



City Council Meeting Agenda
West Peoria City Hall
Tuesday, September 26, 2023 at 7:00 p.m.

[Ordinance 2023-25](#)
[Ordinance 2023-26](#)
[Ordinance 2023-27](#)
[Ordinance 2023-28](#)

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Additions to/or Deletions from the Agenda
4. Motion to Approve Minutes from the regular meeting of **September 12, 2023**
5. Motion to Receive and File the Treasurer's Report from **July 2023**
6. Community Police Report
7. Mayor's Report
8. Public Comment
9. Committee Reports:
 - a. Finance Committee: Chair Mathewson: The Committee last met on **September 6, 2023**. The Committee next meets on Wednesday, **October 4, 2023** at 5:30 p.m. here at City Hall.
 - b. Transportation Committee: Chair Silver: The Committee last met on **September 20, 2023**. The Committee next meets on Wednesday, **October 18, 2023** at 5:30 p.m. here at City Hall.
 - c. Land Use Committee: Chair Dohm: The Committee last met on **September 6, 2023**. The Committee next meets on Wednesday, **October 4, 2023** at 6:30 p.m. here at City Hall.
 - d. Public Safety Committee: Chair Ruskusky: The Committee last met on **September 20, 2023**. The Committee next meets on Wednesday, **October 18, 2023** at 6:30 p.m. here at City Hall.
10. New Business
 - a. Motion to pass **Ordinance 2023-25** Granting a Special Use Permit for Rafeeq Al-Hashemi of the Property Located at 3118 W. Farmington Rd., West Peoria, Illinois
 - b. Motion to pass **Ordinance 2023-26** Granting a Variance to Allow the Construction of a Fence in the Front Yard of a Property Located at 2921 West Farmington Road, West Peoria, IL 61604 (PIN: 18-06-155-018)
 - c. Motion to pass **Ordinance 2023-27** Approving and Authorizing the Execution of a Second Amendment to the TIF District Redevelopment Agreement by and between the City of West Peoria, Peoria County, Illinois & QPRO Consulting, Inc. and Hindu Temple of Central Illinois
 - d. Motion to pass **Ordinance 2023-28** Authorizing the Sale of Surplus Personal Property of the City of West Peoria
 - e. Motion to authorize the advertising for bids on the **demolition of 2421 W. Rohmann Ave.** to pursue the building of a new City Hall
 - f. Motion to authorize infrastructure work on **Cedar Ave. from Sherman Ave. to Moss Ave.** in the amount of \$16,515.00 (line item: 15-00-860)
 - g. Motion to authorize infrastructure work on **Cedar Ave. from Manor Parkway to Martin Luther King Jr. Dr.** in the amount of \$18,500.00 (line item: 15-00-860)
 - h. Motion to authorize emergency infrastructure work on the **Arthur Ave. alley on the north side** in the amount of \$13,770.00 (line item: 15-00-860)

- i. Motion to authorize emergency infrastructure work on the **Arthur Ave. alley on the south side** in the amount of \$19,305.00 (line item: 15-00-860)
 - j. Motion to authorize payment to **Terra Engineering, Ltd.** for part of the Rebuild IL Project engineering in the amount of \$12,119.43 (line item: 17-00-532)
11. Motion to enter into Executive Session for the purpose of Reviewing Previous Minutes - 5 ILCS 120 / 2 (c) (21) (Illinois Compiled Statutes), and for Setting a price for sale or lease of property owned by the public body - 5 ILCS 120/2 (c) (6)
 12. Return from Executive Session
Roll Call
 13. Actions Arising from Executive Session
 - a. Motion to Approve the Minutes of the **August 8, 2023** Executive Session
 - b. Motion to Release/Retain the Minutes of the **August 8, 2023** Executive Session
 - c. Other
 14. Public Comment
 15. Motion to Adjourn

The next regular meeting of the City Council is Tuesday, October 10, 2023 at 7:00 p.m.

Please join our meeting in person at City Hall or from your computer, tablet or smartphone.

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1. Mayor Dillon called the meeting to Order at 7:00 p.m. and led the Pledge of Allegiance.
2. Roll Call: Members present were Mayor Dillon, Alderpersons Dohm, Dillon, Mathewson, Abraham, Ruskusky, Menke, and Silver. Alderperson Corbett was absent. Also present were City Administrator Krider, City Treasurer McGill, guests Ratna & Prakash Babu, residents Bonnie Farrell, Emily Waite, and Clerk Barnes. City Attorney Connor and residents Priscilla Peterson, Susan Schlupp, and John Siewert II attended remotely.
3. There were no Additions to/or Deletions from the Agenda.
4. A Motion to Approve Minutes from the regular meeting of **September 12, 2023** was made by Alderperson Dohm and seconded by Alderperson Abraham. Discussion: There was no discussion. Roll call votes: Ayes: Alderpersons: Dohm, Abraham, Dillon, Mathewson, Ruskusky, Menke, and Silver – 7
Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett -1 **Motion carried.**
5. A Motion to Receive and File the Treasurer’s Report from **July 2023** was made by Alderperson Mathewson and seconded by Alderperson Menke. Discussion: There was no discussion. Roll call votes: Ayes: Alderpersons: Mathewson, Menke, Dohm, Dillon, Abraham, Ruskusky, and Silver – 7
Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett -1 **Motion carried.**
6. There was no Community Police Report. Mayor Dillon mentioned that the police did a saturation heat last Friday and 55 traffic stops were made, resulting in 6 arrests. The police are doing everything they can to solve the problem of vehicle break-ins and thefts. They’ve been authorized by the City to do anything to get the problems resolved. The police are on top of the issue and are just waiting for a break to find the person(s) responsible.
7. Mayor’s Report included that the Bank of Farmington is pursuing coming into the City. They are exploring options for buildings. There is an architectural design of what the future of City Hall **may** look like available for viewing. Nothing is definite at this time.
8. There was no Public Comment at this time.
9. Committee Reports:
 - a. Finance Committee: Chair Mathewson: The Committee last met on **September 6, 2023**. We will be looking at the Audit at next month’s meeting. The Committee next meets on Wednesday, **October 4, 2023** at 5:30 p.m. here at City Hall.
 - b. Transportation Committee: Chair Silver: The Committee last met on **September 20, 2023**. The Committee did their usual housekeeping duties. Street Department Manager Hess reported that the Idaho Sidewalk Project has begun and is going well. Sealcoating and fogging is finished as well. The Committee sent a couple of items under New Business this evening to the Council. The Committee next meets on Wednesday, **October 18, 2023** at 5:30 p.m. here at City Hall.
 - c. Land Use Committee: Chair Dohm: The Committee last met on **September 6, 2023**. The Committee next meets on Wednesday, **October 4, 2023** at 6:30 p.m. here at City Hall.
 - d. Public Safety Committee: Chair Ruskusky: The Committee last met on **September 20, 2023**.

The Committee did their usual housekeeping duties including a review of the Code Enforcement Report. The group will be expecting data on Foreclosures next month. The monthly radar report was reviewed. Walk the Wards is over for this calendar year and will resume next May. Thank you to all who came to help clean up trash and garbage littered on our streets. This is the time to concentrate on winterizing one's own yards. April of 2024 will be the next Clean-up Day. The Committee next meets on Wednesday, **October 18, 2023** at 6:30 p.m. here at City Hall.

10. New Business:

- a. A Motion to pass **Ordinance 2023-25** Granting a Special Use Permit for Rafeeq Al-Hashemi at the Property Located at 3118 W. Farmington Rd., West Peoria, Illinois was made by Alderperson Dohm and seconded by Alderperson Ruskusky. Discussion: This is a new owner for the same kind of Special Use as before. Remember the City wants the Special Use to go with the owners not the property. Roll call votes: Ayes: Alderpersons: Dohm, Ruskusky, Dillon, Mathewson, Abraham, Menke, and Silver – 7 Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett – 1 **Motion carried.**
- b. A Motion to pass **Ordinance 2023-26** Granting a Variance to Allow the Construction of a Fence in the Front Yard of a Property Located at 2921 West Farmington Road, West Peoria, IL 61604 (PIN: 18-06-155-018) was made by Alderperson Dohm and seconded by Alderperson Abraham. Discussion: This is to be a fancy wrought iron fence. Variance was for 5 foot fence and 8 foot gates instead of the regular 4 foot fence. Roll call votes: Ayes: Alderpersons: Dohm, Abraham, Dillon, Mathewson, Ruskusky, Menke, and Silver – 7 Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett – 1 **Motion carried.**
- c. A Motion to pass **Ordinance 2023-27** Approving and Authorizing the Execution of a Second Amendment to the TIF District Redevelopment Agreement by and between the City of West Peoria, Peoria County, Illinois & QPRO Consulting, Inc. and Hindu Temple of Central Illinois was made by Alderperson Dohm and seconded by Alderperson Abraham. Discussion: Mr. Babu thanked the Council for their patience over the years since this project was first brought forth in 2011. He asked that an extension for TIF II be considered before it expires in 2034 to help both developers and the City. It has already been discussed with Jacob and Klein who manage the TIFs for our area. Roll call votes: Ayes: Alderpersons: Dohm, Abraham, Dillon, Mathewson, Ruskusky, Menke, and Silver – 7 Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett – 1 **Motion carried.**
- d. A Motion to pass **Ordinance 2023-28** Authorizing the Sale of Surplus Personal Property of the City of West Peoria was made by Alderperson Dohm and seconded by Alderperson Dillon. Discussion: This is being requested in case anything in the old bank building can be salvaged and might be able to be sold. We have an appraiser who will help in setting a price for items. Roll call votes: Ayes: Alderpersons: Dohm, Dillon, Mathewson, Abraham, Ruskusky, Menke, and Silver – 7 Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett – 1 **Motion carried.**
- e. A Motion to authorize the advertising for bids on the **demolition of 2421 W. Rohmann Avenue** to pursue the building of a new City Hall was made by Alderperson Ruskusky and seconded by Alderperson Abraham. Discussion: Centered around issues of cost of renovation vs. demolition and starting new as well as who is defining the needs of the new building and concerns of transparency with the public. Roll call votes: Ayes: Alderpersons: Ruskusky, Abraham, Dohm,

Dillon, Ruskusky, Menke, and Silver – 7 Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett – 1 **Motion carried.**

- f. A Motion to authorize infrastructure work on **Cedar Avenue from Sherman Avenue to Moss Avenue** in the amount of \$16,515.00 (line item: 15-00-860) was made by Alderperson Silver and seconded by Alderperson Menke. Discussion: TIF I monies will be used for this. The City has been trying to get this street fixed for many years but due to the scope of the project, it was not feasible. Roll call votes: Ayes: Alderpersons: Silver, Menke, Dohm, Dillon, Mathewson, Abraham and Ruskusky – 7 Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett – 1 **Motion carried.**
- g. A Motion to authorize infrastructure work on **Cedar Avenue from Manor Parkway to Martin Luther King Jr. Drive** in the amount of \$18,500.00 (line item: 15-00-860) was made by Alderperson Silver and seconded by Alderperson Abraham. Discussion: TIF I monies will be used for this. The City had issues around the curb line and had tried to remedy the erosion with no success. It was recommended by the concrete contractor to reach out to the asphalt company to resolve the issue. Roll call votes: Ayes: Alderpersons: Silver, Abraham, Dohm, Dillon, Mathewson, Ruskusky, and Menke – 7 Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett – 1 **Motion carried.**
- h. A Motion to authorize emergency infrastructure work on the **Arthur Avenue alley on the north side** in the amount of \$13,770.00 (line item: 15-00-860) was made by Alderperson Silver and seconded by Alderperson Menke. Discussion: Due to the condition of the road, a garbage truck got stuck in one of the holes there. There are concerns that emergency vehicles and responders would not be able to respond efficiently to the residents on that road. Roll call votes: Ayes: Alderpersons: Silver, Menke, Dohm, Dillon, Mathewson, Abraham, and Ruskusky – 7 Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett – 1 **Motion carried.**
- i. A Motion to authorize emergency infrastructure work on the **Arthur Avenue alley on the south side** in the amount of \$19,305.00 (line item: 15-00-860) was made by Alderperson Silver and seconded by Alderperson Ruskusky. Discussion: There was no discussion. Roll call votes: Ayes: Alderpersons: Silver, Ruskusky, Dohm, Dillon, Mathewson, Abraham, and Menke – 7 Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett – 1 **Motion carried.**
- j. A Motion to authorize payment to **Terra Engineering, Ltd.** for part of the Rebuild IL Project engineering in the amount of \$12,119.43 (line item: 17-00-532) was made by Alderperson Silver and seconded by Alderperson Menke. Discussion: There was no discussion. Roll call votes: Ayes: Alderpersons: Silver, Menke, Dohm, Dillon, Mathewson, Abraham, and Ruskusky – 7 Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett – 1 **Motion carried.**

11. A Motion to enter into Executive Session for the purpose of Reviewing Previous Minutes - 5 ILCS 120 / 2 (c) (21) (Illinois Compiled Statutes), and for Setting a price for sale or lease of property owned by the public body - 5 ILCS 120/2 (c) (6) was made by Alderperson Silver at 8:14 p.m. and seconded by Alderperson Ruskusky. Discussion: There was no discussion. Roll call votes: Ayes: Alderpersons: Silver, Ruskusky, Dohm, Dillon, Mathewson, Abraham and Menke – 7 Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett – 1 **Motion carried.**

12. Return from Executive Session at 8:33 p.m.
Roll Call: Mayor Dillon, Alderpersons Dohm, Dillon, Mathewson, Abraham, Ruskusky, Menke, and Silver.

13. Actions Arising from Executive Session:

- a. A Motion to Approve the Minutes of the **August 8, 2023** Executive Session was made by Alderperson Menke and seconded by Alderperson Abraham. Discussion: There was no discussion. Roll call votes: Ayes: Alderpersons: Menke, Abraham, Dohm, Dillon, Mathewson, Ruskusky, and Silver – 7 Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett – 1
Motion carried.
- b. A Motion to Release the Minutes of the **August 8, 2023** Executive Session was made by Alderperson Abraham and seconded by Alderperson Dillon. Discussion: There was no discussion. Roll call votes: Ayes: Alderpersons: Abraham, Dillon, Dohm, Mathewson, Ruskusky, Menke, and Silver – 7 Nays: - 0 Abstentions: - 0 Absent: Alderperson Corbett – 1
Motion carried.
- c. Other – There were no other actions taken.

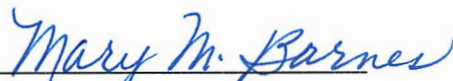
14. Public Comment: Trunk or Treat will again be held on October 31, 2023 from 5:00 – 6:30 in the area next to City Hall. Please mark your calendars for participating in this fun family event. As always, Volunteers are needed. Please contact City Hall or Bonnie Farrell to offer your services.

On behalf of the City Council and Staff, Thank you to Administrator Krider is in order. She not only oversees the workings of the City, oversees staff needs, and attends all meetings of Council and Committees, but she also does a majority of work with individuals needing help at City Hall (including those for General and Emergency Assistance), attends meetings with other agencies and entities for concerns that might affect the City of West Peoria, and even comes for extra events and helps with things like Walk the Wards and Trunk or Treat. She also has a family with all its intricacies and needs as any family does. She has done all this well, and most recently has earned a Master's Degree in Business Administration! Congratulations to her for a job well done!
(Cupcakes to follow this meeting.)

15. A Motion to Adjourn was made by Alderperson Ruskusky at 8:37 p.m. and seconded by Alderperson Abraham.
Motion carried by voice.

The next regular meeting of the City Council is Tuesday, October 10, 2023 at 7:00 p.m.

Respectfully submitted,



Mary M. Barnes, City Clerk

