



City of Peoria

419 Fulton Street
Peoria, IL 61602

Mayor
Dr. Rita Ali

Council Members
Denise Jackson, District 1
Alex Carmona, District 2
Timothy Riggensbach, District 3
Dr. Andre Allen, District 4
Denis Cyr, District 5
Dr. Bernice Gordon-Young, At-Large
John L. Kelly, At-Large
Zachary M. Oyler, At-Large
Dr. Kiran Velpula, At-Large
Mike Vespa, At-Large

Agenda and Notice

Joint City Council and Town Board Meeting

Tuesday, July 28, 2026
6:00 PM

City Hall - Room 400 (Council Chambers)

Agendas and Proceedings Issued By:

Stefanie Tarr, RMC, CMC, MMC, Office of the City Clerk

(309) 494-8565

Agendas, Minutes, and supporting documentation are available online at the [City's website](#).

Disability Access Statement

City Council Meetings are wheelchair accessible. Individuals with hearing difficulties can request to use available FM auxiliary aids before or during the meeting by visiting the City Clerk's Office, Room 401, City Hall Building, 419 Fulton Street, Peoria, Illinois. Requests to receive an Agenda in an alternate format or other types of auxiliary aids and services must, when possible, be submitted to the City Clerk's Office a minimum of 48 hours prior to the meeting. To contact the City Clerk's Office, call 309-494-8565 (V). TTY users, call the Illinois Relay Center at 1-800-526-0844 (TTY) or 1-800-526-0857 (V).

Dates Set

TUESDAY, AUGUST 11, 2026, AT 6:00 P.M.

Public Hearing for the Proposed Peoria West Main Tax Increment Financing (TIF) District, to be Held at City Hall, 419 Fulton Street, Room 400 (Council Chambers), Peoria, Illinois.

Roll Call

Invocation & Pledge of Allegiance

Proclamations, Commendations, Etc.

Minutes

July 14th, 2026, Joint City Council & Town Board Proceedings.

Town of the City of Peoria - Petitions, Remonstrances, & Communications

26-190 Communication from the Town Attorney with a Request to Approve a Resolution Establishing the City of Peoria Township *Ad Hoc* Committee to Study Township Senior Services.

City of Peoria - Petitions, Remonstrances & Communications

Consent Agenda Items by Omnibus Vote, with Recommendations as Outlined

All matters listed on the Consent Agenda are considered routine and non-controversial and will be enacted by one motion and one roll call vote; there will not be a separate discussion on these items. If discussion is desired by a Citizen or Members of the City Council/Town Board, the item will be removed and discussed immediately after approval of the Consent Agenda. Citizens desiring discussion on an item listed on the Consent Agenda should contact a City Council/Town Board Member or the City Clerk prior to the meeting and request the item be removed for discussion. All other public input will be heard during Citizens' Opportunity to Address the City Council/Town Board near the end of the meeting. Note: The order in which agenda items are considered may be moved forward or delayed by at least 2/3 vote of the City Council/Town Board Members present.

- 26-191 Communication from the City Manager and Corporation Counsel with a Request to Approve a Resolution of Intent to Form the Peoria Tourism Improvement District (PTID) and Fixing the Time and Place of the Public Hearing Regarding the District Formation.
- 26-192 Communication from the City Manager and Corporation Counsel with a Request to Approve a Resolution Regarding the Release of Closed Session Minutes.
- 26-187 Communication from the City Manager and Director of Community Development with a Request to Adopt an Ordinance to Amend Chapter 5, Section 5-97, of the Code of the City of Peoria, Relating to Building Permit Fees.
- 26-193 Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Adopt an Ordinance Rezoning Property from a Class O1 (Arterial Office) District to a Class R6 (Multi-Family Residential) District for the Property Located at 1428 West Northmoor Road (Parcel Identification Number 14-17-326-004), Peoria IL. (Council District 3)
- 26-194 Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Adopt an Ordinance to Approve a Special Use in a Class CN (Neighborhood Commercial) District for Auto Repair for the Property Located at 1207 South Western Avenue (Parcel Identification Number 18-18-283-017), Peoria, IL. (Council District 1)

- 26-195 Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Deny an Amendment to the Existing Special Use Ordinance No. 13,807, as Amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to Allow the Modification of an Existing Off-Premises Sign to Add Electronic Messaging for the Property Located at 8103 N Knoxville Avenue (Parcel Identification Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL. (Council District 5)
- 26-196 Appointment by Mayor Ali to the Firemen's Pension Fund Board of Trustees with a Request to Concur:
- Shalessie Pie (Voting) - Term Expires 04/30/2027

First Readings

- 26-197 Communication from Council Member Jackson with a Request to Receive and File the First Reading of an Ordinance to Amend Chapter 20 Regulating Multifamily Rental Property with the Addition of Article X Titled "Security Provisions".

Presentations

- 26-198 Communication from the City Manager and Finance Director/Comptroller with a Request to Receive and File the 2025 Annual Comprehensive Financial Report, Audited by CliftonLarsonAllen LLP.

Regular Business Items, with Recommendations Outlined

- 26-199 Communication from the City Manager and Corporation Counsel with a Request to:
- A. Adopt an Ordinance Approving the Redevelopment Agreement with 500-516 Main Street LLC, to Renovate Three Commercial Units and Convert the Second Floor to Boutique Guest Lodging at 500-516 Main Street in the Hospitality Improvement Zone District.
- B. Approve the Purchase Agreement of the Parking Lot at Hamilton and Madison between the City of Peoria and 500-516 Main Street, LLC. (Council District 2)
- 26-200 Communication from the City Manager and Finance Director/Comptroller with a Request to Receive and File the 2027 Revised Budget Timeline.
- 26-201 Communication from the City Manager and Finance Director/Comptroller with a Request to Receive and File the Month-Ended May 31, 2026, Unaudited Financial Report.

Unfinished Business (Including but Not Limited to Motions to Reconsider Items, if Any, From the Previous Regular Meeting)

New Business

Citizens' Opportunity to Address the City Council/Town Board

Executive Session

Adjournment

