

Department of Planning & Growth Management 1999 annual report

Message from the Director

During 1999, the Planning & Growth Management Department continued its mission of growth management and reinvestment in existing neighborhoods. The Planning Department also administered over three million dollars in federal entitlement grants, and managed an operating budget in excess of one million dollars.

Peoria continued to grow in 1999, through new development in Growth Cell 1, and planning for future development in Growth Cells 2 & 3. A record 640 acres were annexed during 1999, more than in any other year this decade.

One hundred and forty-five housing units were rehabilitated during 1999 using City rehab assistance or City funding. Numerous grassroots organizations had projects and programs funded, and received in-depth technical support and assistance from Planning Department staff.

In addition to these two overall functions, the Planning Department supports nine City Commissions and Boards. The cases produced by these various commissions and boards set a record in 1999 for the largest single year for caseload.

While 1999 was by any measure an exceptional year for the Planning Department; we look forward to greater challenges and successes during the year 2000.

Wayne E. Anthony
Director of Planning & Growth Management

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Department Organization

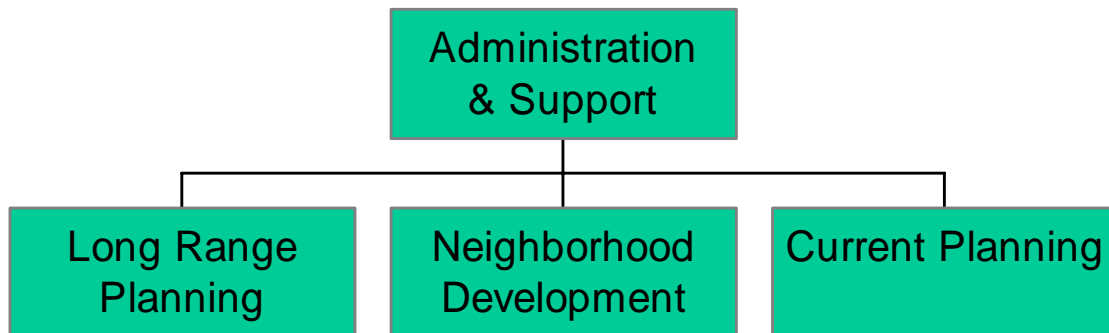
The Planning & Growth Management Department is divided into three functional areas; long range planning, current planning and neighborhood development. Providing direction and support to these three functional areas are administrative and support personnel.

Administrative and support personnel consist of the director, assistant director, two management analysts, grants coordinator, four administrative specialists and a part time graphic artist.

Long range planning personnel consist of one senior urban planner and one urban planner. Current planning personnel consist of two senior urban planners and four urban planners.

Neighborhood development personnel include three neighborhood development specialists, a senior rehabilitation specialist, and two rehabilitation specialists.

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Long Range & Current Planning

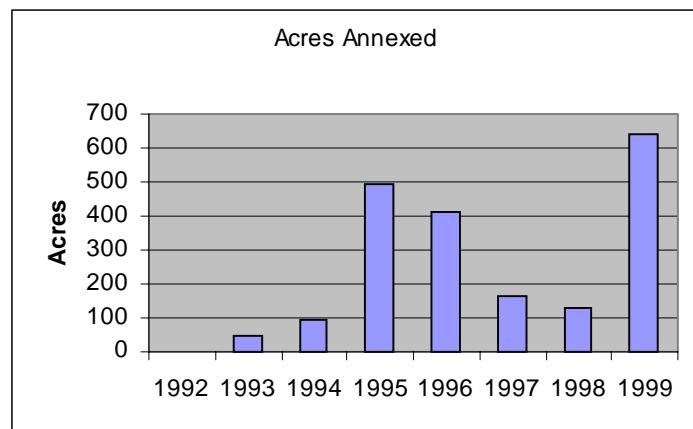
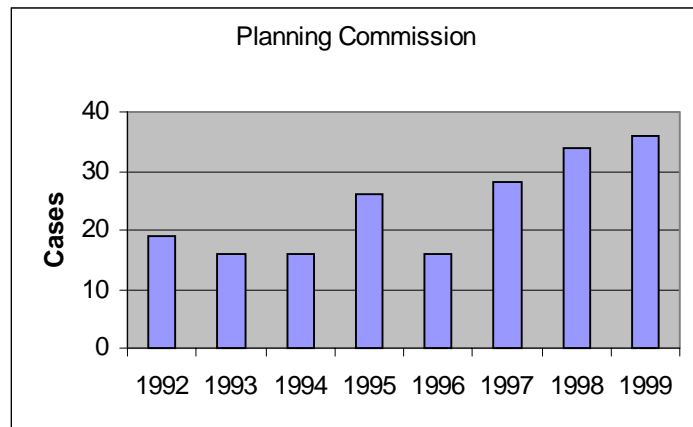
Overview:

The long range and current planning functions oversee comprehensive, neighborhood and project planning; growth management activities; zoning enforcement and administration. Planning staff also provide support to the Zoning Commission, Planning Commission, Zoning Board of Appeals, and the Historic Preservation Commission. Staff also serve on the Site Plan Review Board and at One Stop Shop.

Commission Support:

- **Planning Commission**

- The purpose of the Planning Commission is to hold public hearings for proposed plats for new subdivisions, Comprehensive Plan amendments, annexations, planned unit developments (PUD's) and residential cluster developments. The Planning Commission may also review development within one and one-half miles of the City of Peoria corporate limits.
- During 1999, Planning Department staff brought 36 cases to the Planning Commission, the largest number in any single year during the 1990's, and an increase of 89% over the 1992 case load.

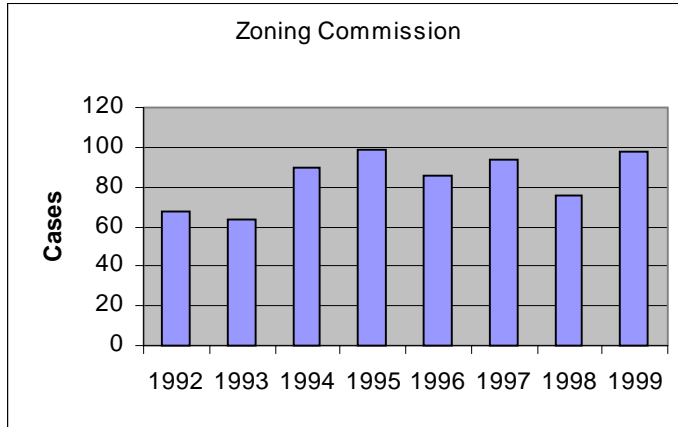


Department staff also processed annexations totaling 640 acres; a total almost equal to the previous three years combined, and a single year record for the 1990's.

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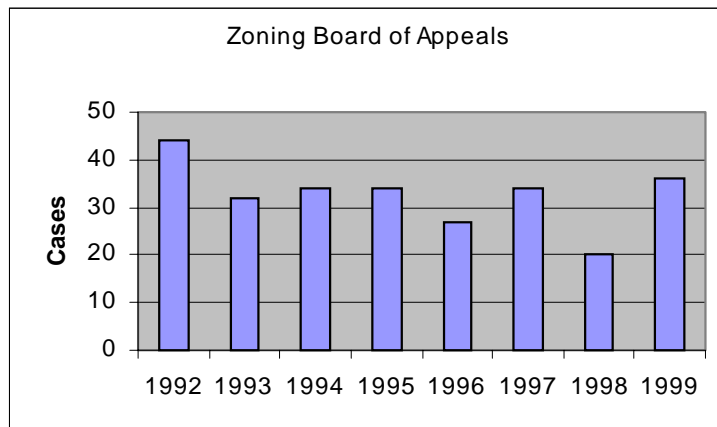
- **Zoning Commission**

- The purpose of the Zoning Commission is to hold public hearings on requests to rezone parcels, grant special uses, amend the zoning ordinance, or create an overlay district within Peoria.
- The Zoning Commission hears more cases than any other commission supported by the Planning Division. During 1999, 98 cases were brought before the Zoning Commission. This represents a 29% increase over 1998, and a 69% increase over 1992.



- **Zoning Board of Appeals**

- The Zoning Board of Appeals is a quasi-judicial body that holds public meetings on applications for variances from the requirements of the City of Peoria zoning ordinance. The Zoning Board of Appeals also conducts hearings for any appeal of the City zoning ordinance interpretation.
- The Zoning Board of Appeals also had a record year, hearing 36 cases, more than any single year since 1992, and an increase of 56% over 1998.

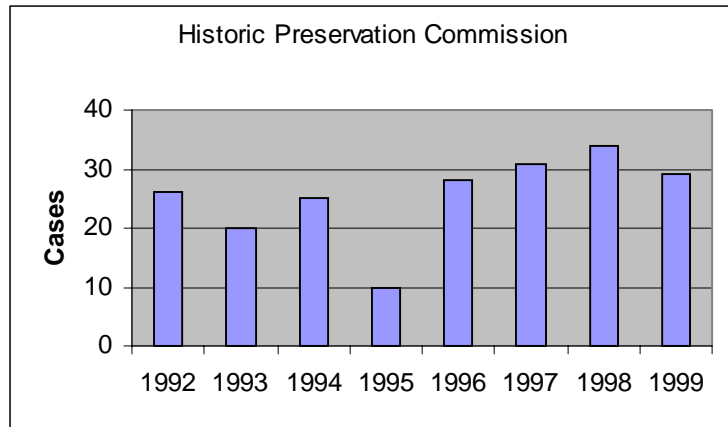


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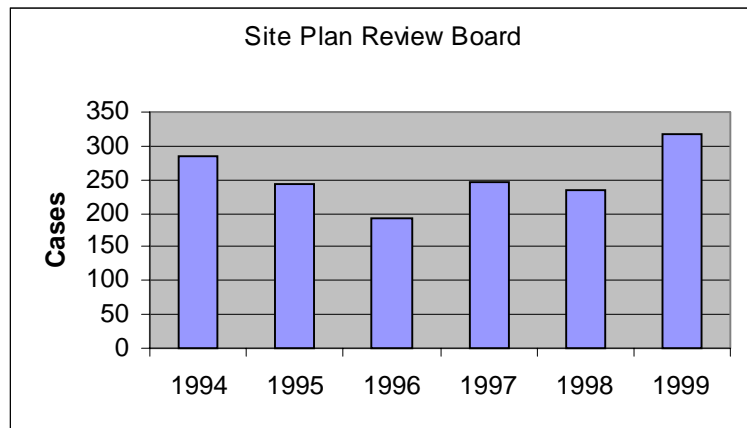
• Historic Preservation Commission

- The purpose of the Historic Preservation Commission is to make recommendations on local landmark and historic district designations. The Historic Preservation Commission also issues certificates of appropriateness for modifications to historic structures.
- The Historic Preservation Commission heard 29 cases during 1999.



• Site Plan Review Board

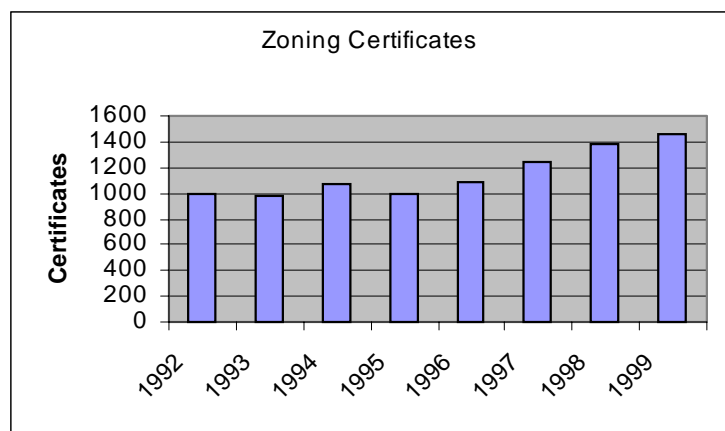
- The Site Plan Review Board is a staff body that reviews plans and makes recommendations to commissions and the City Council. The Site Plan Review Board is chaired by a Planning Department representative.
- During 1999, the Site Plan Review Board reviewed 318 plans, more than in any previous year, and represents a 73% increase over 1998.



Staff Functions:

• Zoning Certificates

- Zoning Certificates are issued before construction may begin on new single-family construction, accessory



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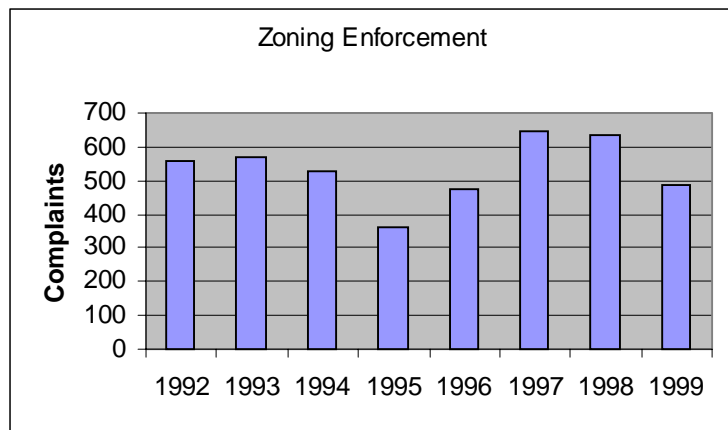
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building construction, or additions. A zoning certificate is also required for some property transfers and sales, and can be issued to verify the zoning classification of a property, confirm a legal non-conforming status or to receive a license from the Health Department.

- The Planning Department issued 1463 zoning certificates during 1999. This represents the most zoning certificates issued in any single year. This also represents a six-percent increase over 1998, and a forty-seven percent increase over 1992.

- **Zoning Enforcement**

- The Planning & Growth Management Department is responsible for the enforcement of all City of Peoria zoning codes. This enforcement can be accomplished through verbal or written warnings, citations, or court action.
- During 1999, the Planning Department responded to 487 zoning complaints. The two most common violations during 1999 involved parking on illegal surfaces and illegal fences.



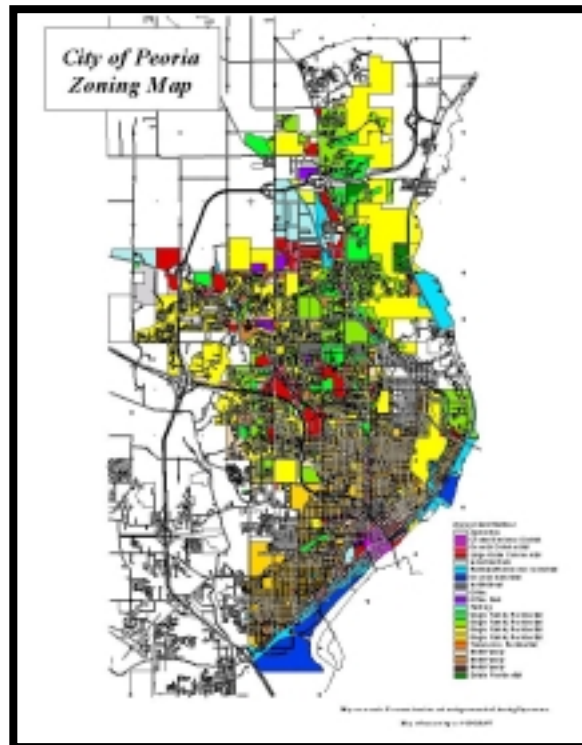
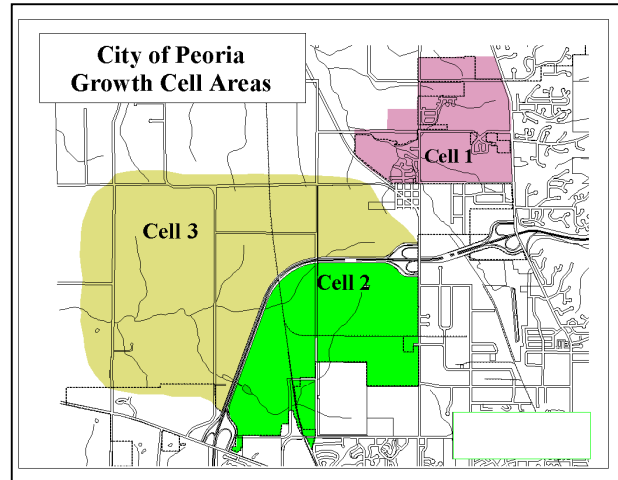
- **Planning Projects**

- *Main Street*
 - The Main Street project is designed to revitalize one of the older business districts in Peoria. During 1999, a demonstration parking lot was constructed to provide off street parking for the patrons of Main Street businesses. A façade improvement program was instituted to assist business owners in improving the front of their properties. In the Main Street area, the St. James apartment development got off the ground with the construction of several buildings within the Cottage District designed for use by Bradley University students.
- *Growth Cell Development*
 - The City of Peoria in cooperation with Peoria County and the Greater Peoria Sanitary District continued to promote development within Growth Cell One. This area of new residential construction has developed at a much quicker pace than had been projected. With much of Growth Cell One constructed, under construction, or platted for construction, the planning focus has moved to Growth Cells Two and Three. In addition to some residential construction, Growth Cell Two would include light industrial and commercial uses. Growth Cell Three

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would direct the growth of Peoria over the next twenty to thirty years. Planning on both of these future growth areas will continue into the year 2000.

- *Telecommunication Towers Ordinance*
 - During 1999, the Planning Department developed and brought before the City Council for their approval the Telecommunications Ordinance. This ordinance sets local requirements for the construction of towers throughout Peoria. As the wireless telecommunication business expands, this ordinance will assist Peoria in controlling the location and growth of towers.
- *Historic Design Guideline Manual*
 - With funding from a state grant, Planning Department staff worked on a guidebook that will assist those property owners interested in completing work on properties within historic districts.
- *Plan and Map Updates*
 - Planning Department staff updated the Comprehensive Plan, the zoning map, the future land use map, the city base map, various neighborhood maps, and worked with Public Works personnel on the thoroughfare map.



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Neighborhood Development

Overview:

Neighborhood development personnel head up the effort to revitalize older neighborhoods in Peoria. This challenge is met through a variety of staff managed neighborhood programs, housing rehabilitation grants and loans, and funding provided through the Neighborhood Development Commission and the Human Resource Commission. The staff of the Neighborhood Division also provides assistance on a consulting basis to all neighborhood associations in Peoria on topics from new member recruitment to newsletter publishing. Neighborhood development staff also work with the Department of Housing & Urban Development and other funders.

Commission Support:

- **Neighborhood Development Commission**
 - The Neighborhood Development Commission was formed in 1997 to focus and direct neighborhood revitalization efforts in Peoria. The goals of the Neighborhood Development Commission include; increase the capacity of neighborhood residents and associations, increase the homeownership rate in Peoria, and emphasize collaboration and coordination in neighborhood development. The Neighborhood Development Commission and its various ad-hoc committees are supported by staff from the Planning Department.
 - During 1999, the Neighborhood Development Commission implemented a new approach to neighborhood revitalization. The Focus Block / Target Neighborhood approach allowed the Neighborhood Development Commission and the City to focus limited funding and services into specific neighborhoods. The partnerships formed with the associations and residents in the first two Focus Blocks / Target Neighborhoods created positive and long lasting results. The NDC and Planning Department staff also kicked off the HOME (Home Ownership Made Easy) program during 1999. HOME is a community wide program designed to assist residents in becoming homeowners. Other highlights include the sponsorship of the first city-wide National Night Out celebration on the Riverfront; the selection of Peoria by the Regional Neighborhood Network to host the 2001 conference, and the launching of the NDC website, www.peorianeighborhoods.org
- **Human Resource Commission**
 - The Human Resource Commission reviews, ranks, and grants funding to various social service and community organizations in order to assist them

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in providing services to the residents of Peoria. The commission is supported by Planning Department staff.

- During 1999, the HRC approved 29 projects for funding with a total budget of \$360,901.
- **Homeless Advisory Commission**
 - The Homeless Advisory Commission provides a focal point for homeless providers in Peoria. The commission is supported by Planning Department staff.
 - During 1999 the Homeless Advisory Commission worked to further coordinate homeless services in Peoria and assisted in planning for the Census 2000 effort.
- **Senior Citizens Commission**
 - The Senior Citizens Commission monitors services and activities designed to serve the senior population in Peoria. This commission is also supported by Planning Department staff.
 - During 1999, the Senior Citizens Commission heard presentations by various organizations, and gave their support to The Senior Olympics, and to the Census 2000 effort.

Staff Functions:

- **Target Neighborhood / Focus Block program**
 - 1999 was the first year for the new Target Neighborhood / Focus Block program. This program allowed the City to focus programs and services in two limited sized neighborhoods, thus creating more of an impact. The two areas selected through a competitive process in 1999 were the Franklin School Neighborhood on the central west bluff, and the Common Place Neighborhood on the southside.
- **NDC funded projects**
 - The Neighborhood Development Commission provided funding to 26 neighborhood associations throughout Peoria for projects as varied as newsletter development and the conversion of vacant lots into pocket parks. All of these projects included the development of contracts, training for the recipients, and ongoing monitoring and assistance. This project management was provided by staff from the Neighborhood Division.



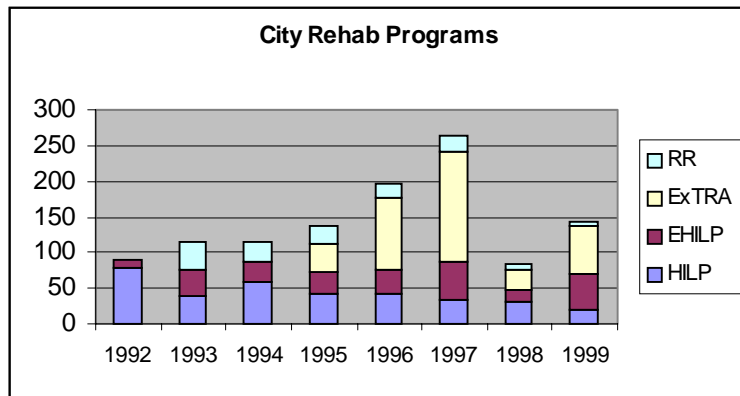
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- **Department neighborhood programs**

- The Neighborhood Division manages several programs separate from the NDC funded programs. These include the PACT (security lighting) program, neighborhood clean-up program which provides dumpster to neighborhoods for community clean-ups, and the paint program which provides up to 20 gallons for paint to homeowners to paint the exterior of their homes.
- During 1999, the Planning Department arranged for the installation of 88 PACT security lights; managed 42 neighborhood clean-ups; and provided exterior paint to 312 properties.

- **Department rehab programs**

- The Planning Department housing rehabilitation staff manage various property rehabilitation programs,



including; the Home Improvement Loan Program (HILP), Emergency Home Improvement Loan Program (EHILP), Exterior Targeted Rehabilitation Assistance Program (ExTRA), and Rental Rehab Program. These programs are generally available to low-moderate income homeowners anywhere in Peoria, with priority given to properties within the Target Neighborhoods.

- During 1999, the Planning Department provided 22 HILP loans, 68 ExTRA projects, 49 EHILP projects, and 6 Rental Rehab projects.

- **Outside rehab programs**

- Planning Department staff provided expert advice and monitoring to nine separate community organizations that are involved in the rehabilitation of housing in their neighborhoods. These partnerships account for an additional 78 properties being rehabilitated during 1999.



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Planning Department Personnel – 1999

Administration & Support

Wayne Anthony	-	Director
Patricia Landes	-	Assistant Director
Ross Black	-	Management Analyst
Donna Blade	-	Administrative Specialist III
Dan Challacombe	-	Graphic Artist
Aloysia George	-	Management Analyst
Jane Gilbert	-	Administrative Specialist III
Elizabeth Jefferson	-	Grants Coordinator
Joseph O'Connell*	-	Neighborhood Development Manager
Jackie Petty	-	Administrative Specialist II
Polly Stainback	-	Administrative Specialist III

Current and Long Range Planning

Ellen Dailey	-	Urban Planner
David Evancoe	-	Senior Urban Planner
Kimberly Gerstein	-	Urban Planner
Olajide Giwa	-	Urban Planner
Gene Lear	-	Senior Urban Planner
Jeremy Lochirco	-	Urban Planner
James Martin	-	Senior Urban Planner
Renea Spitzer*	-	Urban Planner
Erin Whitley	-	Urban Planner

Neighborhood Development

Leah Andrusco	-	Neighborhood Development Specialist
Edwin Black	-	Rehabilitation Specialist
Robert Jatkowski	-	Rehabilitation Specialist
Michael Keyster	-	Senior Rehabilitation Specialist
James Lambert	-	Neighborhood Development Specialist
Kai Obiozor*	-	Neighborhood Development Specialist
Mike Sanna*	-	Rehabilitation Specialist

* left employment with the Planning Department during 1999.

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Zoning Certificates Issued

Percent

56%	Zoning certificate for a building permit
17%	Transfer of property
6%	Verification of zoning
13%	Other (mostly signs)
3%	Change of use
4%	Expansion of use
1%	Home occupation
1%	Temporary sign

100%

Zoning Enforcement Cases

Percent

14%	Fence violation
3%	Group occupancy violation
4%	Home occupation violation
1%	Landscaping violation
19%	Multiple violations
10%	Other violations
28%	Parking violation
1%	Setback violation
5%	Sign violation
5%	Storage violation
0%	Special use violation
10%	Number of units violation
1%	Use violation

100%

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Planning Division Tracking Report

	1992	1993	1994	1995	1996	1997	1998	1999
Planning Commission	19	16	16	26	16	28	34	36
Historic Preservation Commission	26	20	25	10	28	31	34	29
Zoning Board of Appeals	44	32	34	34	27	34	20	36
Zoning Commission	68	64	90	99	86	94	76	98
Site Plan Review Board			284	244	192	247	233	318
Zoning Certificates	996	986	1065	1000	1090	1236	1378	1463
Zoning Complaints	560	570	527	359	475	648	635	487

Total Commission case load	449	413	349	434	397	517
Total case load	2041	1772	1914	2318	2410	2467
Case load per planner	255	222	239	290	301	308
% change from previous		-13.18%	8.01%	21.11%	3.97%	2.37%
% change from 1994		-13.18%	-6.22%	13.57%	18.08%	20.87%

Acres Annexed	0	45	96	494	413	166	128	640
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Neighborhood Division Tracking Report

	HILP	EHILP	ExTRA	RR	Paint	Clean-Ups	PACT	TOTAL
1992	79	10			189	13		291
1993	39	37		40	925	23		1064
1994	59	27		30	445	20		581
1995	41	31	41	25	250	17	90	495
1996	41	34	101	19	250	23	102	570
1997	34	54	152	24	275	21	120	680
1998	31	17	27	10	262	25	140	512
1999	21	49	68	6	312	42	173	671
TOTAL	345	259	389	154	2908	184	625	4864