****

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, DECEMBER 22, 2003 AT 5:30 O'CLOCK P.M.
LYNDELL N. HOWARD * MAYOR * PRESIDING

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

ABSENT: NONE

****

The **Pledge of Allegiance** was led by Mayor Howard. Christmas greetings were extended to everyone.

Roll was called and all commissioners were present.

Agenda

Motion by Com'r. Jones, seconded by Com'r. Maddox, that the **agenda be amended by removing item #6 under new business Resolution No. 34-03/04 Designating Smoking Area.** On roll call vote, all present voted Aye.

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

Motion by Com'r. Richmond, seconded by Com'r. Massaglia, that the **Minutes of the Regular City Council Meeting of December 8, 2003 be approved as written**. On roll call vote, all present voted Aye.

Motion by Com'r. Richmond, seconded by Com'r. Maddox, that the C**onsent Agenda be approved as presented.**

1. Receive and File Monthly Reports: Traffic Safety, LADD Meeting and Wastewater Treatment
2. Proclamation: Day of Thanksgiving for the Service of W. Steve Meinik " December 19, 2003
3. Receive and File Groundwater Guardian Award
4. Receive and File Pekin Planning Commission Minutes Dated December 10, 2003
5. Receive and File Pekin Planning Commission Hearings and Recommendations:
   a. #1604 - that the Preliminary Plat for Sunset Lake Estates submitted by Barry Erdmier and Dan Wolfe, be denied by the Pekin City Council
   b. #1605 - approval for the rezoning request submitted by Kent and Jacquelyn Winters, for the property at 116 S. Capitol Street to be zoned from OS-1 (Office Service) to B-2 (Central Business District)
   c. #1606 - the Site Plan submitted for a parking lot for St Paul;s United Church of Christ, 101 N. 8th Street be approved
   d. #1607 - that the Special Use for outdoor sales at Hy-Pride Campers, 840 Kennedy Drive be approved
   e. #1608 - the Site Plan for outdoor sales at Hy-Pride Campers, 840 Kennedy Drive be approved
   f. #1609 – that the Preliminary Plat for Brynndalynn Estates, a re-sub of Hickory Hills #3, RM-2 Zone, be approved

On roll call vote, all present voted Aye.

Communications, Petitions, Reports

Council learned of the **DRAGON'S DOME**, a multi-purpose air dome. Bill Griffin, project developer, introduced Cindy Galyean Chair of the Sports Commission, Mary Jo Lewellen Tourism Director, Bob Adams American Softball Association. Each presented background regarding the project. Council was given description of the structure to be built on the far eastside of the City with access to Court Street and Veterans Drive. The walls of the dome would be made of material similar to weather balloons and house indoor softball fields, golf, soccer, volleyball, basketball, disc golf as well as walking track for seniors. Council was told the estimated cost was $6 million. The dome was expected to be completed by July 2004 and outside quad-plex softball diamonds completed in 2005. The group promoted the benefits of sales tax increase to the City, additional visitors and generated indirect employment in restaurants, hotels and other businesses. Jim Harris questioned the funding for the proposed project. Mayor Howard expressed pleasure that private enterprise was taking on the project.

New Business

ORDINANCE NO. 1568-A141
PROVIDING FOR THE REZONING OF 116 S CAPITOL STREET FROM OS-1 TO B-2

Motion by Com'r. Jones, seconded by Com'r. Massaglia, that Ordinance No. 1568-A141 be adopted. Engineer Joe Wuellner told Council that Kent Winters planned gift/antique shops in the building. On roll call vote, all present voted Aye.

Motion by Com'r. Jones, seconded by Com'r. Massaglia, that the **SITE PLAN SUBMITTED FOR A PARKING LOT FOR ST. PAUL'S UNITED CHURCH OF CHRIST, 101 N. 8TH STREET** be approved. Mr. Wuellner explained the lot across from the church would be built to standards. On roll call vote, all present voted Aye.

Motion by Com'r. Massaglia that the **SPECIAL USE REQUEST FOR OUTDOOR SALES AT HY-PRIDE CAMPERS, 840 KENNEDY DRIVE** be approved. No second was heard. The Chair announced that the agenda item for approval of the site plan for outdoor sales was a moot point and called for the next item of business.

RESOLUTION NO. 33-03/04
PRELIMINARY PLAT FOR BRYNNDALYNN ESTATES
A RE-SUB OF HICKORY HILLS SECTION #3

Motion by Com'r. Maddox, seconded by Com'r. Richmond, that Resolution No. 33-03/04be adopted. Mr. Wuellner stated that the plat showed four lots down to one for constructing 4-unit apartments. On roll call vote, all present voted Aye.

RESOLUTION NO. 35-03/04
EVIDENCING THE INTENTION TO ISSUE SINGLE FAMILY
MORTGAGE REVENUE BONDS

Motion by Com'r. Maddox, seconded by Com'r. Massaglia, that Resolution No. 35-03/04be adopted. Community Development Coordinator Pamela Anderson informed Council of the standard inducement resolution for the 2004 program. The resolution reserves the City's 2004 volume cap for the First Time Homebuyer Down Payment Assistance Program. Ms. Anderson detailed the success of the 4 month of the 2003 program in which 23 families we able to purchase homes through Assist totaling more than $1.5 million. On roll call vote, all present voted Aye.

Com'r. Massaglia questioned why the motion for a special use and site plan for Hy-Pride Campers did not receive a second. Motion was then made by Com'r. Maddox to suspend Roberts Rules of Order and allow discussion of a previous motion, seconded by Com'r. Massaglia. On role call vote, all present voted Aye. Discussion followed. Com'r. Massaglia stated that the Pekin Planning Commission recommended the special use for out-door trailer sales and there were no reasons for Council not to approve. Mr. Wuellner confirmed the plan met requirements. Com'r. Maddox stated his concerns of screening product visibility from the solemnity of an adjacent cemetery. Com'r. Richmond read from minutes of the PPC which recorded no objections. Com'r. Massaglia restated the motion.

Motion by Com'r. Massaglia, seconded by Com'r. Richmond, that the **SPECIAL USE REQUEST FOR OUTDOOR SALES AT HY-PRIDE CAMPERS, 840 KENNEDY DRIVE** be approved. On roll call vote, Ayes, Jones, Massaglia, Richmond, Howard; Nay, Maddox. Motion carried.

Motion by Com'r. Massaglia, seconded by Com'r. Richmond, that the **SITE PLAN SUBMITTED FOR OUTDOOR SALES AT HY-PRIDE CAMPERS, 840 KENNEDY DRIVE** be approved. On roll call vote, Ayes, Jones, Massaglia, Richmond, Howard; Nay, Maddox. Motion carried.

Other Business
The Chair allowed one representative of homeowners in Sunset Hills to address the Council. Tanya Burris 1919 Highwood thanked Council for acknowledging the concerns of the residents regarding the resub and R-2 zoning of Executive 9 golf course property abutting their homes for construction of a subdivision. Ms. Burris was advised that the group could meet with the Traffic Safety Committee to address traffic concerns. The Clerk was asked to post the rescheduled Traffic Safety Committee meeting from the first Friday in January to Friday, January 9 @ 8:30 a.m.
Reporters from the *Peoria Journal Star, Pekin Daily Times* Johnathan Ahl, WCBU were given the opportunity to ask questions.

Com'r. Richmond stated contrary to the Mayor's earlier comments on private industry that government and municipalities run things well.

Mayor Howard spoke of the success of the community sing at City Hall on Friday December 19, 2003.

City Manager Dennis Kief pointed out to Council the Groundwater Guardian designation for 2003 received by the City for continuing groundwater protection efforts.

Mayor Howard recognized the accomplishments of retiring Police Enforcement Department employee Steve Meinik after 17 years.

Marge Melchers 1821 Highwood requested that Council` continue to access the concerns of residents of Sunset Hills. Concerns included environmental, impact on wildlife, runoff, sewers, and decreasing property values.

Motion by Com'r. Maddox, seconded by Com'r. Massaglia that Council move to **Executive Session** at 6:20 P.M. to discuss Acquisition of Real Estate and Sale of Real Estate, ILCS 120/2 (c.) 5 and 6. 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 7:05 P.M.

Sue E. McMillan
City Clerk