



Official Proceedings

Of the City of Peoria, Illinois

Tuesday, August 25, 2026

Mayor
Dr. Rita Ali

Council Members
Denise Jackson, District 1
Alex Carmona, District 2
Timothy Rigganbach, 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

A Regular Meeting of the City Council of Peoria, Illinois, was held on Tuesday, August 25, 2026, at 6:00 PM at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Ali presiding, and with proper notice having been posted.

Roll Call

Roll Call showed the following Council Members were present: Allen, Carmona, Gordon-Young, Kelly, Oyler, Rigganbach, Velpula, Vespa, Mayor Ali – 9; Absent: Cyr, Jackson – 2.

Invocation & Pledge of Allegiance

Mayor Ali requested a moment of silent prayer or reflection, and then she led the Pledge of Allegiance.

Mayor Ali recognized Ben Blumenberg, Scout Executive and CEO of W.D. Boyce Council of Scouting America, who was present in the audience with his children Braden and Abby Blumenberg, who were attending to earn merit badges.

Council Member Allen stepped out of Council Chambers.

Proclamations, Commendations, Etc.

Supporting Every Mental Health Journey

Minutes

Council Member Rigganbach moved to approve the August 11, 2026, Joint City Council and Town Board Proceedings; seconded by Council Member Kelly.

Approved by roll call vote.

Yeas: Carmona, Gordon-Young, Kelly, Oyler, Rigganbach, Velpula, Vespa, Mayor Ali -- 9;

Nays: None;

Absent: Allen -1.

Council Member Allen stepped back into Council Chambers.

City of Peoria – Petitions, Remonstrances & Communications

Consent Agenda Items by Omnibus Vote, with Recommendations as Outlined

- (26-214) **Communication from the City Manager and Fire Chief with a Request to Approve the Estimate to Replace the Engine Block in Peoria Fire Department Engine 19 from Cummins, in the Amount of \$54,319.60.**
- (26-215) **Communication from the City Manager and Corporation Counsel with a Request to:**
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- A. **Adopt an Ordinance Vacating Certain Portions of the Bond Street Right-of-Way Pursuant to the Redevelopment Agreement with O'Brien Enterprises, LLC, approving the Plat of Vacation, and Authorizing Recording with the Peoria County Recorder; and,**
- B. **Adopt an Ordinance Providing for a Quit Claim Deed of a Portion of Former Rail Right-of-Way to O'Brien Enterprises, LLC.**
- (26-216) **Communication from the City Manager and Corporation Counsel with a Request to Approve the Site Application for a Class G-B (Beer & Wine Only Restaurant) Liquor License for the Retail Sale of Alcohol at Mr. Cajun, LLC d/b/a Kanpai Ayce Sushi, 714 W. Lake Ave., Contingent Upon Issuance of a Certificate of Occupancy, with a Recommendation from the Liquor Commission to Approve. (Council District 3)**
- (26-217) **Communication from the City Manager and Corporation Counsel with a Request to Deny the Site Application for a Class C-G (Beer & Wine Only Gas Station) Liquor License for the Retail Sale of Alcohol at Knoxville & Lake Av, Inc. d/b/a BP Knoxville & Lake Av, Inc., 4245 N. Knoxville Ave., with a Recommendation from the Liquor Commission to Deny. (Council District 3)**
- (26-218) **Communication from the City Manager and Corporation Counsel with a Request to Deny the Site Application for a Class C-G (Beer & Wine Only Gas Station) Liquor License for the Retail Sale of Alcohol at Knoxville & Archer Av, Inc. d/b/a BP Knoxville & Archer Av, Inc., 2312 N. Knoxville Ave., with a Recommendation from the Liquor Commission to Deny. (Council District 3)**
- (26-219) **Reappointment by Mayor Ali to the Peoria Housing Authority with a Request to Concur:**

Briggett Carter-Meachem (Voting) - Term Expires 06/30/2029

Mayor Ali inquired whether any Council Members wished to remove any items from the Consent Agenda for further discussion.

Council Member Kelly requested Item No. 26-215 be removed for further discussion.

Council Member Carmona moved to approve the Consent Agenda items as outlined in the Council Communications; seconded by Council Member Allen.

Item Nos. 26-214 through 26-219 (excluding Item No. 26-215, which was removed for further discussion) were approved as outlined on the Consent Agenda by roll call vote under the Omnibus Vote Designation.

Yeas: Allen, Carmona, Gordon-Young, Kelly, Oyler, Riggerbach, Velpula, Vespa,
Mayor Ali – 9;

Nays: None.

(26-215) **Communication from the City Manager and Corporation Counsel with a**
***** **Request to:**

- A. Adopt an Ordinance Vacating Certain Portions of the Bond Street Right-of-Way Pursuant to the Redevelopment Agreement with O'Brien Enterprises, LLC, approving the Plat of Vacation, and Authorizing Recording with the Peoria County Recorder; and,**
- B. Adopt an Ordinance Providing for a Quit Claim Deed of a Portion of Former Rail Right-of-Way to O'Brien Enterprises, LLC.**

Council Member Kelly requested privilege of the floor to Mr. Blair Gambill.

Blair Gambill, a citizen of Peoria, said the area near the Detweiller Marina and Playground was historically significant to the City. He explained that the area was where the first French village was located, noting that the famous first resident of Chicago, Jean Baptiste Point du Sable, had owned property and lived in the area for some time. He stated the importance of preserving history and urged the Council Members to consider the impact of their votes before allowing O'Brien Steel to take over the area.

Council Member Kelly moved to adopt an ordinance vacating certain portions of the Bond Street right-of-way pursuant to the redevelopment agreement with O'Brien Enterprises, LLC., approving the Plat of Vacation, and authorizing recording with the Peoria County Recorder; seconded by Council Member Riggerbach.

City Manager Patrick Urich said the redevelopment agreement was approved in 2011 and noted that the vacation of Bond Street was never formalized. He said O'Brien Steel was utilizing that property, and this ordinance would validate the terms of the agreement.

Corporation Counsel Patrick Hayes said the 2011 redevelopment agreement had also agreed to grant O'Brien Enterprises, LLC, an easement to the railway. He said there was no true ownership of the railway due to the many changes in rail companies over the years. He explained item B, the Quit Claim Deed would show that the City has no interest in the railway. He stated item no. 26-215 would make the intentions of the 2011 redevelopment agreement valid.

Council Member Riggerbach said the projects from the redevelopment agreement had been completed for a long time, stating he supported the motion to tie up the legal loose ends.

Council Member Carmona said with the current public interest in the Detweiller Marina and Playground, it was important for the Council to show transparency. He said this item was not related to those issues and indicated his support for the motion.

Ordinance No. 18,392 vacating certain portions of the Bond Street right-of-way pursuant to the redevelopment agreement with O'Brien Enterprises, LLC., approving the Plat of Vacation, and authorizing recording with the Peoria County Recorder was adopted by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Kelly, Oyler, Riggenbach, Velpula, Vespa, Mayor Ali – 9;

Nays: None.

Council Member Kelly moved to adopt an ordinance providing for a Quit Claim Deed of a portion of former rail right-of-way to O'Brien Enterprises, LLC., seconded by Council Member Riggenbach.

Ordinance No. 18,393 was adopted by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Kelly, Oyler, Riggenbach, Velpula, Vespa, Mayor Ali – 9;

Nays: None.

Regular Business Items, with Recommendations Outlined

It was determined there was no Regular Business to address at this time.

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

- (26-210) **Communication from the City Manager and Director of Community Development with a Request to Adopt an Ordinance Approving a Redevelopment Agreement with Peoria Opportunities Foundation and MacArthur Senior Flats LLC, to be Located in the South Village TIF District. (Council District 1)**

Community Development Director Joe Dulin said Council originally approved this redevelopment agreement a few months ago, but because errors were found in the original agreement, the item was brought back for approval to correct them.

Council Member Oyler moved to adopt an ordinance approving a redevelopment agreement with Peoria Opportunities Foundation and MacArthur Senior Flats LLC, to be located in the South Village TIF District; seconded by Council Velpula

Ordinance No. 18,394 was adopted by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Kelly, Oyler, Velpula, Vespa, Mayor Ali – 8;

Nays: None;

Abstentions: Riggenbach – 1.

Clerk's Note: Council Member Riggenbach abstained from voting on this item due to a conflict of interest related to a family member's employment with Peoria Opportunities Foundation.

New Business

It was determined that there was no New Business to address at this time.

Citizens' Opportunity to Address the City Council/Town Board

It was determined there were no citizens who wished to address the City Council.

Executive Session

Consideration of a Motion for the City Council to enter into Executive Session pursuant to 5 ILCS 120/2(c)(11) Litigation, when an action is against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that such an action is probable or imminent and pursuant to 5 ILCS 120/2(c)21 Discussion of minutes of meetings lawfully closed under this Act, whether for purposed of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

Council Member Gordon-Young moved to enter into Executive Session pursuant to 5 ILCS 120/2(c)(11) Litigation, when an action is against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that such an action is probable or imminent and pursuant to 5 ILCS 120/2 (c)(21) Discussion of minutes of meetings lawfully closed under this Act, whether for the purpose of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06; seconded by Council Member Allen

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Kelly, Oyler, Riggensbach, Velpula, Vespa,
Mayor Ali – 9;

Nays: None.

Adjournment

Council Member Gordon-Young moved to adjourn the August 25, 2026, City Council Meeting; seconded by Council Member Allen.

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Kelly, Oyler, Riggensbach, Velpula, Vespa,
Mayor Ali – 9;

Nays: None.

The Regular City Council Meeting adjourned at 6:27 P.M.


City Clerk – Stefanie Tarr, RMC, CMC, MMC

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