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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
ON TUESDAY, FEBRUARY 23, 1999, AT 4:30 O'CLOCK P.M.
R. DAVID TEBBEN * MAYOR * PRESIDING

PRESENT: COMMISSIONERS, BARRA AND RICHMOND

ABSENT: COMMISSIONERS, ORRICK AND JONES

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Notice of the regular meeting of the City Council being moved to a special date and time was posted in the office of the City Clerk and received by members of Council on January 26, 1999.

The **Pledge of Allegiance** was led by Dave Simpson.

Roll was called. A quorum was present.

Agenda

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

Motion by Com'r. Richmond, seconded by Com'r. Barra, that the **Minutes of the Regular Council Meeting of February 8, 1999 be approved as written**. On roll call vote, all present voted Aye.

Consent Agenda

Motion by Com'r. Richmond, seconded by Com'r. Barra, that the **Consent Agenda be approved** as presented.

1. Resolution No. 388 - Approving Payroll No. 4 for pay period ending 02/06/99 in the amount of $282,373.35; Manual Payables for January in the amount of $18,126.14; and Claim Schedule dated 02/19/99 in the amount of $273,252.756

2. Receive and File Monthly Reports: Receive and File Monthly Reports: Fire and Zoning and Inspections (Building, Code Enforcement, Sewer & Plumbing, Electrical, HVAC)

3. Receive and File Pekin Police Department Annual Report 1998

4. Receive and File Safety Meeting Minutes of February 2, 1999

5. Receive and File Traffic Safety Committee Meeting dated February 5, 1999

6. Receive and File Minutes of the Planning Commission dated January 13, 1999 ((duplicated)

7. Receive and File Planning Commission Minutes dated February 10, 1999

8. Receive and File Pekin Area Visitors Bureau Committee Reports dated February 16, 1999

9. Receive and File request from WWP Investments, L.L.C. to vacate Shire Avenue from Stratford Avenue to Derby Street

10. Resolution No. 389 – Supporting GIS Consulting Services from Tri-County Regional Planning

11. Commission Receive and File Planning Commission Recommendations:
    a. #1304 - approval for (revised) changes to the Zoning ordinance regarding setbacks in the B-1 and B-3 Zoning Districts laid over from the December 28, 1999 City Council Meeting

    b. #1312 - approval for the Preliminary Plat submitted by Brown Management Co., for eleven lots in the Sunset Hills Subdivision; seven lots located by the Clubhouse on the old tennis courts, 2 lots located on Alhambra Court, and two lots located on Sierra Drive

    c. #1313 - approval for the ordinance change regarding changing principal uses in a B-1, B-3 and I-1 Zoning District

d. #1314 - approval for the rezoning request of Bill Leman for Hickory Hills Estates, Section Two as follows: Tract 1. Rezone from OS-1 to RM-2; Tract 3, Rezone from RM-2 to RE; Tract 4, Rezone from R-2 to RE; Track 5, Rezone from RE to RM-2 except lot 41, zone RE

12. Receive and File Pekin Pier Project Concept Development & Analysis of Options

On roll call vote all present voted Aye.

Communications, Petitions, Reports

A **PUBLIC HEARING** was opened by Mayor Tebben at 4:32 p.m. for the purpose of hearing testimony as to an ordinance authorizing the **EXECUTION OF AN ANNEXATION AGREEMENT**. The City Clerk confirmed that proper notice was published on January 29, 1999. Planning and Development Director Ed Basch, stated that the agreement with the developer William J. Leman/LeTrout Land Trust addressed mutual covenants for annexation, zoning classifications, sanitary sewer construction, concerning the property known as Hickory Hills Subdivision. No other comments were received. The hearing was closed at 4:35 p.m.

Mr. Basch presented information regarding the formal process required to **AMEND THE 1998 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN** in order to fund a preliminary design study of extending a sanity sewer line to Normandale. The money for the study would be a transfer of funds originally allocated to Brentwood Ditch Drainage Improvement Project that had expended less money than anticipated. The amendment required public review for 30 days, a public hearing, and presentation for vote at the Council meeting on March 23, 1999.

Unfinished Business

ORDINANCE NO. 2136/OA

AMENDING TITLE 9, CHAPTER 9, BEING THE ZONING CODE OF THE CITY OF PEKIN REGARDING B-1 AND B-3 SETBACK REQUIREMENTS

Motion by Com'r. Richmond, seconded by Com'r. Barra, that Ordinance No. 2136/OA be adopted as revised. The ordinance had been laid over and sent back for input at the Planning Commission level in December. An explanation of the revision to footnote (k) for parking in a 10' setback was given by Mr. Basch. On roll call vote, all present voted Aye.

New Business

ORDINANCE NO. 2145

APPROVING ANNEXATION AGREEMENT HICKORY HILLS/LETROUT

Motion by Com'r. Richmond, seconded by Com'r. Barra, that Ordinance No. 2145 be adopted. Com'r. Barra inquired as to the total acres annexed. It was stated 108 acres were included in the annexation, 32 acres originally in the subdivision, for a total of approximately a 140-acre development. On roll call vote, all present voted Aye.

ORDINANCE NO. 1462-A158

AMENDING TITLE 8, CHAPTER 4, SECTIONS 1 D. AND 1 E. OF THE CODE OF THE CITY OF PEKIN 1995 REGARDING RESTRICTED PARKING

Motion by Com'r. Richmond, seconded by Com'r. Barra, that Ordinance No. 1462-A148 be adopted. On roll call vote, all present voted Aye.

Motion by Com'r. Barra, seconded by Com'r. Richmond, that the **PRELIMINARY PLAT SUBMITTED BY BROWN MANAGEMENT CO. FOR GOLFVIEW ADDITION** be approved. Council discussed the locations and depths of the lots located in three areas of Sunset Set Hills Country Club. On roll call vote, all present voted Aye.

Motion by Com'r. Barra, seconded by Com'r. Richmond, that the **STANDARD CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES WITH QST ENVIRONMENTAL, INC.** for aerial photography not to exceed $62,000 be approved. The City Manager reported that the initial impetus for the service was to complete Phase I Study of Veteran's Drive. After receiving cost estimates for additional aerial photography, staff was recommending having the entire City flown in addition to the aerial topography mapping of the corridor and photography of the entire study area. On roll call vote, all present voted Aye.

Motion by Com'r. Barra, seconded by Com'r. Richmond, that the **TIF DOWNTOWN FAÇADE REVITALIZATION GRANT PER APPLICATION OF ROBERT METZLER**, 333 Court Street, be

approved in the amount not to exceed $2,797.20 with the following conditions: 1) that additional revitalization work be performed to the façade of the building within 18 months of grant award; and 2) that all fire codes applicable to the building be complied with prior to the disbursement of grant monies. A discussion was held on the revitalization projects involving roof repair work only. Mr. Basch asked direction in amending the program guidelines to state that roof work needed to be part of the overall visual façade project. Secondly, he requested and was given direction to incorporate into the guidelines a statement that would prevent buildings not being brought into code compliance from receiving grant proceeds. The action would eliminate the need for some future special conditions. It was suggested compliance be current standards for similar buildings. On roll call vote, all present voted Aye.

Other Business
The Council was told Mayor Birkmeier was in the hospital and that the community's prayers were needed for his recovery.

Carol Shields, Executive Director of the Chamber of Commerce addressed Mr. Basch regarding the applicant's and City participation in the Façade Revitalization Program. He confirmed the applicants must inject 2/3 of their own money prior to the City's 1/3 contribution into the project.

Reporters from the *Peoria Journal Star,* the *Pekin Daily Times* and news media stations were given the opportunity to ask questions.

Motion by Com'r. Barra, seconded by Com'r. Richmond that Council move to **Executive Session** at 5:00 p.m. to discuss Collective Bargaining. On roll call vote, all present voted Aye.

Motion by Com'r. Barra, seconded Com'r. Richmond that Council **adjourn**. Motion carried by voice vote.

COUNCIL ADJOURNED AT 5:25 P.M.

Sue E. McMillan
City Clerk