

**MINUTES OF A SERIES OF OPEN MEETINGS  
And  
DISCUSSION NOTES OF A SERIES OF CHARRETTES  
OF THE MAJORITY OF THE QUORUM OF THE CITY COUNCIL  
OF PEORIA, ILLINOIS**

The Majority of the Quorum of the City Council of Peoria, Illinois, sporadically attended planning sessions for eight City-funded Charrettes, a comprehensive development of a new Master Plan for the Downtown area and two opening/closing sessions. The Charrettes took place from Thursday, June 20, 2002, thorough Thursday, June 27, 2002 at the Peoria Civic Center, 201 S.W. Jefferson Street, Peoria, Illinois, in rooms 135-136 and Exhibit Hall B.

Clerk's Note: For purposes of the Open Meetings Act, minutes were recorded for those sessions at which a majority of the quorum (4) were present and discussion notes were offered for those sessions attended by less than the majority of the quorum.

On May 14, 2002, the City Council approved hiring the firm of Duany Plater-Zyberk to conduct a Charrette, for the areas from the McCluggage Bridge to the I-474 by-pass, all property below the bluff, some property in the Second District, the Main Street Corridor and the East Bluff. The firm scheduled various planning meetings to involve Citizens from all segments of the community.

*OPENING PRESENTATION  
AN OVERVIEW OF THE PLANNING PROCESS  
"WHAT PRINCIPLES APPLY"  
JUNE 20, 2002, 7:00 TO 9:00 P.M.  
EXHIBIT HALL B*

*COUNCIL/BOARDS/COMMISSIONS  
JUNE 20, 2002, 3:30 TO 5:00 P.M.  
ROOMS 135 & 136*

*PUBLIC WORKS/UTILITIES/ENGINEERING  
JUNE 24, 2002, 10:00 TO 11:30 A.M.  
ROOMS 135 & 136*

*TRANSPORTATION  
JUNE 21, 2002, 10:00 TO 11:30 A.M.  
ROOMS 135 & 136*

*COMMERCIAL/INDUSTRIAL/INSTITUTIONAL  
JUNE 24, 2002, 4:00 TO 5:30 P.M.  
ROOMS 135 & 136*

*RETAIL/ENTERTAINMENT/ARTS/CULTURE/  
ATTRACTIONS/HISTORIC PRESERVATION  
JUNE 21, 2002, 2:00 TO 4:00 P.M.  
ROOMS 135 & 136*

*RESIDENTIAL/DEVELOPERS  
JUNE 25, 2002, 10:00 TO 11:30 A.M.  
ROOMS 135 & 136*

*NEIGHBORHOOD GROUPS  
JUNE 22, 2002, 4:00 TO 5:30 P.M.  
ROOMS 135 & 136*

*INTERGOVERNMENTAL/VISION 2020  
JUNE 25, 2002, 5:00 TO 6:30 P.M.  
ROOMS 135 & 136*

*CLOSING PRESENTATION- THE PLAN FOR THE HEART OF PEORIA  
A VISUAL PRESENTATION OF THE MASTER PLAN  
JUNE 27, 2002, 7:00 TO 9:00 P.M.  
EXHIBIT HALL B*

**COUNCIL/BOARDS/COMMISSIONS, JUNE 20, 2002, 3:30 TO 5:30 PM**

Council Members present: Mayor Ransburg, Council Members Teplitz, Morris (left 4:00 p.m.), Sandberg (arrived 4:00 p.m.) Gulley (arrived 4:15 p.m. and left 5:00 p.m.).

Others present: County Board Members, State Representative Ricca Slone, District #150 School Board Members and Staff, City Administration Staff, former Mayors Maloof and Neumiller, Candidate for State Senate Candidate Dale Risinger, City Clerk Mary Haynes, various members of Boards and Commissions, interested citizens and media.

Council Members Teplitz and Morris welcomed the group, as did Mayor Ransburg. Discussion was held regarding the presentation of the proposed schedule and development area, as well as how the planning process would take place. Andres Duany and Elizabeth Plater-Zyberk explained they took a tour of the City to gain perspective of the City and encouraged input from their respective audiences to weave a plan, which would be presented in concept on Thursday, June 27, 2002.

Mr. Duany explained that since the proposed area was so large, he said what would be brought back would resemble an archipelago approach. He said Peoria was experiencing little to no population growth. He explained some of the reasons the downtown was dying and offered suggestions how it could be revitalized. He stated that suburbia, having malls located outside the downtown and having too little incentive to encourage walking and storefronts, all contributed to the current decline of downtown. He explained that concepts and approaches by planners and engineers were now changing and they were advocating returning to supporting two-way streets, mixed uses, walkability of areas, street life of the downtown area and residential use. He added yuppies (young people with high incomes) favored living downtown and rehabilitating older homes, and they were attracted to cities which featured a lively night/street life. He explained older citizens found downtown easier to live in because they would not have to drive to meet their daily needs.

Mr. Duany suggested the participants read Richard Florida's book, "The Rise of the Creative Class," and invite Rueben Greenberg, Charleston Chief of Police, to lecture.

Questions, input and observations were given by the group, numbering about 100, which Mr. Duany explained would be re-presented at the closing session. They included whether to build new schools in the proposed area, how to address gray fields (strip malls which were not filled), how to support historic preservation, how poverty, racial issues and mass transit issues affected our City.

The meeting ended at 5:45 p.m.

**OPENING PRESENTATION – AN OVERVIEW OF THE PLANNING PROCESS – “WHAT PRINCIPLES APPLY” – JUNE 20, 2002, 7:00 TO 9:00 PM**

Council Members present: Gulley (arrived 8:00 p.m.), Teplitz, Sandberg, (left at 7:30 p.m.), Mayor Ransburg.

Others present included, but not limited to: Economic Development Director David Dobson, City Clerk Mary Haynes, interested citizens and media.

Mayor Ransburg and Director of Economic Development David Dobson welcomed a group of about 200 community leaders, representing various governmental units and civic groups.

Mr. Andres Duany addressed the group, outlining the focus area and the new planning concepts, which touted a return to the traditional neighborhood approach. He stated that zoning codes needed to encourage rebirth downtown and address outdated parking requirements, water retention issues, etc. He added that younger people were “risk oblivious” and cities should allow them to occupy older buildings “illegally”.... that code enforcement codes needed to include giving permits to those houses which were brought back to their original year (not retrofitted to current standards). He said he supported a pre-permitting of the downtown so developers could understand early, ahead of development, what would be allowed by the City. In this way, he said they could make deals “on the spot.” He stated parking concepts had changed and should not be close to an office building. He explained, in this way, pedestrian traffic would be encouraged and storefronts would return to downtown. He stated large blank walls, such as office buildings, should be discouraged and storefronts should be encouraged.

Mr. Duany continued by stating that Caterpillar’s half-hour lunch schedule negatively impacted downtown, and that downtown needed an amenity package to encourage residential growth. He said that festivals did not make a downtown and, in fact, hurt business.

Mr. Duany explained that 60% of the youth who grew up in suburbs wanted to live in cities and he projected the Nation would grow by 60 million people in the next twenty years. He added that Peoria needed to capture that growth.

He stated his firm would gather input from the community, which he would explain in his closing presentation, and he would prepare a draft containing bold proposals, which the City Council would be able to critique for 2-3 months before adopting. He said it was important that the Council not get hung up on small issues or one large one, but pass the plan in principle....then the little things could get done quickly and the Council could take more time on the larger issues. He explained the plan was really a process. He added one of the largest issues facing the City was to balance living and amenities, street life and access to daily needs.

The Opening Presentation concluded at 9:00 p.m.

**TRANSPORTATION – JUNE 21, 2002, 10:00 TO 11:30\* A.M.**

Council Members present: Mayor Ransburg.

Others present included, but not limited to: Economic Development Director David Dobson, and members of the Economic Development Staff: Karie Friling, Ben Vyverberg, Greg Banks; Traffic Engineer Jim Baumann; Assistant Fire Chief Kent Tomblin; City Engineer Gene Hewitt, Staff Members of the Planning & Growth Management Department, Staff members from Public Works, and State Representative Ricca Slone, County Board Member Merle Widmer, IDOT personnel, Chamber of Commerce representative, City Clerk Mary Haynes, members of the media and interested citizens.

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Discussion was held regarding developing a plan to encourage walking areas. Mr. Duany listed the top ten factors to encourage walkability: 10 – narrow streets; 9 – trees; 8 – lower traffic volumes; 7 – sidewalks; 6 – interconnected streets; 5 – on-street parking; 4 – lower traffic speeds; 3 – mix of land use; 2 – building fronting the street; 1 – small block size. Mr. Duany further added that one-way streets were disastrous to businesses. The transit system and traffic calming issues were also discussed.

\*The meeting continued after 11:30 a.m., with the Charrette Team and some City Staff members. Council Members were not in attendance.

**RETAIL/ENTERTAINMENT/ARTS/CULTURE/ATTRACTIONS/HISTORIC PRESERVATION**  
**FRIDAY, JUNE 21, 2002-2:00-4:00 PM**

Council Members present: Sandberg(arrived 3:00 p.m.) and Teplitz.

Others present included, but not limited to: Director of Economic Development Dave Dobson and members of the Economic Development Staff; Karie Friling, Greg Banks, Ben Vyverberg; Traffic Engineer Jim Baumann; City Engineer Gene Hewitt; members of the Planning & Growth Management Staff; Gene Lear, Ross Black; Nancy Schmitt from the City Clerks Office, media and interested citizens. There were approximately 150 to 175 people present.

Discussion: Ideas expressed by various community groups included specialty shops for downtown retail, a hall for opera, ballet and symphonies. Museums, aquariums, cultural arts, such as sculptures, a children's theater and ice-skating rink.

**NEIGHBORHOOD GROUPS – JUNE 22, 2002 – 4:00 TO 5:30 PM**

Council Members Present: Gulley (arrived at 4:40 p.m. and left 5:45 p.m.), Teplitz, Mayor Ransburg (left 5:30 p.m.)

Others present included, but not limited to: Corporation Counsel Randy Ray, Assistant Director of Planning & Growth Management Pat Landes, and members of the Planning and Growth Department Staff, Gene Lear, Leslie McKnight, and Deputy City Clerk Beth Ball, interested citizens and media.

Discussion was held regarding inner-city neighborhoods. Mr. Duany proposed that each defined "neighborhood" should have a neighborhood center that provided services such as groceries, laundromat, post office boxes, a police office, daycare center, etc., that would be between a five-minute walk but less than a ten-minute walk for most residents. He said this system would allow lower income people to use their money in more efficient ways than having to buy and maintain a car in order to obtain supplies and services for daily life.

Concerns were expressed by some citizens that crime in neighborhoods made it unsafe to walk anywhere, and in general, it was felt, there was discrimination toward low-income people.

Mr. Duany stated that young people were desirous of moving into older neighborhoods and the downtown areas. He added this was the first time in ten years that States were in a deficit situation, which required communities to become more creative with money. He also suggested that the noise ordinance be revised to allow different levels of noise in different areas of the City.

Concern was also expressed by some citizens that more libraries were needed, the school system needed to be upgraded, and that more elected City officials should be in attendance at these meetings to hear about the plan and proposals.

The meeting ended at 7:00 p.m.

**PUBLIC WORKS/UTILITIES/ENGINEERING – JUNE 24, 2002 – 10:00 – 11:30 A.M.**

Council Members present: Mayor Ransburg (arrived 11:15 a.m.).

Others present included, but not limited to: City Administration personnel from Public Works, Traffic Engineering, Planning and Growth Management, State Representative Ricca Slone and members of the County Board, a representative of Lakeview Museum, Stan Browning, GPSD, Realtors, CILCO personnel, Elroy Limroy, Park District, City Clerk Mary Haynes, interested citizens and media.

Mr. Duany stated the perception was worse than the reality, and that perception was keeping people from moving downtown.

Dave McKinley, Public Works Maintenance, explained the seal coating program and how well it was received in the community. Gene Hewitt, City Engineer, explained the many programs, such as sidewalks and ornamental lighting and how responsive the City was. Director of Public Works Steve VanWinkle discussed the advisability of changing streets from two-way to one-way.

Mr. Duany explained the Riverplex needed to be reachable and that Washington Street would likely be the street to have parking. Mr. Duany explained again the advisability of neighborhood centers and strategic locations. He further referred to various neighborhood studies and reports which the City had conducted, and he said there would be little to add to them, but he was interested in how much was implemented and why or why not.

**COMMERCIAL/INDUSTRIAL/INSTITUTIONAL – JUNE 24, 2002 – 4:00 TO 5:30 PM**

Council Members present: Gulley (arrived 5:05 p.m.), Mayor Ransburg (arrived 4:10 p.m.)

Others present included, but not limited to: Economic Development Director David Dobson, members from the Medical, Industrial fields, School Board personnel, commercial interests, Director of the Peoria Public Library Sue Herring, Bernie Goitein from Bradley University, representatives of Caterpillar, Inc., County Board Members, Dr. Richard Lister, City Clerk Mary Haynes, interested citizens and media.

Discussion was held regarding the importance of the Caterpillar museum and the bio-collaborative efforts. Mr. Duany pointed out that his firm was trying not to step on the initiatives of the neighborhoods, but to determine what else could be done.

**MINUTES OF AN OPEN MEETING AND CHARRETTE DISCUSSION NOTES -6- JUNE 20-27, 2002**

Ed Bradle, Peoria School District #150, expressed concern with adding more TIF Districts.

Mr. Duany explained the difference between urban settings versus grassy or rural settings for buildings and complexes.

Dr. Richard Lister spoke on behalf of the bio-collaborative efforts, the Research Park and the fact that the economy was evolving into a knowledge economy. He said these people needed to be networked.

Mr. Don Hunter, economist, stated that we were entering an era of the industry of the mind and this was important because it was the new economy.

Mr. Larry Wilson, owner of Jimmy Johns Sandwich Shop, explained how difficult it was for his downtown location to break even and pointed out the competitive problem with the food Carts. Mr. Duany explained that Manhattan mandated that the carts stay year-round and they were heavily managed (pertaining to location).

Discussion was held regarding the difficulty of bringing forth proposals for the Northside, since anticipated development had not occurred and the housing stock was earlier impacted due to that anticipation.

The meeting concluded about 5:45 p.m.

**RESIDENTIAL/DEVELOPMENT – JUNE 25, 2002, 10:00 – 11:30 A.M.**

Council Members present: Mayor Ransburg.

Others Present included, but not limited to: Economic Development Staff, Planning and Growth Management Staff, County Board Member Carole Trumpe, Realtors, City Clerk Mary Haynes, interested citizens and media.

Discussion was held regarding HUD regulations which often decamped criminals and moved them to other neighborhoods. Mr. Duany and PHA Executive Director Roger John stated that walking beat patrols could help. The affordable housing certificate program was also explained.

Assistant Director of Planning and Growth Management Pat Landes explained the City's neighborhood initiative and affordable housing programs. She explained their groups had identified that Peoria needed more rental housing.

Mr. Duany stated there needed to be an effort to bring middle-class housing to the downtown area. He stated that Peoria had clear boundary lines where poverty was located. He added that much of Peoria's development was a record of compromise. He advocated that perhaps Peoria would have to accept the Master Plan, then catch the next cycle for implementation. He cited that cycles were about 15 or so years...and Peoria's recent development on both the Riverfront and the growth areas had come at the end of the current cycle and, therefore, much was out of date at the time of implementation.

Again, Mr. Duany explained the advisability of waterfront walkways, avoiding suburban complexes in the downtown areas, having a 24-hour city, mixed uses, predictable development so that developers could buy a block, yet know what would be tolerated and probably placed in the next block. This spurred investment, he said, and successful cities used this approach. He added Peoria's housing stock was inexpensive and this should be marketed. He said Realtors showed property to the north and did not offer properties near downtown to people coming from the outside. He encouraged a change to this approach.

The meeting adjourned approximately 11:40 a.m.

**INTERGOVERNMENTAL/VISION 2020 – JUNE 25, 2002 – 5:00 – 6:30\* PM**

Council Members present: Gulley, Sandberg, Teplitz, Thetford, Mayor Ransburg

Others present: City Manager Michael McKnight (arrived 5:30 p.m.), Director of Economic Development Dave Dobson, County Board Members, Representatives of City Link (Mass Transit), Bradley University, University of Illinois, State Representative David Leitch, Administrative Assistant Linda Daley, State Representative Ricca Slone, Director of the Peoria Public Library Sue Herring, Peoria Civic Center General Manager Debbie Ritschel, Representatives of School Board District #150, NAACP, City Clerk Mary Haynes, interested citizens and members of the media.

Mr. Duany explained that Economist Don Hunter had recommended a hotel on the site downtown and that the team's mission was to float ideas to see what would be acceptable or workable for the City. He added that some of these ideas would be placed in the Master Plan and that the City could decide whether to take the initiative or not.

Mr. Duany explained the philosophy of IDOT and the Public Works Department to move traffic through Peoria at higher rates of speed (efficiently) was not necessarily good for growth downtown or growth of the City in general. He said this philosophy helped people leave Peoria and was not good for the local people.

He added that the East Peoria Wal-Mart was a difficult issue to grapple with, since its proximity to the South Side almost canceled out placing one in the South Side. He said his firm was made up of realists and they would do their best within the limits of the way our society worked. He added Peoria must bring middle class back to the downtown. He added that Mr. Hunter informed earlier groups there was a market for retirement housing in the downtown area.

Mr. Duany advocated the Sears Block be developed as an urban area with a museum.

Discussion was held regarding having housing near Methodist and OSF Medical Centers and what proposals might be considered for Pennsylvania Terrace high-rise public housing. Mr. Duany explained he could add suggestions for single issues such as this, but his report would be for the development of the focus area. He said while hospitals were very good for cities, in this case, the higher income people lived to the North. He added that his report could alert the hospitals to take a look at the Pennsylvania Terrace issue.

Mr. Duany explained the team would not undertake looking at the zoo issue.

Mr. Duany stated our codes needed to be changed to make renovating houses easier. He stated that one-size-fits-all approach to setting codes would not work for development of the downtown and that there needed to be separate thresholds for older areas or certain uses. He cited, as an example, whether there was a need to sprinkle a 4-bedroom bed and breakfast operation at the same level as a hotel.

In answer to a question from Council Member Sandberg, Mr. Duany explained the development of I-74 would likely hurt the City's development of downtown and cited some cities, such as Milwaukee, where they were demolishing the interstates and returning them to boulevards. He added Miami was trying to do this, but would likely be unsuccessful. He said he would have suggested changes to the I-74 plan, but it seemed to be too late as construction had already commenced.

A discussion was held regarding the Library issue, and Mr. Duany complimented the Lincoln Library. He advocated a move from the current library and placement in a loft area, with Starbucks available in the Library. He further advocated developing gathering places within the downtown area where people could feel free to stop, mingle, and converse. In Peoria, he said, these places were viewed as places for the homeless to gather and they were objected to. Mr. Duany explained in successful cities, these places were viewed as magnets.

Bernie Goitein, Bradley University, questioned how we could implement better intergovernmental cooperation. Mr. Duany gave the history of how this cooperation used to work because designers were generalists. After the Great War, he said they were specialists, and that is why various agencies did not work or "talk" together. He advocated more cooperation and combinations of governmental entities. He further explained it was detrimental for Peoria to compete with East Peoria. They were really one city, he explained, and should combine efforts to compete with broader areas or cities farther away.

The Council left about 6:25 p.m. to begin their scheduled regular Council Meeting at 6:30 p.m. The meeting continued until almost 7:00 p.m.

**CLOSING PRESENTATION – THE PLAN FOR THE HEART OF PEORIA – A VISUAL PRESENTATION OF THE MASTER PLAN – JUNE 27, 2002, 7:00 TO 9:00\* PM**

Council Members present: Gulley, Morris, Sandberg, Teplitz, Thetford, Turner, Mayor Ransburg - 7.

Among others present were: City Manager Michael McKnight; Corporation Counsel Randy Ray; Director of Economic Development David Dobson and staff members Hedy Veach, Greg Banks, Susan Schlupp; Planning and Growth Management Director Wayne Anthony and staff members Pat Landes, Ross Black, Dan Dickerson, Gene Lear, Jim Martin; Assistant Fire Chief Kent Tomblin; Congressman Ray LaHood and Chief of Staff Brad McMillan; State Representative David Leitch and Administrative Assistant Linda Daley; State Representative Ricca Slone; Director of Parks and Recreation Bonnie Noble; Peoria Public Library Executive Director Sue Herring; Peoria Civic Center General Manager Debbie Ritschel; Representative of the Bio-Technology Group James Vergon, Vice-President of Peoria Area Chamber of Commerce Roberta Parks; Former Mayor Jim Maloof, City Clerk Mary Haynes and Deputy City Clerk Beth Ball; interested citizens and media.



Director of Economic Development Dave Dobson gave a brief welcome and introduced Mayor Dave Ransburg.

Mr. Duany began by thanking the City for their hospitality. He thanked Mr. Dobson for his assistance in the process, as well as Mayor Ransburg and Council Members Teplitz, Thetford Gulley for their input and tours they provided of various areas of the City.

Mr. Duany thanked those in attendance for their support. He said he felt the plan was responsive to those who attended the meetings and provided input. He said everything he heard from the community was addressed in the plan.

Mr. Duany reported that on a regional basis, people were not moving into the area. He said at this moment, the City of Peoria was not growing. He urged City leaders to formulate a plan that would not cannibalize the City and put it into place. He said the City needed to be updated in order to attract new residents as well as entice current residents to stay. He said retirees should be attracted to moving downtown rather than into a retirement community.

Mr. Duany commended the City for growing their suburbs but keeping them in the municipality to assist the tax base of the City. He also recommended that the City have multiple school districts. He commended the City on its well-kept older areas, and the projects that were in process, which included the museum, Glen Oak Zoo, Civic Center, among others.

Mr. Duany pointed out that the City of Peoria had many different plans, in booklet form, formulated for the City over the past years. He said unlike most cities who allowed those plans to gather dust, the City of Peoria had actually implemented all the plans. He added he felt some of those plans were not very good ones, but that was a result of a different generation of planners.

Mr. Duany stated the housing stock in Peoria was great. He said there were valuable smaller apartment buildings and all the older school buildings were in fairly good condition. He advised that many of the schools had filled in their windows with painted boards, and he urged the schools to remove the boards and allow the light to shine in. He said allowing light in would be better for the students and the buildings would look more inviting.

Mr. Duany also commended the City on the condition of all the parks in the City. He said there was good maintenance, the trees were green and beautiful, even in the lower income areas of the City. He urged the City to consider placing a track in the park along the Riverfront. He said he especially liked the grassy area around the Courthouse. He added that there were areas of the Riverfront that were too busy.

Mr. Duany discussed bike trails and said most were independent of roads. He said there should be slow movement of cars on City streets to share lanes with bikers. He said the downtown area was a 1950's design that provided for fast-moving traffic. He suggested that streets be fitted for diagonal parking.

Mr. Duany discussed the structure of the neighborhoods which he said was political in nature, probably originally established to work toward a common project. He added he did not feel the neighborhood boundaries made geographic sense. He discussed a plan for neighborhood centers or what he called "sheds." He said neighborhood centers should provide essential services to meet needs of daily life. He said everyone should be within a five-minute to ten-minute walk to the neighborhood center. He said there would also be meeting centers and useful stores to form bonds of the community. He added that lower income individuals should not be forced to own a car. He said neighborhood centers fostered a sense of community and provided everyone with a

general feeling of well being. He added that these centers provided people places to “hang-out” with dignity. He added that day care centers, post office boxes, community policing in these neighborhood centers were essential. He said that a police office situated in a neighborhood had a much greater affect on a neighborhood than just officers responding to calls in the neighborhood. He urged civic leaders to establish apartments above laundromats and stores where retirees could live and allow the younger people who were raising children to buy the homes in the areas.

Mr. Duany discussed bus stop locations and suggested that an environment should be established that would allow those who must use public transportation to wait with dignity in a coffee shop or another kind of store.

Mr. Duany suggested that neighborhood groups get together to determine what they would allow in their neighborhoods and set their own priorities, rather than the priorities being established by the municipality’s management. He said this procedure would allow portions of the City to behave differently.

Mr. Duany discussed pedestrian traffic and he said, in order to entice people to walk a certain area, studies showed pedestrians did not want to walk by blank walls, parking decks, bushes, etc. He said frontage of buildings determined whether or not people felt welcome to walk a particular street. He said there was currently no flow for downtown pedestrian traffic. He pointed out there were a few streets that encouraged walking, but there was no linkage to other streets for pedestrian flow. He complimented the storefronts across from the Court House on Main Street. He said, even though building height in that block varied, it did not defer from the look of the street because the bottom two floors were what was visible to pedestrians.

Mr. Duany proposed that Fulton Street from the Civic Center should be an “A” Street which would flow to the Riverfront. He said after a game at the downtown stadium, people should be drawn to walk and pedestrian traffic should easily flow to downtown restaurants and the Riverfront with easy connections. He added that some north-south and east-west streets should be chosen to make a grid and then the interiors developed for pedestrian traffic. He also stated that Washington Street had an alley effect so he indicated this street should not be an “A” street.

Mr. Duany proposed a new type of zoning for the future. He explained that past zoning was from the 19<sup>th</sup> century and moved people away from industry. He proposed a new zoning plan for “A” grids and “B” grids. He stated studies showed that people like being in outdoor rooms and streets should resemble rooms, with buildings being the walls.

Mr. Duany stated that the downtown area had excessive parking. He said most downtown buildings should have no parking requirements, and buildings should not have adjoining parking lots. He said pedestrian traffic should be encouraged.

Mr. Duany also proposed more subtle zoning to targeted neighborhood centers. He pointed out that rural countryside was just outside of the City so it should not be brought into the downtown area. He said the Riverfront should be urban, and open space should not be in the downtown area. He said, after talking to citizens, he felt there was a tremendous disappointment in the development of the Riverfront.

Mr. Duany pointed out that the Averyville area was a great example of an older neighborhood. He said the assets of the area were the parks and its close proximity to the river. He said the Bradley University area neighborhood was the next best.

Mr. Duany also addressed building height and he indicated that no building should be taller than the Pere Marquette Hotel building. He said some of the present buildings in the City were too tall and there should be a height cap for the downtown area. He said the present code worked against the River. He said smaller buildings should have been built to fill in the downtown portion of the City. He said buildings should be no taller than 13 stories and that should be made a constant.

Mr. Duany discussed the I-74 reconstruction project and he commended the delicacy in which the road was originally built. He pointed out I-74 was built below the City rather than an elevated roadway which would tend to separate the City. He said the roadway stayed close to the hospitals and buildings and was lined with grass and trees. He also pointed out that the on-ramp and off-ramp loops were too tight and the reconstruction project would lengthen the ramps.

Mr. Duany expressed concern that the intersection of Western and Lincoln, which was really the only neighborhood center left from the previous era, would be reconstructed for higher speed traffic. He said these improvements would not be pedestrian friendly. He pointed out this project had to have been approved by the City, even though it would be funded by IDOT.

Mr. Duany suggested that a town architect was needed to work on the smaller scale. He said any civic museum should be in the core of the City, not in the suburbs. He suggested that the City of Peoria could have a core of information industry to create a different kind of job base.

Mr. Duany stated younger people were drawn to working/living in the downtown areas, in a loft environment. He added that young people were drawn to a downtown that was edgy and unique.

Mr. Duany urged the civic leaders to seriously consider placing the new six-building museum complex in what he felt was the best location -- the Sears Block. He proposed that six different architects be hired to design the six buildings. He indicated that the complex could be made up of four to eight buildings total, with outdoor activities, such as ice skating, near the complex. He said this project would draw people from outside the region to Peoria. He further proposed that condos and a hotel also be built on the Sears Block. He said if the museum was not built on the Sears Block, it should be located at the other end of Fulton Street.

Mr. Duany also urged the civic leaders not to provide public money, TIFs or incentives for a hotel that would be developed on the Sears Block because Jumer's and other hotels were financially tenuous.

Mr. Duany said that townhouses should be alley fed with no garages in front, and parking decks should be fronted with shops.

Mr. Duany stated that his job in this matter was to open the public's eyes to other solutions and provide new ideas, but in the end it would be the responsibility of elected officials to make the final decisions.

Mayor Ransburg thanked Mr. Duany and his team for their work during the previous week. He said Mr. Duany would be providing his report to the City Council within 60 to 90 days.

The meeting adjourned at 10:00 P.M.

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Mary L. Haynes, MMC  
City Clerk of Peoria, Illinois