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PROCEEDINGS OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF THE CITY HALL
111 SOUTH CAPITOL STREET
ON MONDAY, OCTOBER 25, 2004 AT 5:30 O'CLOCK P.M.
LYNDELL N. HOWARD * MAYOR * PRESIDING

PRESENT: COMMISSIONERS, MADDOX, RICHMOND, MASSAGLIA, AND JONES

ABSENT: NONE

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The **Pledge of Allegiance** was led by Mayor Howard.

Roll was called and all commissioners were present.

Agenda

Motion by Com'r. Richmond, seconded by Com'r. Massaglia, that the **agenda be approved as presented**. On roll call vote, all present voted Aye.

Motion by Com'r. Richmond, seconded by Com'r. Maddox, that the **Minutes of the Regular City Council Meeting of October 11, 2004 be approved as written.** On roll call vote, all present voted Aye.

Consent Agenda

Motion by Com'r. Richmond, seconded by Com'r. Jones, that the Consent Agenda b**e approved as presented.** City Clerk Sue McMillan presented the following items under consent Agenda.

1. Receive and File Monthly Reports: Project Status Report, Fall Spruce Up Pekin Report

2. Charitable Solicitation: Benefit for Melissa Nelton

3. Receive and File Request for Pekin Court Street Study Phase II

4. Receive and File Fire Department 2% Foreign Fire Insurance Fund Audit

5. Receive and File Tax Increment Financing Central Business District Fund
   Dated April 30, 2004 Prepared by Willock Warning & Co. P.C.

6. Resolution No. 78-04/05 - Appointments to the Civic Center Authority Board
   John M. Remsen, Jr. for a term until November 4, 2006
   Michelle Small for a term until November 4, 2006
   James E. Warning for a term until November 4, 2007

7. Resolution No. 79-04/05 - Appointment to the Riverway Business Park Review Committee
   Richard Daniel for a term until November 23, 2007

8. Resolution No. 80-04/05 - Appointment to the Loan Review Committee
   Roy E. Bockler for a term until August 31, 2009

9. Receive and File Zoning Board of Appeals Minutes Dated October 13, 2004

10. Receive and File Pekin Planning Commission Minutes Dated October 13, 2004

11. Receive and File Planning Commission Hearings and Recommendations:
    a. #1641 – recommends the amendment Ordinance providing for revisions and amendments to the Building Code, Sections 7-1A-2 be approved
    b. #1642 – recommends the amendments of Zoning Ordinance change for Fees and security Requirements found in Title 10, Chapter 8, Section 2 except for engineering under construction drawing review and final plat review to change it to a base fee of $50.00 for the first 10,000 sq ft and $5.00 per 1,000 sq ft after, be approved
    c. #1643 – recommends the amendment of the Zoning Ordinance for Signs found in Title 9, Chapter 10, Section 8, Subsection G be approved

On roll call vote, all present voted Aye.

Communications, Petitions, Reports

PRESENTATION BY URS CORPORATION FOR MARKETING AND ECONOMIC ANALYSIS.

Mark Felton, Site Analysis Project Advisor, Karen Gross and Emma Schlesinger representing the design firm presented in a powerpoint program the company's services, compared completed projects , and explained phases in a final product to provide market analysis and recommended program for the Riverfront.

New Business

Motion by Com'r. Richmond, seconded by Com'r. Maddox, that the **PROPOSAL FROM URS CORP. FOR RIVERFRONT DEVELOPMENT MARKET AND ECONOMIC ANALYSIS** in the amount not to exceed $96,000.00 be approved. Director of Planning and Development Kim Uhlig explained that the City's leadership was in agreement on a concept for the riverfront however there was a need for baseline data to prioritize a strategic plan and move forward. Council was told three proposals had been received to prepare a site-specific development concept. She recommended URS at a cost not to exceed $96,000 but the cost could be based on the City furnishing some of the information. The expenditure was TIF eligible. On roll call vote, all present voted Aye.

City Engineer Joe Wuellner gave a brief explanation of Planning Commission recommendations for the following three ordinances.

- The amendment to the Building Code covered the exception for size and height to allow the construction of the Dragon Dome.
- The amendment to the Subdivision Code consolidated fees charged for plat and drawing reviews. The new structure sets fees for commercial properties that did not exist.
- The amendment to the Zoning Code was to revise sizes of signs allowed based on frontage of building.

ORDINANCE NO. 2390

AMENDING TITLE 7, CHAPTER 1, ARTICLES A AND B OF THE BUILDING CODE REGARDING EXCEPTION TO HEIGHT AND AREA

Motion by Com'r. Jones, seconded by Com'r. Maddox, that Ordinance No. 2390 be adopted. On roll call vote, all present voted Aye.

ORDINANCE NO. 2391

AMENDING TITLE 10, CHAPTER 8, SECTION 1, TABLE A OF THE SUBDIVISION CODE REGARDING FEES

Motion by Com'r. Jones, seconded by Com'r. Richmond, that Ordinance No. 2391 be adopted. On roll call vote, all present voted Aye.

ORDINANCE NO. 2392-OA

AMENDING TITLE 9, CHAPTER 10, SECTION 8, SUBSECTION G OF THE ZONING CODE REGARDING PERMANENT SIGNS

Motion by Com'r. Jones, seconded by Com'r. Massaglia, that Ordinance No. 2392 be adopted. On roll call vote, all present voted Aye.

RESOLUTION NO. 81-04/05

FINAL PLAT PEKIN PLAZA EXTENSION NUMBER FOUR

Motion by Com'r. Jones, seconded by Com'r. Massaglia, that Resolution No. 81-04/05 be adopted. Mr. Wuellner told Council all site work, utilities, curbs, and road gravel had been installed as required. On roll call vote, all present voted Aye.

ORDINANCE NO. 1568-A148

PROVIDING FOR THE REZONING OF CERTAIN PROPERTY – MITCHELL STREET/RICK EVANS

Motion by Com'r. Massaglia, seconded by Com'r. Maddox, that Ordinance No.1568-A148 be adopted. Mr. Wuellner informed Council that the ordinance assigned the zoning of R-3 One Family Residential District to PIN 10-10-11-212-016, 10-10-11-212-017 and 10-10-11-211-021 commonly known as 1828 and 1830 Mitchell Street. This property was annexed on October 11, 2004. On roll call vote, all present voted Aye.

Motion by Com'r. Massaglia, seconded by Com'r. Jones, that the **INTERGOVERNMENTAL AGREEMENT WITH TAZEWELL COUNTY TO PROVIDE GRANT FOR RECYCLING COLLECTION PROGRAM IN THE AMOUNT OF $67,000.00** be approved. Director of Solid Waste Greg Ranney recommended the annual agreement be renewed to help offset the costs and the funds be used for continuation of recycling education in the school districts. On roll call vote, all present voted Aye.

ORDINANCE NO. 2393
AMENDING TITLE 1, CHAPTERS 6,7, 8 AND 9 OF THE CODE REGARDING ADMINISTRATION

Motion by Com'r. Massaglia, seconded by Com'r. Maddox, that Ordinance No.2393 be adopted. City Manager Dennis Kief explained the changes to the City's restructuring of departments to show a current flow of the work duties. There were also obsolete sections and language of reporting to supervisors or City Manager that needed to be cleaned up. On roll call vote, all present voted Aye.

Other Business
Council set a Special Meeting for Monday, November 15 @ 4:00 p.m. to discuss the budget.

Mayor Howard announced the following:

- Dragon Dome was inflated and up
- Main Street 2nd Annual Halloween Parade was scheduled for Saturday, October 30
- The flag hanging in the City Hall lobby was signed by another community member returning was the War in Iraq this week
- The Grand Opening for the new Sears store was scheduled for November 13, 2004 @ 7:30 a.m.

Tom Maher of 1128 Redwood Drive expressed concern regarding the traffic code amendment regarding the placement and removal of stop sign control on Maywood and Redwood. He asked that the Traffic Safety Committee reevaluate their recommendation to the Council. Commissioner Richmond agreed and would report back to the Council.

Reporters from the *Peoria Journal Star* and *Pekin Daily Time* were given the opportunity to ask questions.

Motion by Com'r. Maddox, seconded by Com'r. Massaglia that Council move to **Executive Session** at 6:35 P.M. to discuss 120/2 (c) 11, 7 and 8 – Litigation, Purchase of Real Estate, and Sale of Real Estate. On roll call vote, all present voted Aye.

No further business to come before the Council, a motion was made by Com'r. Maddox, seconded by Com'r. Richmond that Council adjourn. On roll call vote, all present voted Aye.

COUNCIL ADJOURNED AT 7:25 P.M.

Sue E. McMillan
City Clerk