent records of the City of Peoria, Illinois, attested to by the City Clerk and presented to the Honorable Mary A. Ulrich.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, this 2nd day of September 2003 A.D.

/s/ David P. Ransburg
Mayor

/s/Jim Ardis

/s/Charles V. Grayeb

/s/Clyde E Gulley

/s/John D. Morris

/s/Patrick A. Nichting

/s/Gary V. Sandberg

/s/William R. Spears

/s/Marcella R. Teplitz

/s/Gale S. Thetford

/s/W. Eric Turner

City of Peoria Council Members

ATTEST:

/s/ Mary L. Haynes, City Clerk

EXAMINED AND APPROVED:

/s/ Randall Ray, Corporation Counsel

City Treasurer Mary Ulrich said it had been her privilege to serve the citizens of the City of Peoria. She said she had observed many changes and she had been happy to be a part of those changes. She said her leave would be effective September 5, 2003, but she would continue her service to assist the new City Treasurer in his new role. She expressed her confidence in appointing Mr. Reginald A. Willis to fulfill her term as City Treasurer and she felt he would carry on and follow in her steps, as well, as those of former City Treasurer Mildred Arends and her mother. She said the position had been held by a woman Treasurer for over 60 years. She thanked the Mayor and City Council, present and past, for their support and she said she was deeply grateful for the opportunity to serve. She thanked her Staff for their support and she knew that Mr. Willis would come to appreciate their abilities.

Council Member Nichting expressed his pleasure in working with City Treasurer Mary Ulrich on Council matters and in her Township capacity. He said Treasurer Ulrich had always shown great leadership and was looked upon by people in the community as showing great stewardship in taking care of the taxpayers' funds. He said it should also be recognized that another duty held by Treasurer Ulrich was that of investing pension funds for the Police and Firemen's Pension Funds and she had a remarkable record of an approximate 36% return over her career. He said Treasurer Ulrich was a great public servant and would be missed at City Hall.

Council Member Teplitz said Treasurer Ulrich had been an inspiration to anyone aspiring to public service and especially women who had entered the public sector, herself included. She spoke highly of Treasurer Ulrich's integrity and grace under pressure. She said she was glad to have the opportunity to watch, follow and work with Treasurer Ulrich, and she was one in a million. She said she felt confident that Mr. Willis would do a wonderful job as the new City Treasurer and she wished Treasurer Ulrich well in her future.

Council Member Thetford echoed Council Member Teplitz's comments and she thanked Treasurer Ulrich for her support when she contemplated running for elected office. She also thanked City Clerk Mary Haynes for her support in that endeavor. She added that Treasurer Ulrich would be missed and she hoped to continue to see her in the future.

Council Member Ardis said Treasurer Ulrich's picture should appear in the dictionary next to the words "hard work, honesty, integrity, and public servant." He said he appreciated the integrity shown by Treasurer Ulrich in the manner in which she ran her office, and he felt she was a true statesman and had set a good example for all elected officials. He said her professionalism was to be admired. He stated Treasurer Ulrich would be missed and he looked forward to seeing her at future City events.

Council Member Turner said his relationship with Treasurer Ulrich had been tremendous and he thanked her for the advice provided over the years he had known her. He said Treasurer Ulrich had always been kind and an outstanding lady, a great public servant, and a good friend. He said Treasurer Ulrich would be missed by Council Members and by those in the community Treasurer Ulrich had so graciously served for 22 years.

Council Member Sandberg spoke of former Treasurer Arends' high level of service to the community but he indicated that Treasurer Ulrich's 22 years of service had raised that bar of excellence. He said Treasurer Ulrich's delightful blend of conservative values with a very progressive stance was commendable. He said Treasurer Ulrich's work ethic, integrity, and principals had raised the bar of excellence to a point that would be hard pressed to maintain. He thanked Treasurer Ulrich for her inspiration and example of good government. He said he wished her well with her grandchildren and her family. He said the City of Peoria would always be much better off for Treasurer Ulrich's service, and he said he considered Treasurer Ulrich to be the grand dame of Peoria City Hall.

Council Member Morris said Treasurer Ulrich's last official act of responsible integrity of recommending Mr. Willis to serve as City Treasurer displayed a final act of excellence. He said he admired Treasurer Ulrich for constantly looking to the future of the City even in her final recommendation. He thanked her for her integrity and he said he wished her the best in her future.

Council Member Spears said he knew that Treasurer Ulrich would continue to live in his District so he planned to see her often, and expected even more of her help with his District since she would have more free time on her hands. He fondly wished her well and congratulated her on her retirement.

City Clerk Mary Haynes said she had served with Treasurer Ulrich in City Hall on a daily basis and she knew the countless hours spent at City Hall long after City Hall was dark to make sure that everything was running correctly. She said Treasurer Ulrich had given countless hours of advice to her and so many others, and she would be missed. City Clerk Haynes read a letter of support and thanks from City of Freeport Treasurer Linda L. Buss to Treasurer Ulrich.

City Clerk Mary Haynes presented Treasurer Mary Ulrich with 22 red roses from a former Council Member Bruce Brown to thank her for her years of service.

Council Member Nichting moved to accept the resignation of City Treasurer Mary Ulrich and concur in the appointment of Reginald A. Willis as City Treasurer, and approve the Resolution honoring City Treasurer Mary Ulrich and request that it be spread upon the record; seconded by Council Member Turner.

Motion to accept the resignation of City Treasurer Mary Ulrich and concur in the appointment of Reginald A. Willis as City Treasurer, and approve RESOLUTION NO. 03-500 honoring City Treasurer Mary Ulrich was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 10;

Nays: None.

(03-501) Communication from Corporation Counsel Recommending Approval of a RESOLUTION Authorizing NAMED BANKS to HONOR CHECKS, DRAFTS, ETC. of the City of Peoria, Authorizing the CITY TREASURER, INTERIM CITY MANAGER, and FINANCE DIRECTOR/COMPTROLLER to Accept and Release Securities for Safekeeping Held by a Third Party, and REPEALING RESOLUTION NO. 03-315.

Council Member Nichting moved to approve the Resolution authorizing named banks to honor checks, drafts, etc. of the City of Peoria, authorizing the City Treasurer, Interim City Manager, and Finance Director/Comptroller to accept and release securities for safekeeping held by a third party, and repealing Resolution No. 03-315; seconded by Council Member Turner.

RESOLUTION NO. 03-501 authorizing named banks, etc., and repealing Resolution No. 03-315 was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 10;

Nays: None.

(03-502) Communication from Acting Director of Public Works Regarding PRESENTATION of the RIVER CITY GATEWAY SOUTHWESTERN CORRIDOR STUDY, with Recommendation to Receive and File.

Acting Director of Public Works Gene Hewitt introduced Mr. Robert Lewis of Clark Dietz, Inc. who, he said, would provide a presentation to the Council.

Mr. Robert Lewis, representing Clark Dietz, Inc. gave an overview of the six routes from the Greater Peoria Airport to the downtown area that represented River City Gateway routes. He said the conclusions narrowed the choices down to two routes, with the preferred route being the southern route. He explained the southern route had logical links and utilized 474 and Route 24 to make a good entry way. He added most of the roadway infrastructure was already in place and was one of the least costly to develop.

Council Member Gulley moved to receive and file the presentation of the River City Gateway Southwestern Corridor Study; seconded by Council Member Turner.

In discussion with Council Member Morris regarding what the next step would be, Acting Director of Public Works Gene Hewitt said the study was the foundation for the detailed process required by the Federal government when using their funds. He said this was a first step with two different alternatives and it provided the ability for the City to launch into the next level.

In further discussion, Interim City Manager Steve Van Winkle indicated the intent was to attract people to the community and for them see the community as it should be seen. He said certain travel paths should be encouraged so that certain attractions were seen coming from the airport into the downtown area. He added this also provided an excellent opportunity to look at IL Route 116 and how it joined the community which really bypassed the downtown area. He said the idea of one day putting 116 on the travel path with King and Garrett Streets, across the Bob Michel Bridge, would be a more direct path for those traveling across the State.

Council Member Spears suggested that additional signage should be installed from the airport to the downtown area. He said the only sign presently was on Adams Street, and he suggested this was something that needed to be changed by the State. He also suggested better signage on the southern route from downtown to the airport.

In discussion with Council Member Gulley regarding costs and how the costs would be staged, Interim City Manager Steve Van Winkle said he felt this report would provide the energy for improvements on King and other areas. He said he felt this would also add value and enhance the ability to find the funding for improvements. He said the City was moving toward making those improvements and he hoped this report would act as a stimulus.

Council Member Sandberg said he felt there was a major deficiency to the west, due to funding, and this needed to be recognized. He said the westerly connection on Martin Luther King Drive or Glen was a more direct route and would be a stabilizing influence to those areas.

Motion to receive and file the presentation of the River City Gateway Southwestern Corridor Study was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 10;

Nays: None.

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

(03-503) BIDS for MAINTENANCE CONTRACT for the 03-COLD RECYCLE CONTRACT, Recommending the Bid of J. C. BLACKTOP, in the Amount of \$265,397.96.

(03-504) BIDS for MAINTENANCE CONTRACT for the 03-PCC OVERLAY CONTRACT, Recommending the Bid of R..A. CULLINAN & SON, INC., in the Amount of \$155,116.75.

(03-505) PAYMENT ESTIMATE FOR PUBLIC IMPROVEMENT PROJECT: KUMPF, JEFFERSON, WALNUT AND ADAMS PARKING FACILITY (New bituminous concrete pavement, bituminous concrete overlay, curb and gutter, PCC sidewalk, storm sewer, dry well, lighting, parking controls, security systems, fencing, landscaping and irrigation.) IRONHUSTLER EXCAVATING, INC. – PAY ESTIMATE #1: \$132,840.28; TOTAL AUTHORIZATION APPROVED: \$132,840.28, with Recommendation to Receive and File. (For Information Only)

- (03-506) **PAYMENT ESTIMATE FOR PUBLIC IMPROVEMENT PROJECT: PHASE I CONSTRUCTION FOR CHARTER OAK ROAD EXTENSION (Roadway embankment construction along Charter Oak Road and along Big Hollow Road – North, construction of a dual box culvert to carry the proposed Charter Oak Road roadway extension over a Big Hollow Creek tributary, staged construction of a two-span railroad bridge/roadway underpass carrying the existing UPRR dual mainline trackage over the proposed Charter Oak Road roadway extension.) FREESEN, INC. – PAY ESTIMATE #12: \$587,743.48; TOTAL AUTHORIZATION APPROVED: \$587,743.48, with Recommendation to Receive and File. (For Information Only)**
- (03-507) **PAYMENT ESTIMATE FOR PUBLIC IMPROVEMENT PROJECT: ALLEN ROAD IMPROVEMENT (from Park 74 Drive to just North of Illinois Route 6) (PCC widening, bituminous base course and base course widening, bituminous resurfacing, storm sewers, earthwork, traffic signals and other miscellaneous work.) P. J. HOERR, INC. – PAY ESTIMATE #10 & FINAL: \$240,685.03; TOTAL AUTHORIZATION APPROVED: \$240,685.03 with Recommendation to Receive and File. (For Information Only)**
- (03-508) * **Communication from Acting Director of Public Works Recommending Approval of AMENDMENT NO. 1 to the PROFESSIONAL SERVICES CONTRACT with HANSON PROFESSIONAL SERVICE, INC. for the EXTENSION of RAIL SERVICE into GROWTH CELL NO. 2 and PIONEER INDUSTRIAL PARK, for an Amount Not to Exceed \$105,000.**
- (03-509) ** **Communication from Finance Director/Comptroller Recommending Adoption of an ORDINANCE Amending the BUDGET for FISCAL YEAR 2003 Relating to ALLEN ROAD IMPROVEMENT PROJECT ADDITIONAL EXPENSE for WAL-MART.**
- (03-510) **STREET LIGHTING REQUESTS – 905 W. THIRD STREET; 2415 GARDEN STREET; and 7224 MT. HAWLEY ROAD, in the Amount of \$211.35 per Year.**
- (03-511) **SITE APPROVAL for EXPANSION of a CLASS “B” (Restaurant/Full Service Bar) LIQUOR LICENSE for 516 MAIN STREET, with Recommendation of Liquor Commission to Approve.**
- (03-512) **SITE APPROVAL for a CLASS “B” (Restaurant/Full Service Bar) LIQUOR LICENSE for 1245 W. MAIN STREET, with Recommendation of Liquor Commission to Approve.**
- (03-513) **SITE APPROVAL for a CLASS “G” (Restaurant/Beer & Wine Only) LIQUOR LICENSE for 4100 W. WILLOW KNOLLS #B5, with Recommendation of Liquor Commission to Approve.**
- (03-514) **SITE APPROVAL for a CLASS “B” (Restaurant/Full Service Bar) LIQUOR LICENSE for 5727 N. HUMBOLDT, with Recommendation of Liquor Commission to Approve.**

RECOMMENDATION to Receive and File the Following REPORT BACKS:

- (03-264) *** **Communication from Interim Director of Planning and Growth Management with a REPORT BACK Regarding a Citizen Complaint of LIGHTING at MEINEN FIELD, BRADLEY UNIVERSITY and RESIDENTIAL PROPERTY Along MOSS AVENUE.**

**(03-355) Communication from Superintendent of Police with a REPORT BACK Regarding
**** KELLEHER'S BLOCK PARTIES. (For Information Only)**

**(03-407) Communication from Interim Director of Planning and Growth Management with a
REPORT BACK on the CITY'S ABILITY to IMPLEMENT the PRIORITIZED
STRATEGIES of the NEIGHBORHOOD BLUEPRINT PLAN.**

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

Council Member Sandberg requested Item Nos. 03-508 and 03-264 be removed from the Consent Agenda for further discussion.

Council Member Thetford requested Item Nos. 03-509 and 03-355 be removed from the Consent Agenda for further discussion.

Item Nos. 03-503 through 03-514, and 03-407 (excluding Item Nos. 03-508, 03-509, 02-364 and 03-355 which were removed from the Consent Agenda for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 10;

Nays: None.

**(03-508) Communication from Acting Director of Public Works Recommending Approval of
* AMENDMENT NO. 1 to the PROFESSIONAL SERVICES CONTRACT with
HANSON PROFESSIONAL SERVICE, INC. for the EXTENSION of RAIL
SERVICE into GROWTH CELL NO. 2 and PIONEER INDUSTRIAL PARK, for
an Amount Not to Exceed \$105,000.**

In discussion with Council Member Sandberg, Acting Director of Public Works Gene Hewitt explained that the City was working with the Service Transportation Board on this project and the City was following their requirements. He stated that the City's work should be completed in three months.

Council Member Nichting moved to approve Amendment No. 1 to the Professional Services Contract with Hanson Professional Service, Inc. for the extension of rail service into Growth Cell No. 2 and Pioneer Industrial Park, for an amount not to exceed \$105,000; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 10;

Nays: None.

**(03-509) Communication from Finance Director/Comptroller Recommending Adoption of an
** ORDINANCE Amending the BUDGET for FISCAL YEAR 2003 Relating to
ALLEN ROAD IMPROVEMENT PROJECT ADDITIONAL EXPENSE for
WAL-MART.**

Following a brief clarification, Council Member Thetford moved to adopt the Ordinance amending the Budget for fiscal year 2003 relating to Allen Road Improvement Project additional expense for Wal-Mart; seconded by Council Member Nichting.

ORDINANCE NO. 15,521 amending the Budget for Fiscal Year 2003 was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 10;

Nays: None.

**(03-264) Communication from Interim Director of Planning and Growth Management with a
*** REPORT BACK Regarding a Citizen Complaint of LIGHTING at MEINEN
 FIELD, BRADLEY UNIVERSITY and RESIDENTIAL PROPERTY Along MOSS
 AVENUE.**

Following a brief explanation that Meinen Field was moved near Bradley University, Council Member Sandberg moved to receive and file the report back regarding the citizen complaint of lighting at Meinen Field, Bradley University and residential property along Moss Avenue; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 10;

Nays: None.

**(03-355) Communication from Superintendent of Police with a REPORT BACK Regarding
**** KELLEHER'S BLOCK PARTIES. (For Information Only)**

Following a request by Council Member Thetford that a copy of this report be provided to the officers of P.A.C.E., RPAC and the Riverfront Commission so they would have an opportunity to make comments, Council Member Thetford moved to receive and file the report back regarding Kelleher's block parties; seconded by Council Member Nichting.

Approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 10;

Nays: None.

**(03-515) Communication from Equal Opportunity Director Regarding a STATUS REPORT
 of the FIRST DRAFT of a DISPARITY STUDY Performed by Bradley University,
 with Recommendation to Receive and File.**

Council Member Gulley said the final draft of this report was scheduled for December 30, 2003. He said the report would determine whether or not the City of Peoria's utilization of females and minorities on City-funded projects was fair and equitable.

Council Member Gulley moved to receive and file the Status Report of the first draft of a Disparity Study performed by Bradley University; seconded by Council Member Turner.

Director of Equal Opportunity Office Kimberly King explained the purpose of the study was to determine whether or not the City needed to implement a preference program as it related to making economic opportunity in specific construction related projects available to African-American-owned and women-owned businesses. She explained their current operation of a goal attainment process, and she said this process was used because it had not been determined there was any past discrimination that needed to be addressed. She added the purpose of the Study was to make that determination. She said there seemed to be some disparity in the women-owned business area, in terms of the amounts of opportunities being made available, but the information was still being processed. She said it may be that the majority of women-owned businesses largely focused on landscaping-type jobs and absent jobs that included landscaping, women-owned businesses may not be bidding in the numbers reflected in the community.

Motion to receive and file the Status Report of the first draft of a Disparity Study performed by Bradley University was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 10;

Nays: None.

(03-516) Communication from Interim Director of Planning and Growth Management Recommending Approval of a RESOLUTION Amending the FUTURE LAND USE MAP of the CITY OF PEORIA COMPREHENSIVE PLAN Establishing the Proposed WAREHOUSE OVERLAY DISTRICT.

Council Member Gulley moved to approve a Resolution amending the Future Land Use Map of the City of Peoria Comprehensive Plan establishing the proposed Warehouse Overlay District; seconded by Council Member Teplitz.

Council Member Gulley discussed the Heart of Peoria Plan and the proposed Warehouse District as an opportunity for development. He said he was pleased that this proposal was moving forward.

Interim Director of Planning and Growth Management Pat Landes explained this was a unique opportunity to address a unique area, and investment opportunities for redevelopment were incredible. She explained the documents that would establish the Warehouse Overlay District and she recommended Council approval.

Interim Director Landes discussed the Heart of Peoria Plan and she said the Warehouse District was identified as an area to work in. She discussed their attempt to rezone the entire area and remove parking requirements, and she discussed the problems encountered for the existing businesses that were already there. She commended the work of City Staff Planners Jim Martin, Gene Lear, Gide Giwa, and Kim Smith for their work on this project. She said this would be the first step in creating a twenty-four hour street-level pedestrian oriented environment, rich with culture and entertainment and provide a place for quality residential living within an urban setting unique to the region. She said this statement reflected investment opportunities that were in this area, and there would be investment opportunities unique to the region. She further discussed highlights of the plan which included preserving architectural character, providing opportunities for the reuse of buildings, developing vertical neighborhoods, and retaining existing uses. She further discussed the components of the plan which included the removal of parking requirements, a mixed use development, and a framework for future design elements.

Council Member Sandberg expressed concern regarding future design elements and regulations. He said he would support the elements of the Ordinance except the continuation of government involving itself in the marketplace. He said this place would begin the process of redevelopment of an area that had not been redeveloped in forty years. He indicated he did not want to limit opportunities for success.

Council Member Nichting said he owned property in the Warehouse District so he would be abstaining from the discussion and vote.

Council Member Thetford also expressed concern regarding design elements, but she said she had a comfort level because design elements would be established by property owners and tenants of the district who would comprise the Design Review Board.

Motion to approve RESOLUTION NO. 03-516 amending the Future Land Use Map of the City of Peoria Comprehensive Plan establishing the proposed Warehouse Overlay District was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 9;

Nays: None;

Abstention: Nichting – 1.

(03-517) Communication from Interim Director of Planning and Growth Management Recommending Adoption of an ORDINANCE Amending APPENDIX B of the Code of the City of Peoria Relating to ZONING for Various Text Adjustments for the Creation of a WAREHOUSE OVERLAY DISTRICT.

Council Member Nichting said he owned property in the Warehouse District so he would be abstaining from the discussion and vote.

Council Member Gulley moved to adopt an Ordinance amending Appendix B of the Code of the City of Peoria relating to Zoning for various text adjustments for the creation of a Warehouse Overlay District; seconded by Council Member Teplitz.

Council Member Sandberg expressed concern that one building permitted uses found only in industrial districts, and once the conversion to residential began, that building could not be used for those industrial purposes again. He pointed out that uses like a mattress making factory or the manufacturing of musical instruments were uses that residential uses could co-exist with without problems, but were not allowed. He also discussed special uses and he expressed concern about those over-regulations and how it would affect future redevelopment. He said the marketplace should rule.

Council Member Teplitz said some of these points were well-taken and she questioned if there would be any amendments offered to the Ordinance.

Council Member Sandberg said some uses like musical instrument manufacturing should be allowed in this district and other reasonable industrial uses. He suggested eliminating special uses, and he added the creation of a committee was not necessary.

Council Member Thetford said Staff had given these recommendations a great deal of thought and she felt the property owners and the tenants in the Warehouse District would either accept or reject special uses, just like special uses in other neighborhoods. She expressed concern that design criteria might be established prior to undesirable redevelopment being established. She suggested that the Ordinance adopted as presented and be given an opportunity to be established. She added, if it was determined that a Design Review Board was not needed, that criteria could be adjusted.

Following further discussion, Interim Director Landes stated that the base zoning of a building would remain but some of the regulations would be lessened. She said uses would be allowed to be mixed that had not been allowed before. She further explained extensive research had been conducted on other cities. She said she felt it was critical that because of health, safety and welfare, there should not be industrial uses in a residential area.

Motion to adopt ORDINANCE NO. 15,522 amending Appendix B of the Code of the City of Peoria relating to Zoning for various text adjustments for the creation of a Warehouse Overlay District was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 8;

Nays: Sandberg - 1;

Abstention: Nichting - 1.

(03-518) Communication from Interim Director of Planning and Growth Management with the Zoning Commission's Recommendation to Adopt an ORDINANCE to ESTABLISH a WAREHOUSE OVERLAY DISTRICT for Properties Located in an Area Bordered by the BOB MICHEL BRIDGE, the 500 Block of the SOUTH SIDE of WATER STREET, 100-200 Blocks of the WEST SIDE of WALNUT STREET, 600-700 Blocks of the SOUTH SIDE of ADAMS STREET, the 300 Block of the WEST SIDE of OAK STREET, 800-1300 Blocks of the SOUTH SIDE of JEFFERSON STREET, 300 Block of the EAST SIDE of CEDAR STREET SOUTH to the ILLINOIS RIVER, and the ILLINOIS RIVER NORTHEAST to the BOB MICHEL BRIDGE, Pursuant to a Remand Directive from the City Council to Rehear Case No. ZC 03-33 Not to Rezone Certain Property from a Class C-1 (General Commercial) District, C-2 (Large Scale Commercial) District, I-2 (Railroad/Warehouse Industrial) District and I-3 (General Industrial) District to a Class B-1 (Central Business) District but to Consider a Lesser Zoning to Establish a Warehouse Overlay District. (Refer to Item No. 03-414)

Council Member Nichting said he owned property in the Warehouse District so he would be abstaining from the discussion and vote.

Council Member Gulley moved to adopt an Ordinance to establish a Warehouse Overlay District for properties located in an area bordered by the Bob Michel Bridge, the 500 block of the South Side of Water Street, 100-200 blocks of the West Side of Walnut Street, 600-700 blocks of the South Side of Adams Street, the 300 block of the West Side of Oak Street, 800-1300 blocks of the South Side of Jefferson Street, 300 block of the East Side of Cedar Street South to the Illinois River, and the Illinois River Northeast to the Bob Michel Bridge; seconded by Council Member Teplitz.

Council Member Gulley moved to grant Privilege of the Floor to Mr. Pat Sullivan; seconded by Council Member Turner.

Hearing no objections, Mayor Ransburg granted Privilege of the Floor to Mr. Pat Sullivan.

Mr. Pat Sullivan, 100 State Street, on behalf of himself and his partner John Hunt, thanked the Council for their approval of the Warehouse District. He said he felt this would spur more redevelopment and move the City forward.

Motion to adopt an Ordinance to establish a Warehouse Overlay District for properties located in an area bordered by the Bob Michel Bridge, the 500 block of the South Side of Water Street, 100-200 blocks of the West Side of Walnut Street, 600-700 blocks of the South Side of Adams Street, the 300 block of the West Side of Oak Street, 800-1300 blocks of the South Side of Jefferson Street, 300 block of the East Side of Cedar Street South to the Illinois River, and the Illinois River Northeast to the Bob Michel Bridge was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 9;

Nays: None;

Abstention: Nichting - 1.

Council Member Gulley left the Council Chambers.

**(03-519) Communication from Interim Director of Planning and Growth Management
Recommending Adoption of an ORDINANCE Amending APPENDIX A of the Code
of the City of Peoria Relating to an INCREASE of APPLICATION FEES.**

Interim Director of Planning and Growth Management Pat Landes distributed a replacement Ordinance to all members of the City Council.

Council Member Thetford moved to adopt the replacement Ordinance amending Appendix A of the Code of the City of Peoria relating to an increase of application fees; seconded by Council Member Teplitz.

ORDINANCE NO. 15,524 was approved by roll call vote.

Yeas: Ardis, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 9;

Nays: None.

**(03-520) Communication from Corporation Counsel Recommending Adoption of an
ORDINANCE Amending CHAPTER 2 of the Code of the City of Peoria Relating to
PUBLIC SAFETY EMPLOYEES and the PUBLIC SAFETY EMPLOYEE
BENEFITS ACT.**

Council Member Ardis moved to defer this item for two weeks until the September 16, 2003, Regular City Council Meeting; seconded by Council Member Turner.

Motion to defer this item for two weeks until the September 16, 2003, Regular Council Meeting was approved by roll call vote.

Yeas: Ardis, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 9;

Nays: None.

Council Member Gulley returned to the Council Chambers.

UNFINISHED BUSINESS

- (03-276) Communication from Director of Planning and Growth Management Recommending Adoption of an ORDINANCE Granting a SPECIAL PERMIT for a ROOFTOP SIGN through the SPECIAL USE PROCESS in a Class I-2 (Railroad/Warehouse Industrial) District for Property Located at 120 EATON STREET.**

Council Member Gulley moved to Table this item; seconded by Council Member Morris.

Motion to Table this item was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 10;

Nays: None.

- (03-375) Communication from Former Interim City Manager H. Bern Ewert Recommending Approval to CLOSE THE REMAINING 2003 BUDGET GAP, as Outlined, and Requesting Authorization for the Interim City Manager to Implement the Changes.**

Council Member Thetford moved to defer this item until later in the meeting; seconded by Council Member Morris.

Motion to defer this item until later in the meeting was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 10;

Nays: None.

Clerk's Note: See Page 26220 for further action.

- (03-439) Communication from Interim Director of Planning and Growth Management Recommending Adoption of an ORDINANCE Approving a VARIANCE from 25 FEET to 20.9 FEET, Amending the FINAL PLAN of KNOXVILLE POINTE PHASE III, a Multi-Family Residential Development Located EAST of NORTHTRAIL MEADOWS SUBDIVISION and WEST of KNOXVILLE AVENUE, Along the SOUTH SIDE of HICKORY GROVE ROAD. (New communication and Ordinance.)**

Council Member Nichting moved to adopt the Ordinance approving a variance from 25 feet to 20.9 feet, amending the Final Plan of Knoxville Pointe Phase III, a Multi-Family Residential Development located East of Northtrail Meadows Subdivision and West of Knoxville Avenue, along the South Side of Hickory Grove Road; seconded by Council Member Turner.

In discussion, Council Member Nichting explained there was a mistake as to where the building was placed and this was the reason for the request for the variance.

ORDINANCE NO. 15,525 was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,
Mayor Ransburg - 10;

Nays: None.

(03-483) Communication from Director of Economic Development Recommending Approval of a BUSINESS DEVELOPMENT FUND LOAN TO inPLAY LLC, in the Amount of \$150,000, as Outlined, and Requesting Authorization for the Interim City Manager to Execute the Necessary Documents.

Council Member Gulley moved to approve the Business Development Fund Loan to inPlay LLC, in the amount of \$150,000 as outlined, and authorize the Interim City Manager to execute the necessary documents; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 9;

Nays: Sandberg - 1.

(03-375) Communication from Former Interim City Manager H. Bern Ewert Recommending Approval to CLOSE THE REMAINING 2003 BUDGET GAP, as Outlined, and Requesting Authorization for the Interim City Manager to Implement the Changes.

Interim City Manager Steve Van Winkle said he had reviewed the communication and the recommendations, and he said, if he would be making a recommendation on the items listed in the communication, he would be requesting a deferral to review several of the items further so all could understand the full impact.

Interim City Manager Van Winkle said a more compelling reason to discuss this issue of the Budget in general was his concern regarding the impact resulting from the cuts made through the 2003 Budget process and 2004. He said there was more than one way to view right-sizing. He said with the resources the City had to spend and to use, the anticipated service delivery needed to also match the expectations of the Council and the community. He said that portion of right-sizing had not happened until now. He suggested a deferral of this item for three or four weeks to review some departments with the respect to what the Directors of some of the departments would anticipate their service delivery to be based on their current level of staffing. He said he felt adjustments would need to be made either in expectations of the Council or the community or to staffing levels. He said this review may change the picture on how to close the Budget gap for the adjusted 2003 Budget and 2004 Budget.

Interim City Manager Van Winkle indicated that one of the reasons he sought the position of Interim City Manager was to focus on this issue. He said he felt the Council needed to understand the impacts of Staff reductions. He requested that this item be deferred so Staff could present concrete recommendations to the Council, if the same level of service delivery was expected. He said, in the months since July, there had been no areas of service delivery reductions. He said this needed to be a focus so the community could understand time frames and where short falls might occur.

Council Member Morris moved to defer this item for four weeks until the September 30, 2003, Regular City Council Meeting; seconded by Council Member Nichting.

Council Member Morris said he would support a deferral of four weeks, but he said he would not support anything but the closure of Fire Station #11. He said he felt it was irresponsible for the Council to act in any other manner. He questioned if Firefighters were in the process of being hired based on the Council's vote several weeks ago before the money was found to keep Fire Station #11 open.

Director of Human Resources Pat Parsons said his department had been working toward the process of hiring Firefighters, but no Firefighters had been hired at this time.

Council Member Thetford expressed concern regarding a deferral because she felt that gaps normally grew bigger the longer they were open. She said she did not feel comfortable with leaving this open for another four weeks.

Council Member Teplitz said she would not support a motion to defer because she felt the situation would only grow worse.

Motion to defer this item for four weeks until the September 30, 2003, Regular City Council Meeting was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Turner - 7;

Nays: Teplitz, Thetford, Mayor Ransburg - 3.

NEW BUSINESS

COMMENTS Regarding the New SHEA SOCCER STADIUM

Council Member Spears referred to the new Shea Stadium located at the stadium formerly known as Meinen Field. He said Shea Stadium was a first class soccer field and had a first class team who played there. He said several weekends ago over 2,000 people attended a soccer event there. He urged the community to support Shea Stadium with their attendance.

Council Member Morris suggested that the City work on attracting a State Soccer Tournament to Shea Stadium.

CITIZEN REQUESTS TO ADDRESS THE COUNCIL

(03-521) REQUEST from CITIZENS to Address the CITY COUNCIL Regarding VARIOUS ISSUES.

Hearing no objections, Mayor Ransburg granted Privilege of the Floor to those who wished to address the Council.

Ms. Levita Ricca, 711 S. Greenlawn, spoke on behalf of the citizens of Olde Towne South Neighborhood Association regarding their outrage of the conditions in the neighborhood. She requested that the City do something to solve neighborhood problems relating to weeds, litter in alleys and streets, absentee landlords not taking care of their property, open drug dealing, gang members saying they own the streets, gang chanting from cars, etc. She said the City had not stopped the decline of their neighborhoods and their community felt the City had been deaf to their concerns and complaints. She expressed that stable neighbors were moving out of the neighborhood. She asked that the Council assist in resolving these problems.

Council Member Gulley pointed out that the City was in the process of moving forward with their new plan to address these kinds of problems. He requested that Interim City Manager Steve Van Winkle take a tour of this area with him in the coming week. He said there were funds in the current Budget to address these problems and he would be coming back to the Council in the near future to address these issues.

EXECUTIVE SESSION

(03-522) Recommendation to Approve a Motion for the City Council to go 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.

Council Member Nichting moved that the City Council go 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, and to return to the Council Chambers; seconded by Council Member Turner.

Motion that the City Council go 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, and to return to the Council Chambers was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 10;

Nays: None.

City Council Members held the Executive Session in Room 404 of City Hall at 8:54 P.M.

RECONVENING OF THE CITY COUNCIL

City Clerk Mary Haynes noted the following Council Members present: Ardis, Gulley, Morris, Spears, Teplitz, Thetford, Turner, Mayor Ransburg – 8; Absent – Gulley, Nichting, Sandberg - 3.

The City Council reconvened at 9:15 P.M.

ADJOURNMENT

Council Member Teplitz moved to adjourn the Council Meeting; seconded by Council Member Ardis.

Approved by viva voce vote.

The Council Meeting adjourned at 9:16 P.M.

Mary L. Haynes, MMC
City Clerk of Peoria, Illinois

/bb