



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, August 11, 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.

TUESDAY, SEPTEMBER 8, 2026, AT 6:00 P.M.

Public Hearing for the Proposed Peoria Tourism Improvement District (PTID), to be Held at City Hall, 419 Fulton Street, Room 400 (Council Chambers), Peoria, Illinois.

Roll Call

Invocation & Pledge of Allegiance

Proclamations, Commendations, Etc.

National Emergency Management Awareness Month

Minutes

July 28, 2026, Joint City Council and Town Board Proceedings

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

- 26-202 Town of the City of Peoria Financial Statements (Annual Audit) and Supplementary Information for Year Ended March 31, 2026, with Request to Receive and File.
- 26-203 Request from the Town Officials to Approve the July 2026 Actual Expenditures and to Approve the August 2026 Anticipated Expenditures for the Town of the City of Peoria.

City of Peoria - Petitions, Remonstrances & Communications

Public Hearings

- 26-204 Public Hearing for the Proposed Peoria West Main Tax Increment Financing (TIF) District.

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.

- 26-205 Communication from the City Manager and Director of Public Works with a Request to Approve the Low Bid and Award a Contract to Microsurfacing Contractors, LLC, for the Slurry Seal Contract 2026, in the Amount of \$411,431.82, with an Additional Authorization of \$38,568.18 (9.4%) for Contingencies, for a Total Amount of \$450,000.00. (Council Districts 2, 4, 5)

- 26-206 Communication from the City Manager and Director of Public Works with a Request to Approve the Low Bid of R.A. Cullinan & Son, a Division of UCM, Inc., and Award a Contract for the Gale Ave and Greenleaf Street Resurfacing Project, in an Amount Not to Exceed \$600,000.00. (Council Districts 1 & 2)
- 26-207 Communication from the City Manager and Director of Public Works with a Request to Approve the Low Bid of J.C. Dillon, Inc. and Award a Contract for the Concrete Patching 2026 Project, in the Amount of \$596,246.75, with an Additional Authorization of \$59,623.25 (10%) for Contingencies, for a Total Amount of \$655,870.00. (Council District 4)
- 26-208 Communication From The City Manager and Director of Public Works with a Request to Approve a Resolution for Proposed Match Funding for the Highway Safety Improvement Program (HSIP) for the Forrest Hill Avenue and Sterling Avenue Intersection Project. The Federal Funding Requested will be \$833,238.90, with a Local Match for Construction of No Less Than \$92,582.10. (Council District 1)
- 26-209 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 Amend Existing Special Use Ordinance No. 13,932, as Amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to Allow the Construction of Four Apartment Buildings with 84 Total Units for the Property Located at the Intersection of West American Prairie Drive and North Route 91 (Parcel Identification Number 13-11-177-002), Commonly Known as The Shoppes at Grand Prairie (Parcel Identification Nos. 13-10-201-012, 13-10-201-013, 13-10-201-014, 13-10-201-015, 13-10-201-016, 13-10-201-017, 13-02-351-003, 13-02-351-005, 13-02-351-006, 13-11-100-001, 13-11-101-002, 13-11-101-003, 13-11-126-001, 13-11-126-004, 13-11-126-005, 13-11-126-009, 13-11-126-011, 13-11-126-012, 13-11-126-013, 13-11-126-014, 13-11-126-015, 13-11-177-001, 13-11-177-002, 13-11-176-001, 13-11-176-002, 13-11-176-003, 13-11-176-005, 13-11-176-007, 13-11-176-010, 13-11-176-011, 13-11-176-012, 13-11-176-013, 13-11-151-002, 13-11-151-003, 13-11-151-005, 13-11-151-006, 13-11-151-009, 13-11-151-010, 13-11-151-011, 13-11-151-012, 13-11-151-013, 13-11-151-014, 13-11-151-017, 13-11-151-016, 13-11-151-019, 13-11-151-021, 13-11-151-024, 13-11-151-026, 13-11-151-027, 13-11-151-028), Peoria, IL. (Council District 4)
- 26-210 Communication from the City Manager and Director of Community Development with a Request to Adopt an Ordinance Approving an Amended and Restated Redevelopment Agreement with Peoria Opportunities Foundation and MacArthur Senior Flats LLC, to be Located in the South Village TIF District. (Council District 1)

Regular Business Items, with Recommendations Outlined

- 26-211 Communication from the City Manager and Chief of Police with a Request for the Following:
- A. Approve a Sole Source Purchase of Two Ford Explorer Interceptors from a No-Bid Procurement Source (Morrow Brothers Ford on an Illinois Government Contract) in the Amount of Approximately \$91,576.00 (\$45,788.00 each) (Requires 2/3 Vote of Council Members Voting - No Less than 6 Votes); and,
 - B. Approve the Purchase of Parts and Labor Estimated at \$40,000.00 to have the Vehicles Equipped with all the Necessary Equipment.

26-212 Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to Adopt and Ordinance Rezoning Property from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District and to Approve a Special Use for Apartments with Waivers for the Property Located at 2702 West Krause Avenue (Parcel Identification Number 18-19-126-010) Peoria, IL. (Council District 1)

26-197 Communications from

A. Council Member Jackson with a Request to Adopt an Ordinance Amending Chapter 20 Regulating Multifamily Rental Property with the Addition of Article X Titled "Security Provisions;" and,

B. City Manager and Corporation Counsel with a Request to Receive and File the First Reading of an Ordinance to Amend Chapter 20, Article VIII- Nuisances - Sections Related to Chronic Nuisance Properties.

26-213 Communication from the City Manager and Finance Director/Comptroller with a Request to Receive and File the Month-Ended June 30, 2026, Unaudited Financial Report.

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

26-189 Communication from the City Manager and Corporation Counsel to Approve a Lease Agreement Renewal for the Parking Lot at Hamilton and Madison between the City of Peoria and Heartland Parking.

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)

New Business

Citizens' Opportunity to Address the City Council/Town Board

Executive Session

Adjournment