

2001 Annual Report



City of Peoria Planning & Growth Management



Department of Planning & Growth Management 2001 Annual Report

Message from the Director

The lithograph on the cover of this report shows Peoria in 1867, a community of approximately 22,000 people. Even at this early date, Peoria was the center for the larger tri-county area of 94,000 people. During 2001, the initial Census 2000 data was released, including the population and housing data. Peoria is now a city of 112,936 people in a metro area of nearly 350,000; and as the cover photograph shows, is still the central city 134 years later.

The growth and development of Peoria has not always been as carefully planned as it is today. Through the administration of the zoning code and the growth management strategies and agreements, Peoria can be assured of planned smart growth well into the twenty-first century. The development and implementation of the numerous neighborhood programs and projects indicate that for all of the forward planning occurring in Peoria, the existing neighborhoods have not been forgotten. Using this mix of growth management planning and neighborhood revitalization administration has allowed Peoria to look forward without losing sight of the past.

One of the highlights of 2001 was the continued successful development of the Growth Cell areas. Growth Cell One, a primarily residential area continued to account for the majority of the new residential development in Peoria. Several new subdivisions were approved, and construction remains strong in the existing subdivisions. The commercial and light industrial areas of Growth Cell Two also began to develop in 2001, with over 300 acres annexed into Peoria for future development.

Various maps and planning documents were updated during 2001. These included the Thoroughfare Map, the Zoning Map, and the Future Land Use map that was part of the updated Comprehensive Plan. Due to the release of Census 2000 population data, the Planning Department completed the redistricting of the City Council Districts during 2001 and worked with the Election Commission to redefine the voting precincts throughout Peoria.

Neighborhood development activities were numerous during 2001. The innovative Home Ownership Made Easy (HOME) program officially began, providing counseling and financial assistance to prospective low and moderate income homebuyers. Peoria hosted the highly successful Regional Neighborhood Network Conference (RNNC), bringing hundreds of neighborhood activists from over a dozen cities to Peoria for the three day event. Peoria was also selected by the United States Department of Justice as a Weed & Seed site. This multi-faceted neighborhood revitalization program will officially begin in 2002. All of these activities were accompanied by the numerous existing neighborhood and property rehabilitation programs that are offered to the residents of Peoria.

As we conclude the first year of the twenty-first century, it is important to look back at the growth and development of Peoria as a city and community; and to look forward to the future opportunities that smart planning will provide for Peoria as we plan for the future based on the experiences of the past.

Wayne E. Anthony
Director of Planning & Growth Management
March, 2002

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Department Organization

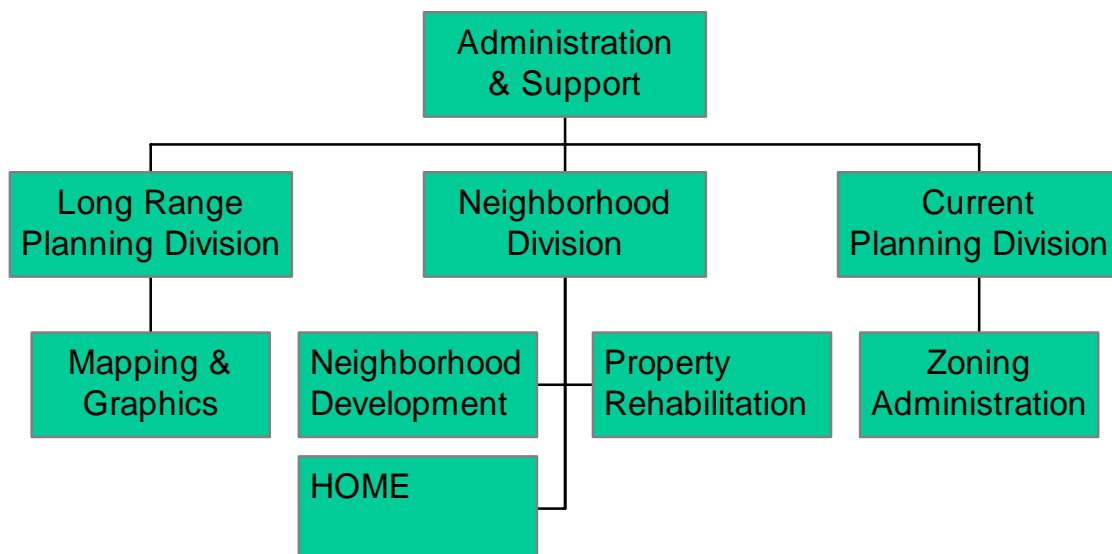
The Planning & Growth Management Department is divided into three functional areas: long range planning, current planning, and neighborhood development. Providing direction and support to these functional areas are management and administrative personnel.

Management and administrative personnel consist of the director, assistant director, neighborhood development manager, two management analysts, two grants coordinators, four administrative specialists, and a part-time graphic artist.

Long-range planning personnel include two senior urban planners. Current planning personnel include one senior urban planner and four urban planners.

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

Planning & Growth Management 2001



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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 members also provide support to the Zoning Commission, Planning Commission, Zoning Board of Appeals, and the Historic Preservation Commission. In addition, staff members also chair the Site Plan Review Board and at One Stop Shop.

Commission Activity:

- **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 2001, the Planning Commission reviewed and recommended the annexation of approximately 500 acres. Included within these recommendations were 2 residential subdivisions within Growth Cell One, one of which provides a 3-hole golf course for its residents. In addition, annexation petitions were approved for approximate 323 acres of new commercial/industrial land, further advancing the land use plan for Growth Cell Two. In keeping with the recently adopted Comprehensive Plan, the Planning Commission also recommended the annexation of the first residential subdivision within the proposed Growth Cell Three. As a result of this annexation, an existing residential subdivision within the proposed Growth Cell Three area was also annexed.

- **Zoning Commission**

- The purpose of the Zoning Commission is to hold public hearings on requests to rezone parcels, grant special uses, and amend the Zoning Ordinance.
- The Zoning Commission heard 67 cases during 2001, reviewed requests from various parties; including re-zonings and special uses for the new Peoria Chiefs Ballpark, two hotels, and several special uses for shopping centers.

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- **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.
 - During the year 2001, the Zoning Board of Appeals heard 26 cases requesting variances from the Zoning Code.
- **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 in 2001 processed an emergency certificate of appropriateness for Springdale Cemetery, and continued to work on a State Historic Preservation grant in addition to hearing 33 cases.
- **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. During 2001, the SPRB reviewed 248 cases. SPRB reviews plans for compliance with the intent of the City Comprehensive Plan and compliance with the Zoning Ordinance. They also issue permits and certificates for all construction or changes of use in residential districts above R5, all commercial, industrial, office, parking, and institutional districts, as well as all overlay districts and traffic management areas. A Planning Department representative chairs the Site Plan Review Board.

Staff Functions:

- **Zoning Certificates**
 - Zoning Certificates are issued before construction may begin on new single-family construction, accessory building construction, or additions. A zoning certificate is also required for certain 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. Zoning Certificates are also issued for certain business related activities. During 2001, 1508 Zoning Certificates were issued; a 51% increase over the number issued in 1992.

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- **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 2001, the Planning Department received 429 zoning complaints.

- **Planning Projects**

- *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. Over 300 acres of light industrial and commercial land were annexed within Growth Cell Two during 2001; this includes the land for the future Super Wal-Mart. Growth Cell Three should accommodate the growth of Peoria over the next twenty years. Planning on both of these future growth areas will continue into the year 2002. Through the year 2001, a total of 843 residential units have been constructed in Growth Cell One. This represents a 40% build out of the entire Growth Cell One area, and a 65% build out of the lots in subdivisions with final plats. Additionally, 79% of the land available for development has been platted as a final or preliminary plat subdivision.

- *Plan and Map Updates*

- In 2001, a multi-year effort to update the City of Peoria Comprehensive Plan was completed. Through the efforts of the Planning Commission, City staff and city residents, the four major planning documents were revised. The Community Perspective Section contains the visions, goals and objectives for our community. Since the last revision in 1991, several goals and objectives have been accomplished. In addition, new issues have emerged that needed to be included with the plan. The revision of this document included the removal of goals and objectives that had been accomplished. The revision also included the introduction of issues that had emerged since 1991. Also produced was a companion document identifying the community accomplishments since 1991.
- The Future Land Use Map, which provides a guide for development, was also revised. Due to the success of the growth management plan, the land use changes in our community were significant. As in 1991, the number of developable sites within Peoria remained limited. As Growth Cell One developed the need for additional growth areas became apparent. The revisions of the Future Land Use Map addressed this need for growth. The Land Use and Development Section, also revised, outlined the criteria by which development within the growth areas

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and existing city should be evaluated. This document continues the City's growth management effort. The revised documents retain the elements needed to continue the City's efforts to direct growth and limit the costs of infrastructure and City services.

- The final component of the Comprehensive Plan update was the Thoroughfare Map. This document, last updated in 1972, provides the street framework for Peoria. The Thoroughfare Map and Plan provides a guide for the location of future thoroughfares and road construction standard for those proposed roadways and roadways to be reconstructed within the city limits.
- Also updated during 2001 was the City Zoning Map. This map shows the current zoning for all parcels of land within the City limits. The Zoning Map is updated to include land annexed to the City and any zoning changes approved since the map was last published.
- Using Census 2000 data, the Planning Department updated the City Council District map to reflect the new population distribution in Peoria. Planning Department staff also worked with the Election Commission in designing a new precinct map.
- *Census 2000*
 - Planning Department Staff began the process of analyzing Census 2000 data as it was released by the US Government. Various data sheets were developed during 2001. This process will continue as more Census data is released.

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Neighborhood Development

Overview:

Neighborhood Division staff lead 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 Division staff also work with the United States Department of Housing & Urban Development and other funders.

Commission Activity:

- **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: increasing the capacity of neighborhood residents and associations, increasing the homeownership rate in Peoria, and emphasizing collaboration and coordination in neighborhood development. Staff from the Neighborhood Division supports the Neighborhood Development Commission and its various ad-hoc committees.
 - During 2001, the Neighborhood Commission undertook several major activities. These included hosting the Regional Neighborhood Network Conference (RNNC); opening the Home Ownership Made Easy (HOME) office; hiring a consultant to develop an affordable housing plan through a comprehensive, community effort; holding a community, open space participation event regarding neighborhood development in Peoria; and hosting, in partnership with the Housing Commission, the first in a series of cable televised community presentations focusing on neighborhood issues. Perhaps most importantly, the Neighborhood Commission spearheaded the drive that raised private funds in the amount of \$117,500 for the HOME program, and \$31,750 for RNNC. The ability to raise private funds for neighborhood projects allows the Neighborhood Commission to sponsor important programs that would not be eligible under federal funding. With the assistance of State Representative Ricca Slone, the Neighborhood Commission was awarded two Illinois First grants; \$2,500 for small neighborhood grants, and \$35,000 for a sidewalk and retaining wall in the Focus Block.

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- **Human Resource Commission**

- The Human Resource Commission reviews, ranks, and grants funding to various social service and community organizations in order to assist them in providing services to the residents of Peoria. Planning Department Staff supports the commission.
- During 2001, the HRC approved 29 projects for funding with a total budget of \$367,350.

- **Homeless Advisory Commission**

- The Homeless Advisory Commission provides a focal point for homeless providers in Peoria. Planning Department Staff supports the commission.
- During 2001, the Homeless Advisory Commission worked to further coordinate homeless services in Peoria.

- **Senior Citizens Commission**

- The Senior Citizens Commission monitors services and activities designed to serve the senior population in Peoria. Planning Department staff also supports this commission.
- During 2001, the Senior Citizens Commission heard presentations by various organizations, and continued to represent the interests of seniors in Peoria.

Staff Functions:

- **Neighborhood Projects**

- The Neighborhood Development Commission annually reserves monies for neighborhood groups to assist them in building capacity, developing leadership, and initiating neighborhood projects. Examples of this year's neighborhood projects include newsletters, beautification/landscaping activities, neighborhood signs, and youth programs. Staff assisted NDC ad-hoc committees in reviewing grants, developing contracts, conducting grant training, and monitoring the projects. Staff continued to distribute the Neighborhood Presidents' Checklist; an informational monthly newsletter focused on neighborhood events, NDC news, and neighborhood related activities. Other activities involved program implementation and monitoring of various rehab programs that assist residents in improving their properties on both the interior and exterior; neighborhood clean-ups that improve the appearance of the neighborhoods, while promoting neighborhood camaraderie; and neighborhood training, such as Using and Accessing City Services.

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- Peoria hosted the 2001 Regional Neighborhood Network Conference (RNNC) during October 2001. This conference attracted over 400 participants from 15 different cities throughout the Midwest to Peoria for three days of training, networking and capacity building.
- Other highlights included the third annual National Night Out celebration that occurred in neighborhoods throughout the city and the Neighborhood Night Band Concerts at Glen Oak Park.
- **Division Programs**
 - The Neighborhood Division manages several programs separate from the NDC funded programs. These include the neighborhood clean-up program that provides dumpsters 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. The Planning Department responds to requests to paint over graffiti on private buildings. A new program this year is the Adopt-A-Ramp, that provides a wheelchair ramp to qualified residents.
 - During 2001, the Planning managed 20 neighborhood clean-ups; and provided exterior paint to 120 properties. Twenty graffiti requests were completed, and 8 properties received ramps through the Adopt-A-Ramp Program.
- **Weed and Seed**
 - Weed and Seed is a multi-agency strategy funded through a grant from the United States Department of Justice that "weeds out" violent crime, gang activity, drug use, and drug trafficking in targeted high-crime neighborhoods and then "seeds" the target area by restoring these neighborhoods through social and economic revitalization. Peoria identified a target area that includes 13 census tracts ranging from the South Side neighborhoods to East Bluff neighborhoods for implementation of the Weed and Seed strategies. This successful application to the Weed and Seed program is a direct result of its emphasis on involving residents in their communities. In the first year, the City of Peoria will receive \$175,000 followed by \$225,000 in out years totaling five (5) years of funding.
- **HOME**
 - The Home Ownership Made Easy (HOME) office opened during 2001. The two Home Ownership Counselors located in this office provide pre-purchase assistance to persons interested in becoming homeowners. The HOME office also provides downpayment and closing cost assistance to qualified participants. The HOME project is made possible through an innovative public-private funding partnership. During 2001, the HOME office had contact with 510

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persons interested in purchasing a home, and provided downpayment assistance or counseling to 23 people who purchased a home.

- **Department Property Rehabilitation Programs**

- The Planning Department Property 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 Priority Neighborhoods.
- During 2001, the Planning Department provided 17 HILP loans, 10 ExTRA projects, 29 EHILP projects, and 32 Roof Repair projects to individuals and families in need of housing rehabilitation assistance.

- **External Organization Property Rehabilitation 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 53 properties being rehabilitated during 2001.

- **Grants Management**

- The Department of Planning and Growth Management's Grants Coordinators are responsible for securing continued funding of the City's nearly \$4,000,000 annual entitlement grant award. Each year, the City receives funding from the United States Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program, HOME Investment Partnership program, and Emergency Shelter Grant (ESG) program. The City of Peoria invests entitlement funds in a variety of projects, including rehabilitation and construction of affordable housing, revitalization of neighborhoods, provision of homeless services, provision of public services, funding of capital improvements, and administration of the entitlement programs.
- In 2001, the City received \$2,546,000 in CDBG funding, \$1,169,000 in HOME funding, and \$112,557 in ESG funding. The Grants Coordinators maintain communication with HUD, and are responsible for ensuring the City and its subrecipients meet all applicable federal and program regulations. The Grants Coordinators also prepare the City's five-year Consolidated Plan (which is the City's comprehensive planning document and application for funding under the CDBG, HOME, and ESG programs), the City's annual Action Plan (which details how the City will invest its entitlement grant funds during the year), and the City's annual Consolidated Annual Performance Evaluation Report (CAPER) (which details how the City invested its entitlement funds, what accomplishments

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were achieved using the funds, and who benefited from use of the funds). In addition, they promote and involve citizen participation in the planning process for investment of entitlement funds. The Grants Coordinators are responsible for the overall management of the City's entitlement grant funds and for ensuring the City continues to receive entitlement funding each year.

Planning Zoning Division

Tracking Report

Appendix A

Zoning Certificates Issues

Zoning Certificate for a Building Permit	48%	724
Other	12%	181
Sign Permit	11%	166
Transfer of Property	11%	166
Zoning Verification	6%	90
Change of Use Permit	3%	45
Expansion of Use Permit	3%	45
Fence Permit	3%	38
Temporary Sign Permit	2%	35
Home Occupation Permit	1%	15

TOTAL 1508

Zoning Enforcement Case Types

Sign Violation	25%	107
Multiple Violation	14%	60
Other Violation	14%	60
Parking Violation	14%	60
Fence Violation	8%	34
Group Occupancy Violation	5%	21
Home Occupation Violation	5%	21
Number of Units Violation	4%	17
Storage Violation	3%	13
Work Without a Zoning Certificate	3%	13
Use Violation	2%	9
Landscape Violation	1%	4
Set Back Violation	1%	4
Special Use Violation	0%	0

TOTAL 429

Planning and Zoning Division

Tracking Report

Appendix B

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	TOTAL
Planning Commission	19	16	16	26	16	28	34	36	30	10	231
Historic Preservation Commission	26	20	25	10	28	31	34	29	26	33	262
Zoning Board of Appeals	44	32	34	34	27	34	20	36	37	26	324
Zoning Commission	68	64	90	99	86	94	76	98	76	67	818
Site Plan Review Board			284	244	192	247	233	318	277	248	2043
Zoning Certificates	996	986	1065	1000	1090	1236	1378	1463	1311	1508	12033
Zoning Complaints	560	570	527	359	475	648	635	487	435	429	5125

Total Commission case load	449	413	349	434	397	517	446	384	3389
Total case load	2041	1772	1914	2318	2410	2467	2192	2321	17435
Case load per planner	255	222	239	290	301	308	274	332	278
% change from previous		-13.18%	8.01%	21.11%	3.97%	2.37%	-11.15%	5.89%	

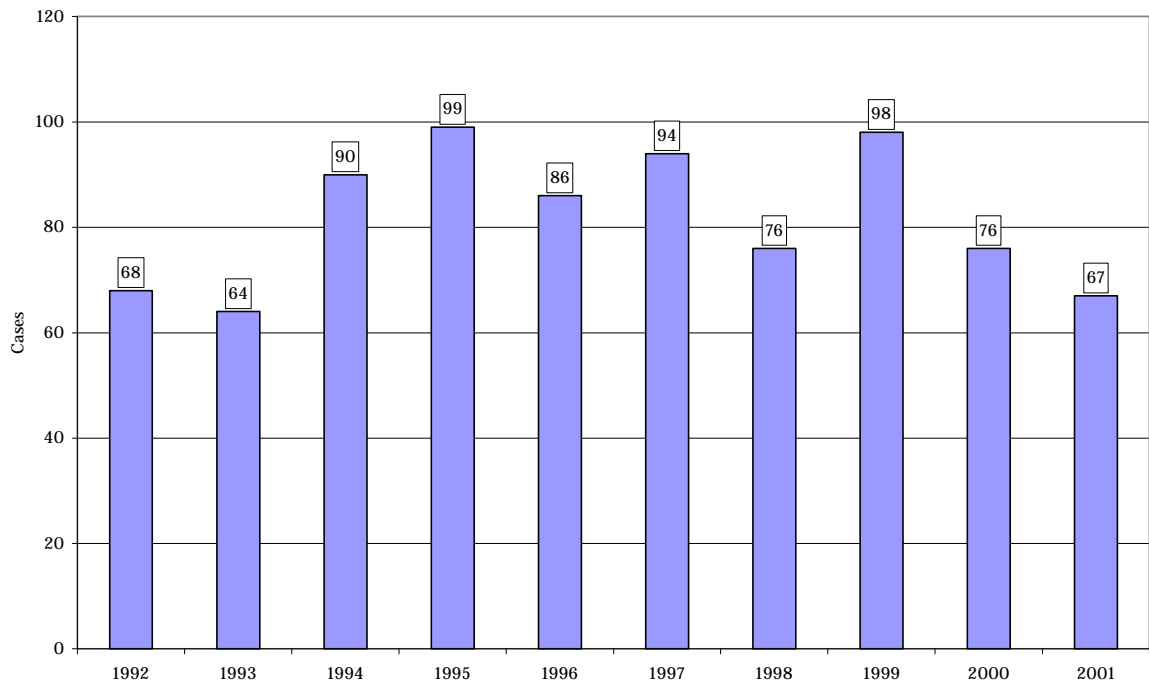
Acres Annexed	0	45	96	494	413	166	128	640	134	504	2620
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Neighborhood Division Tracking Report Appendix B

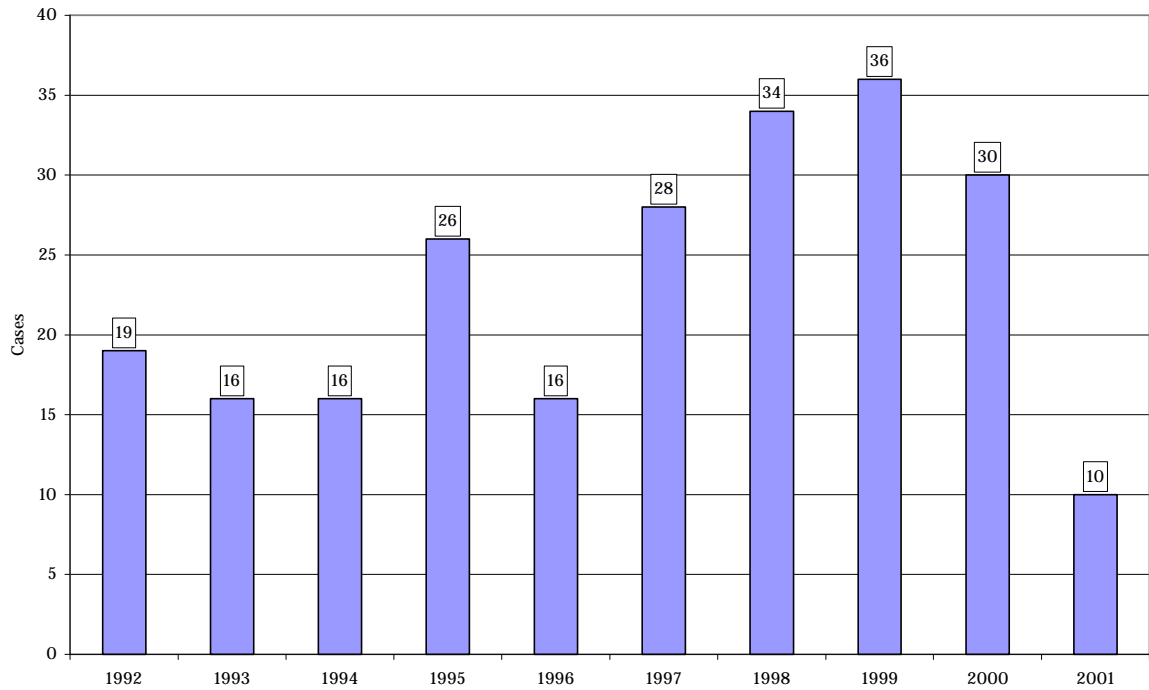
	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Total
HILP	79	39	59	41	41	34	31	21	19	17	381
EHILP	10	37	27	31	34	54	17	49	22	29	310
External Org.							50	78	51	53	232
ExTRA				41	101	152	27	68	65	10	464
Roof Repair									20	32	52
Rental Rehab		40	30	25	19	24	10	6	6	0	160
Rehab Total	89	116	116	138	195	264	135	222	183	141	1599
Paint	189	925	445	250	250	275	262	312	253	120	3281
Grafitti Removal								193	68	20	281
Adopt-A-Ramp								12	15	8	35
Clean-Ups	13	23	20	17	23	21	25	42	24	20	228
PACT*				90	102	120	140	173	33	0	658
HOME Contacts										510	510
HOME Homes Purchased									2	23	25
Other Total	202	948	465	357	375	416	427	732	393	701	5016
Total	291	1064	581	495	570	680	562	954	576	842	6615

* the PACT program was discontinued in 2000

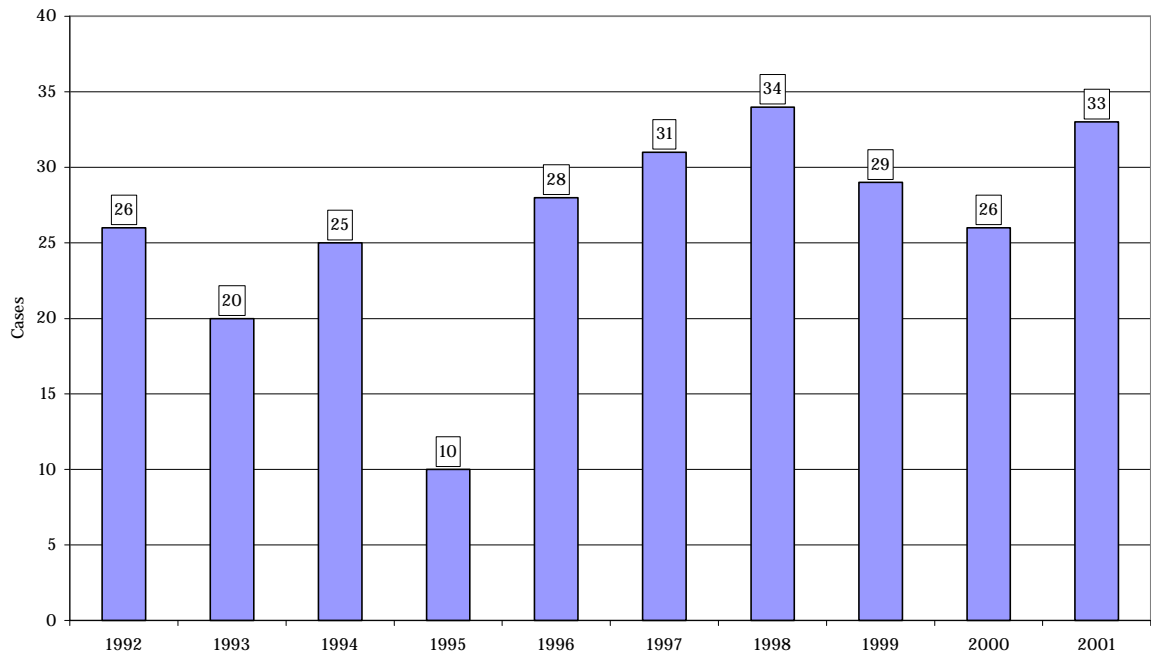
Zoning Commission



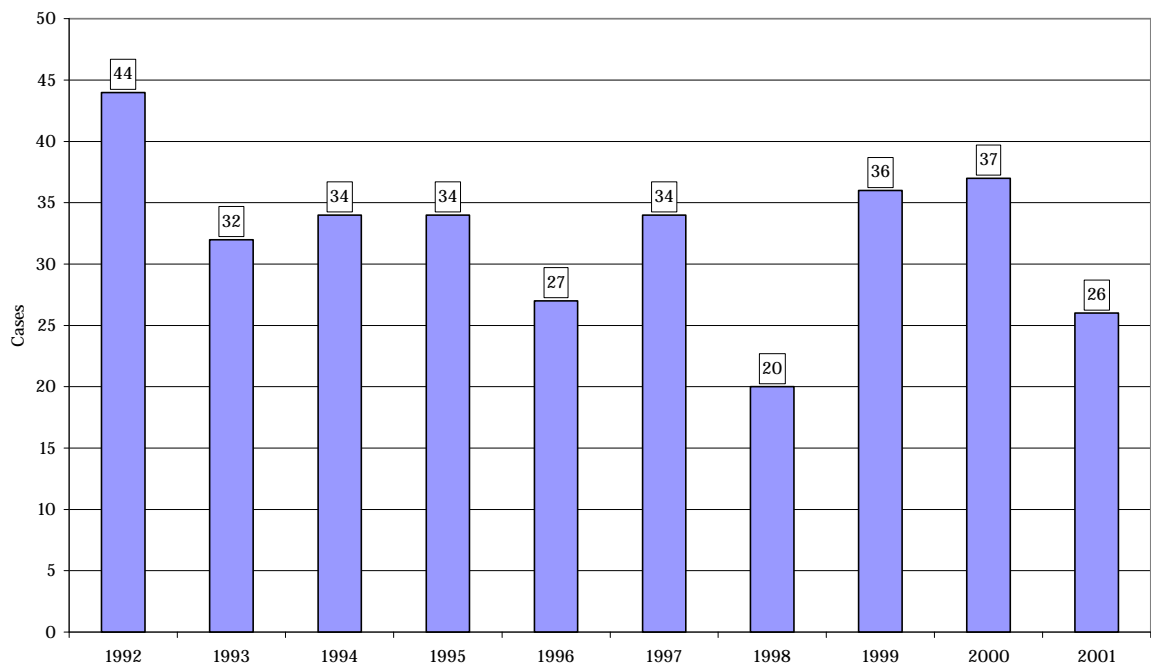
Planning Commission

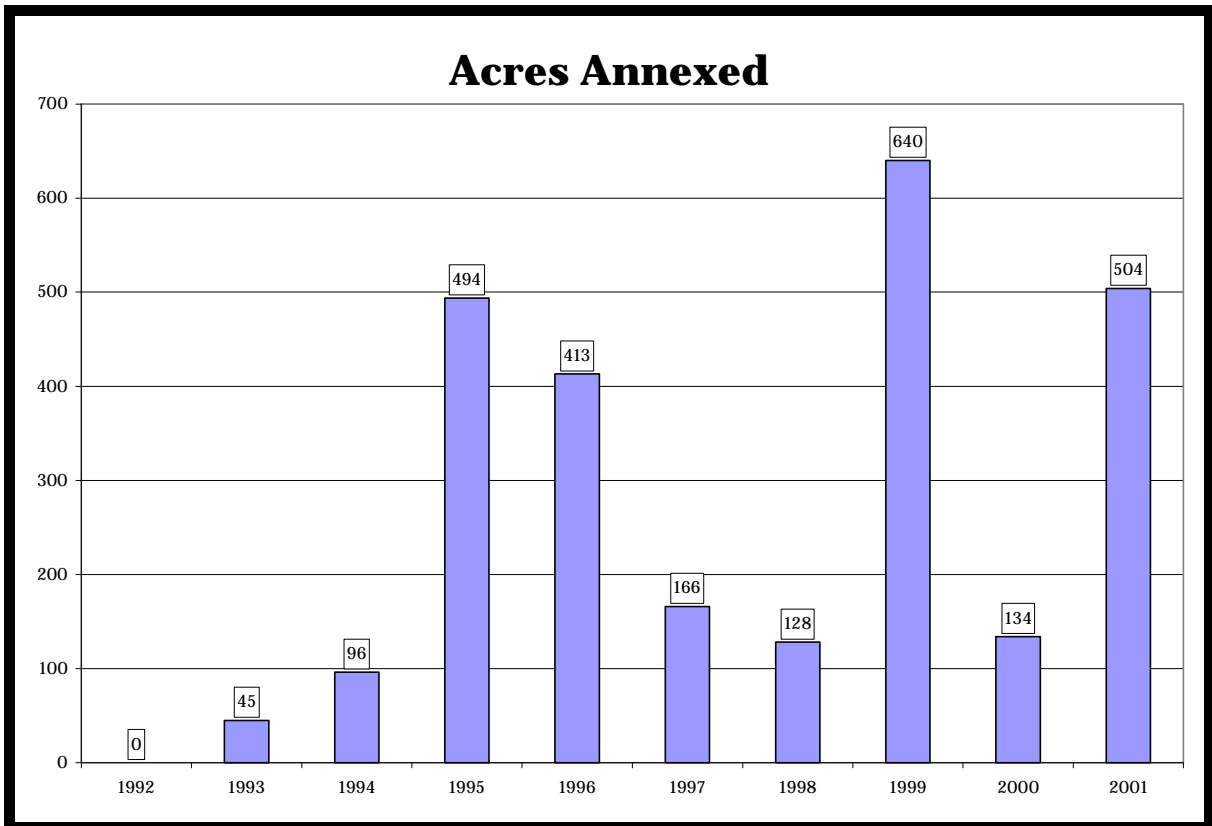
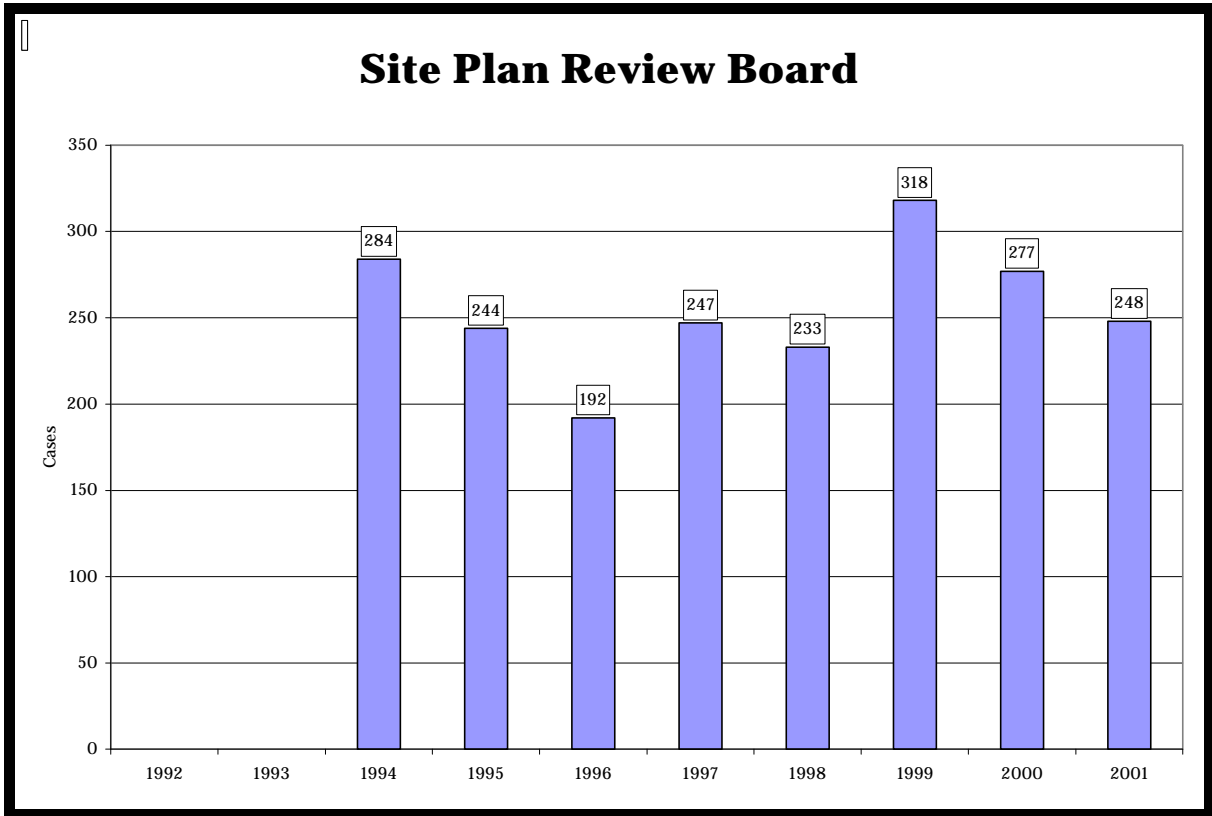


Historic Preservation Commission

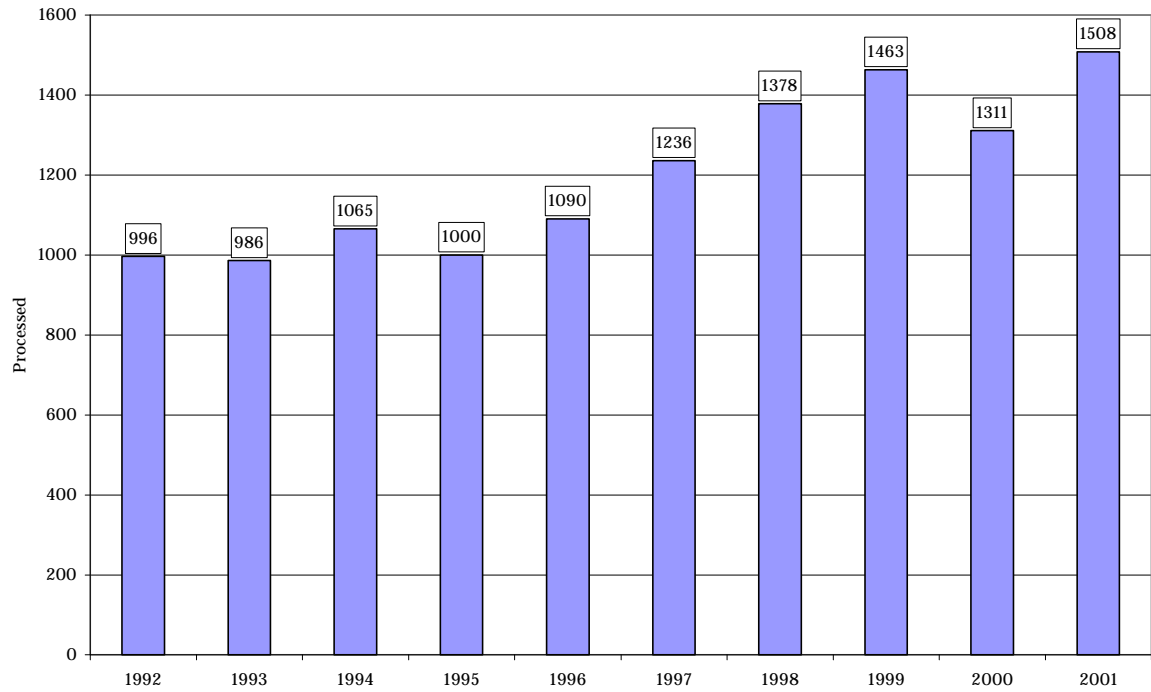


Zoning Board of Appeals

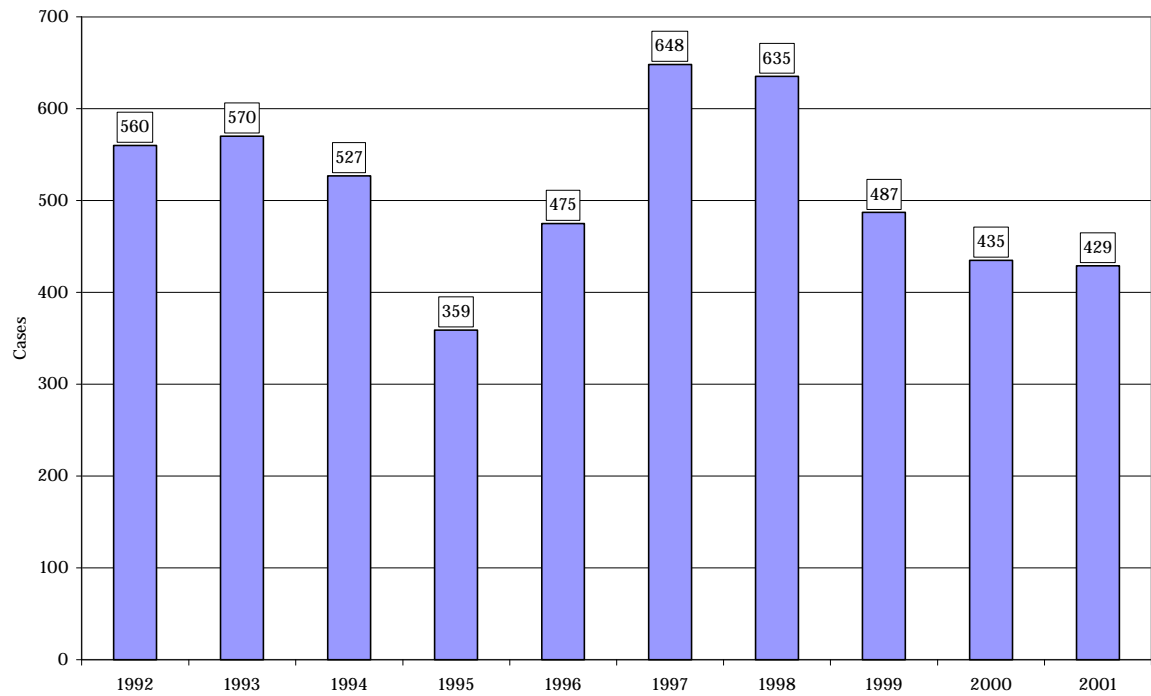




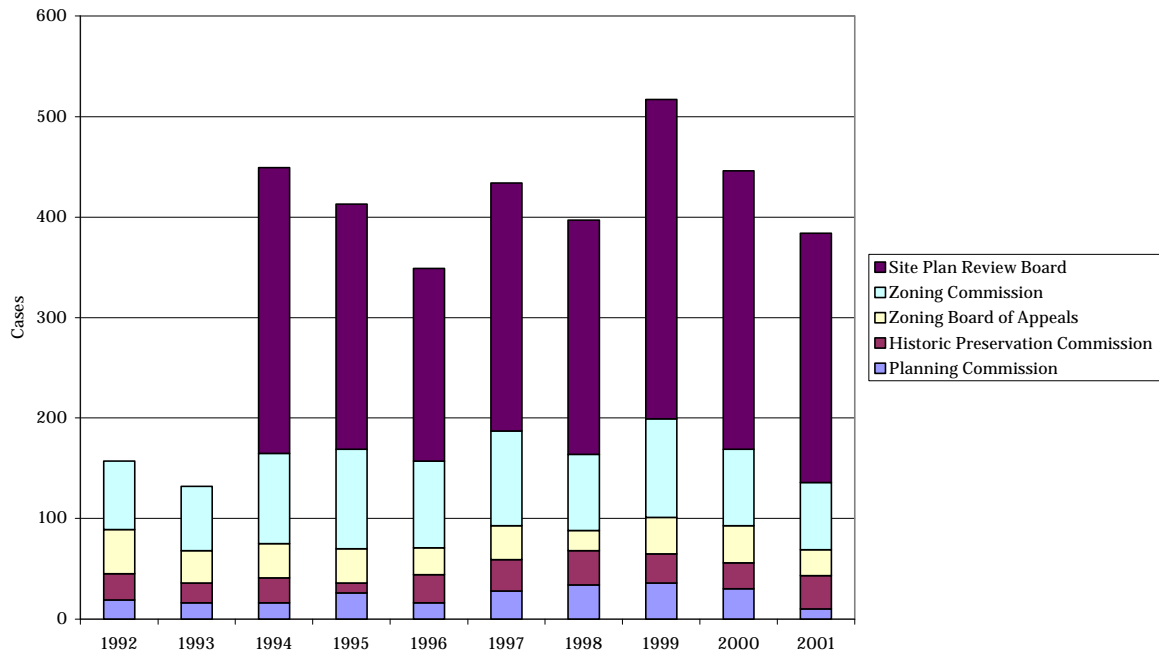
Zoning Certificates



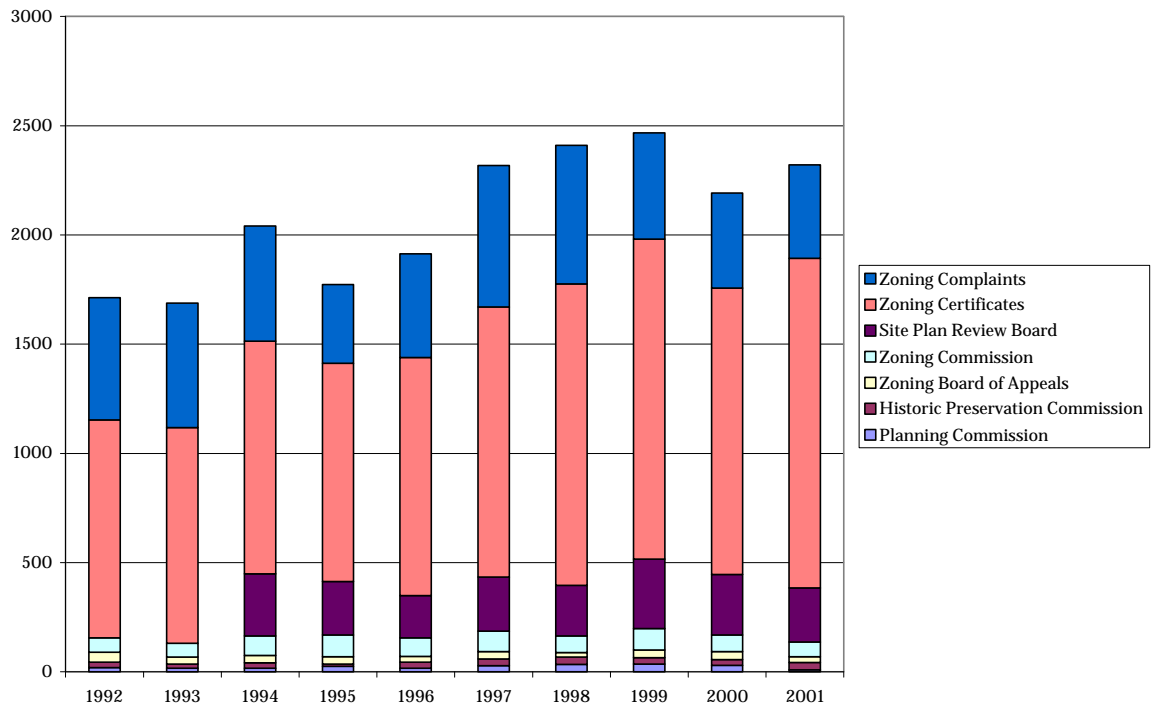
Zoning Complaints



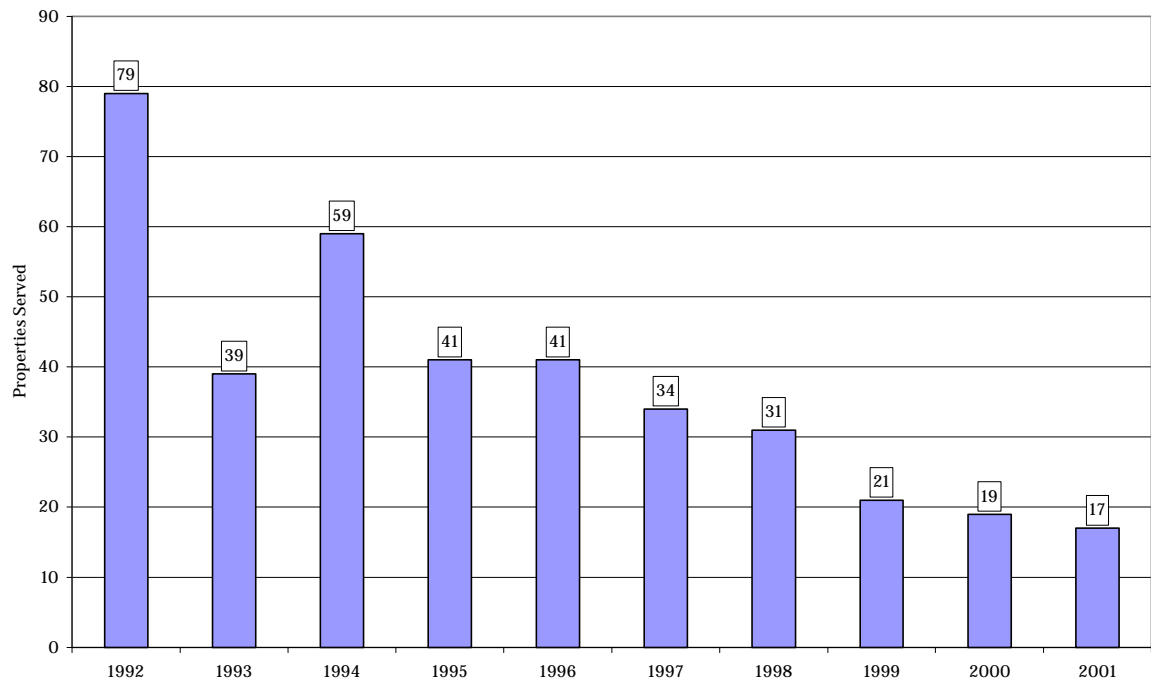
Commission Case Load



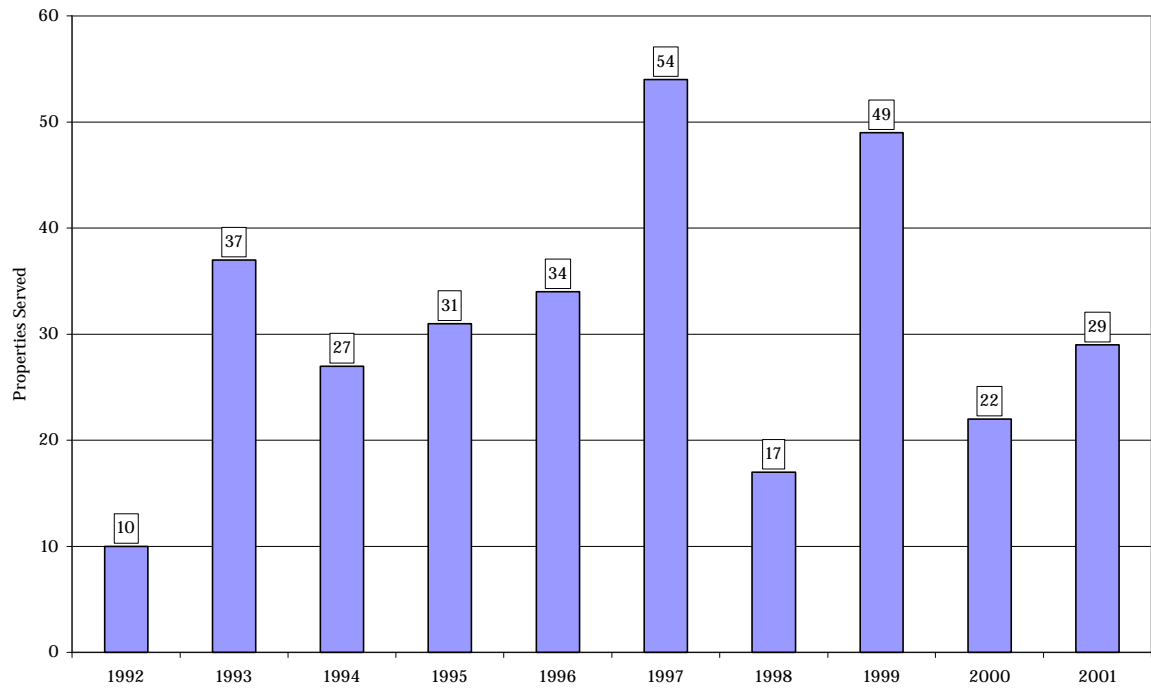
Total Case Load

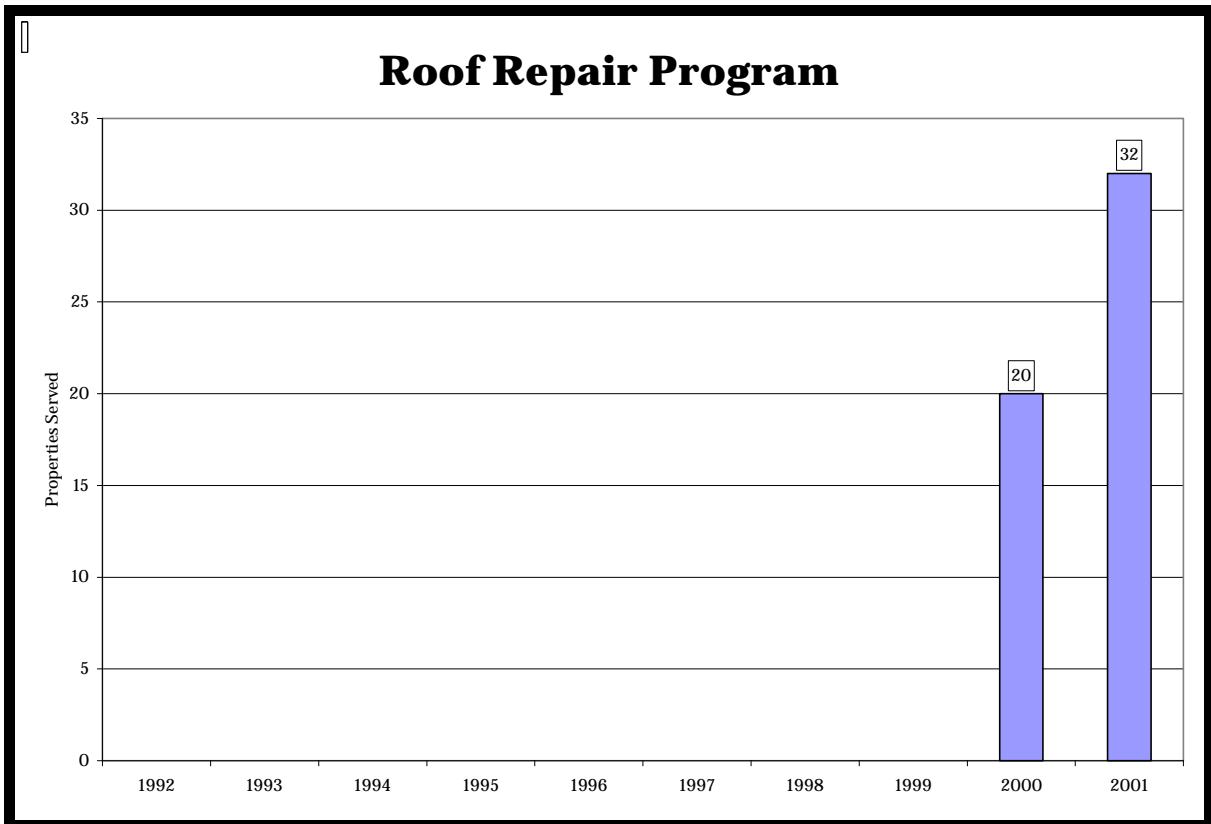
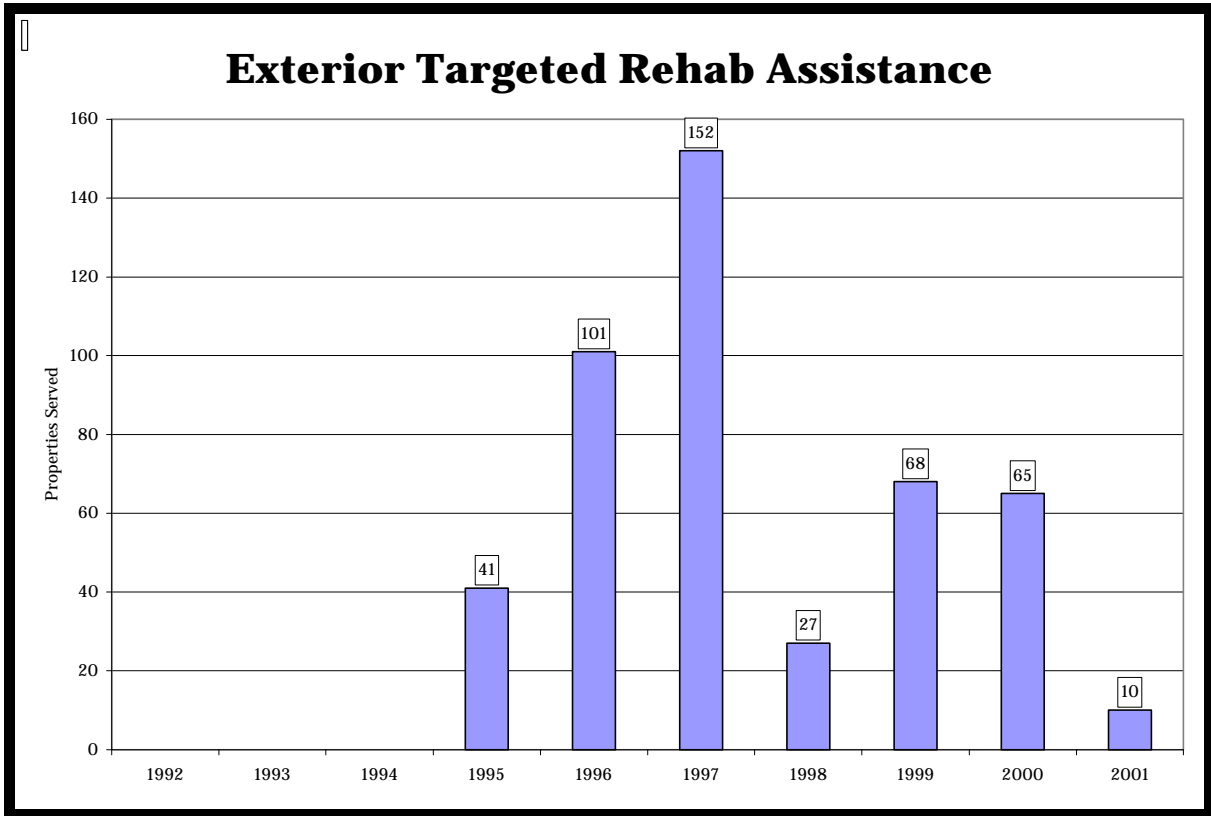


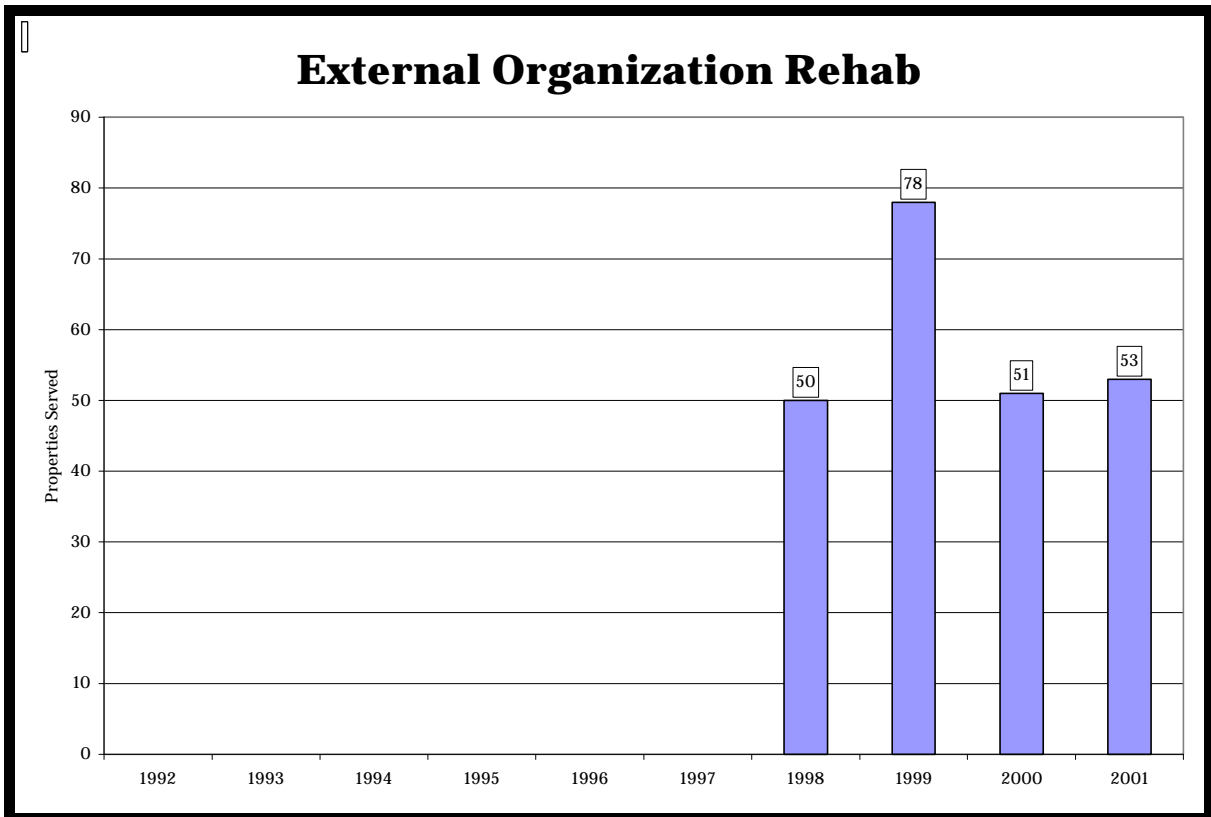
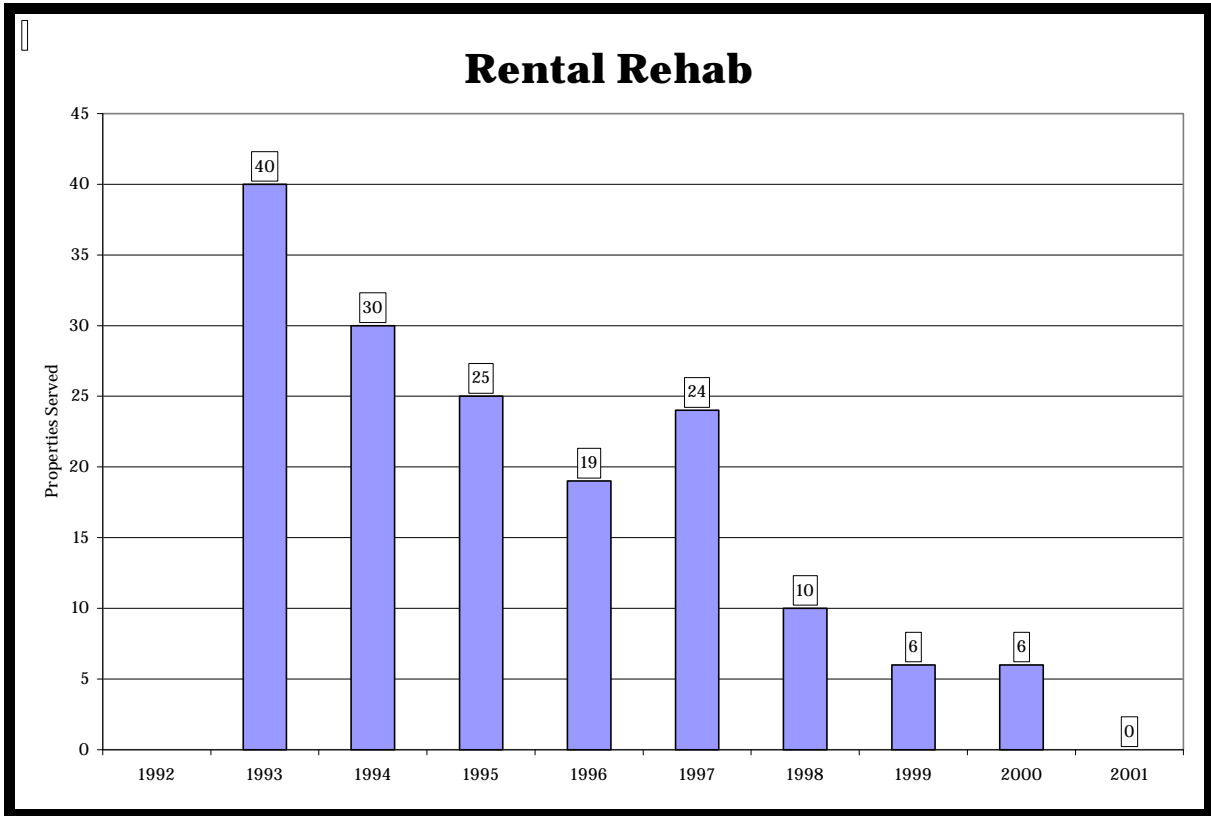
Home Improvement Loan Program



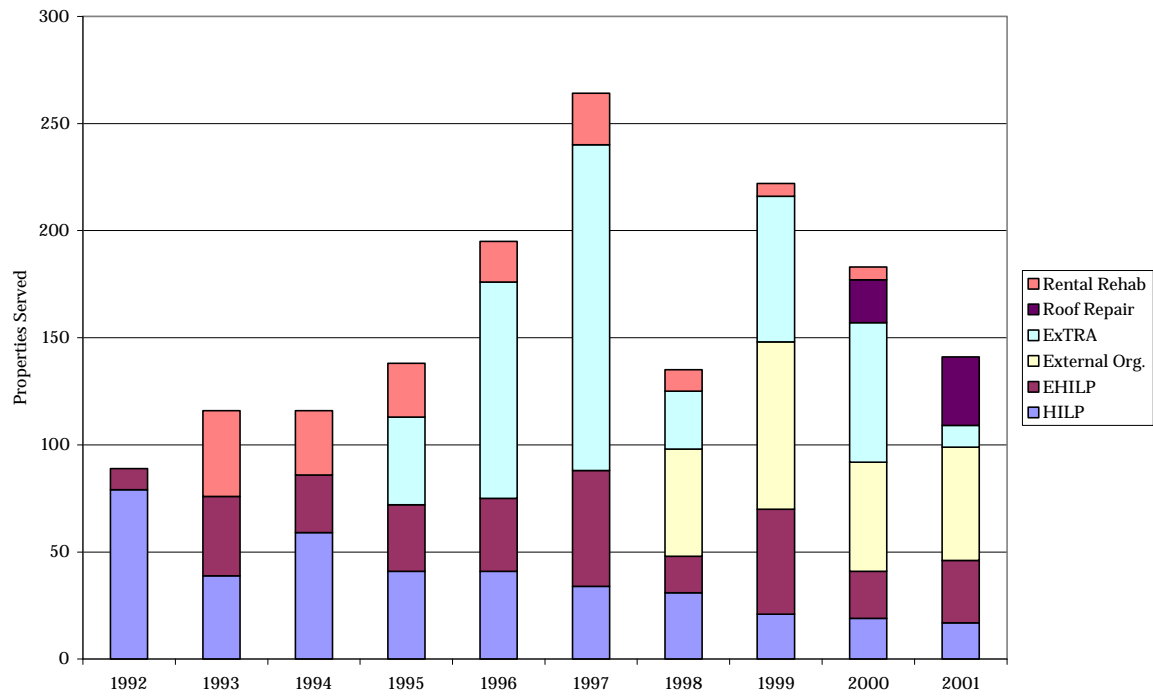
Emergency HILP



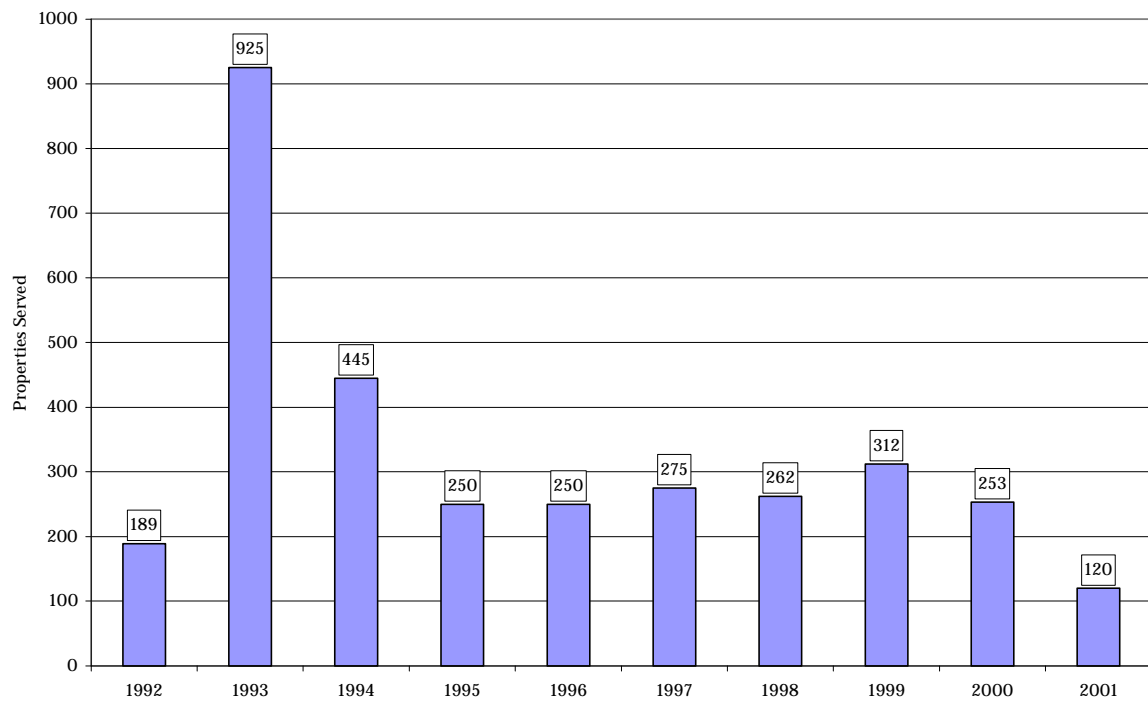




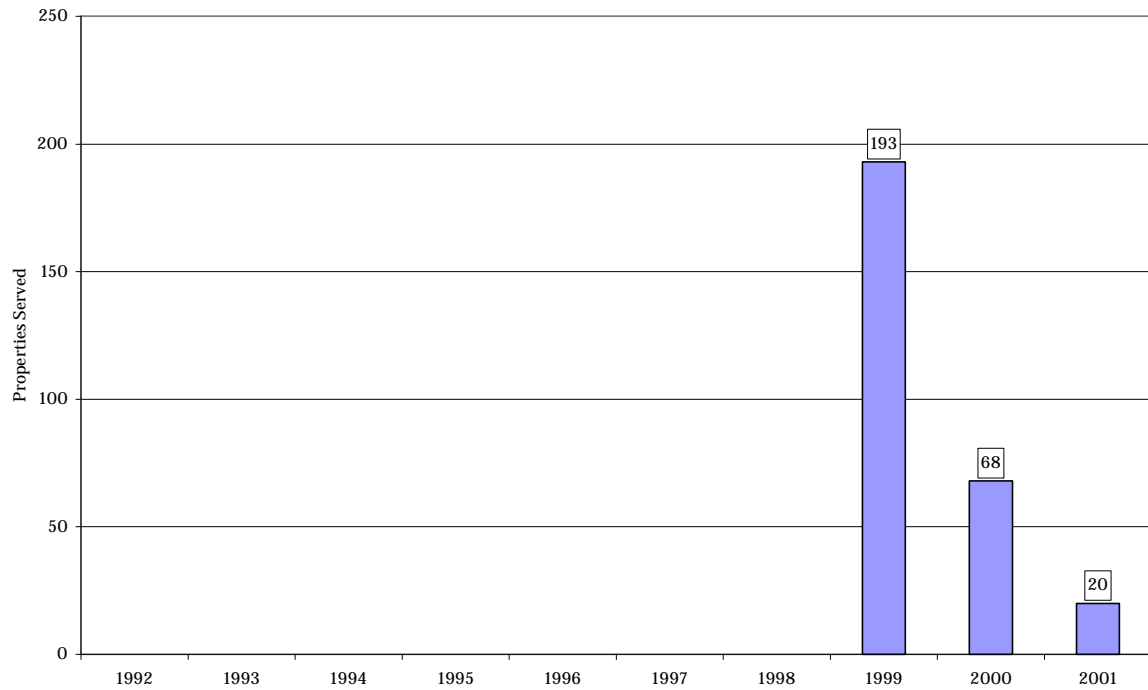
Property Rehabilitation Programs

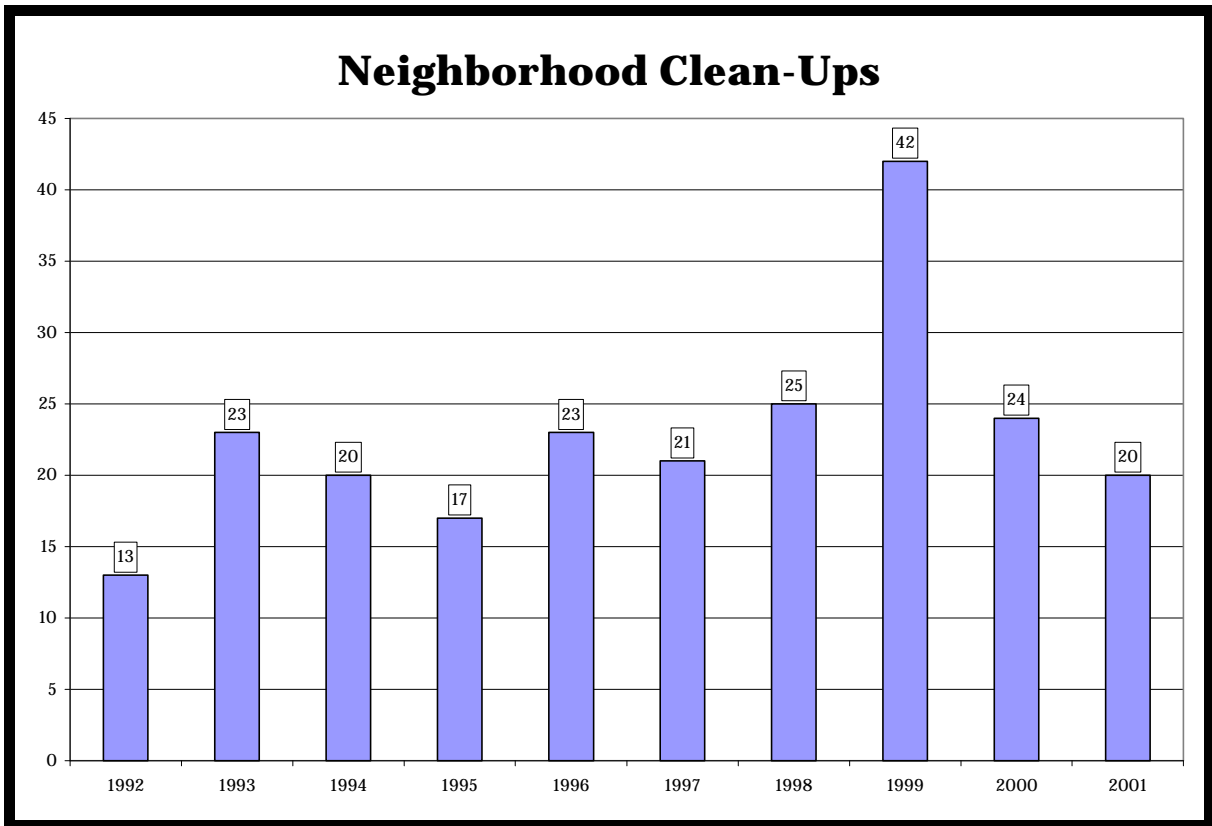
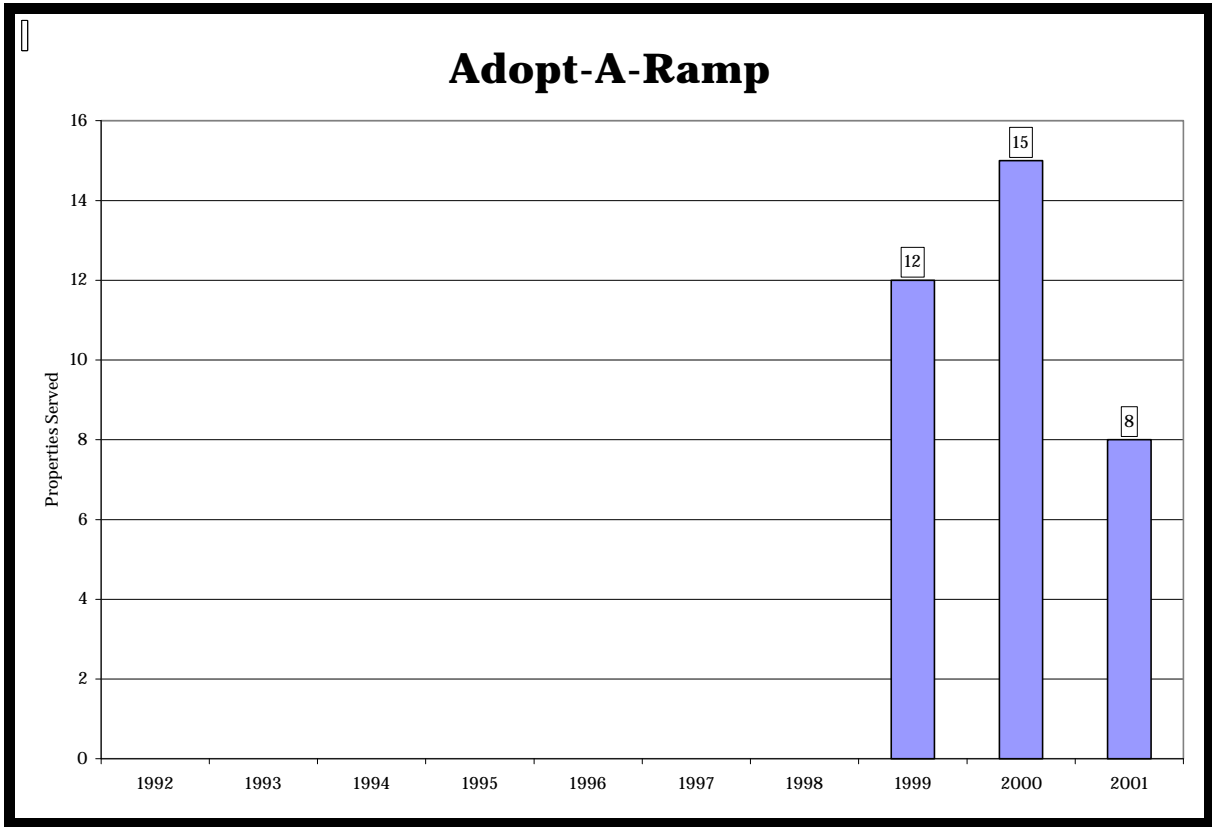


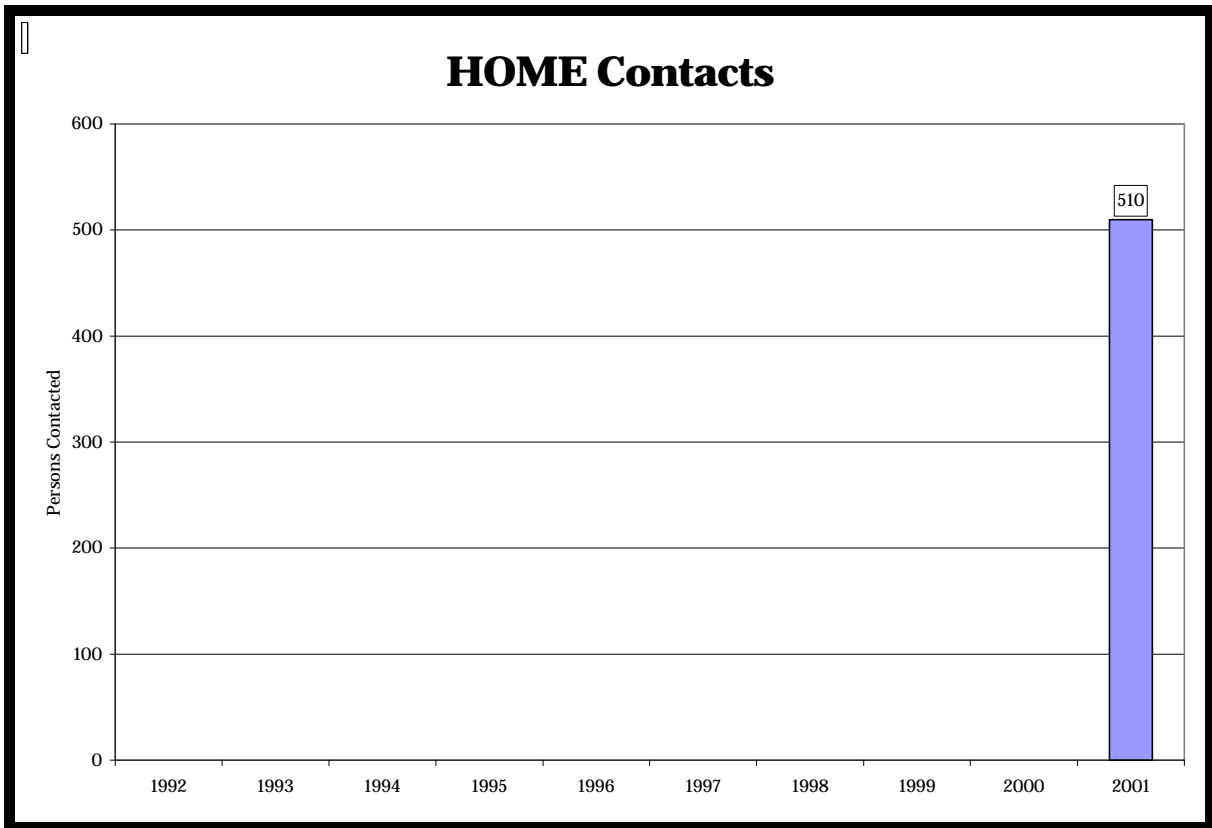
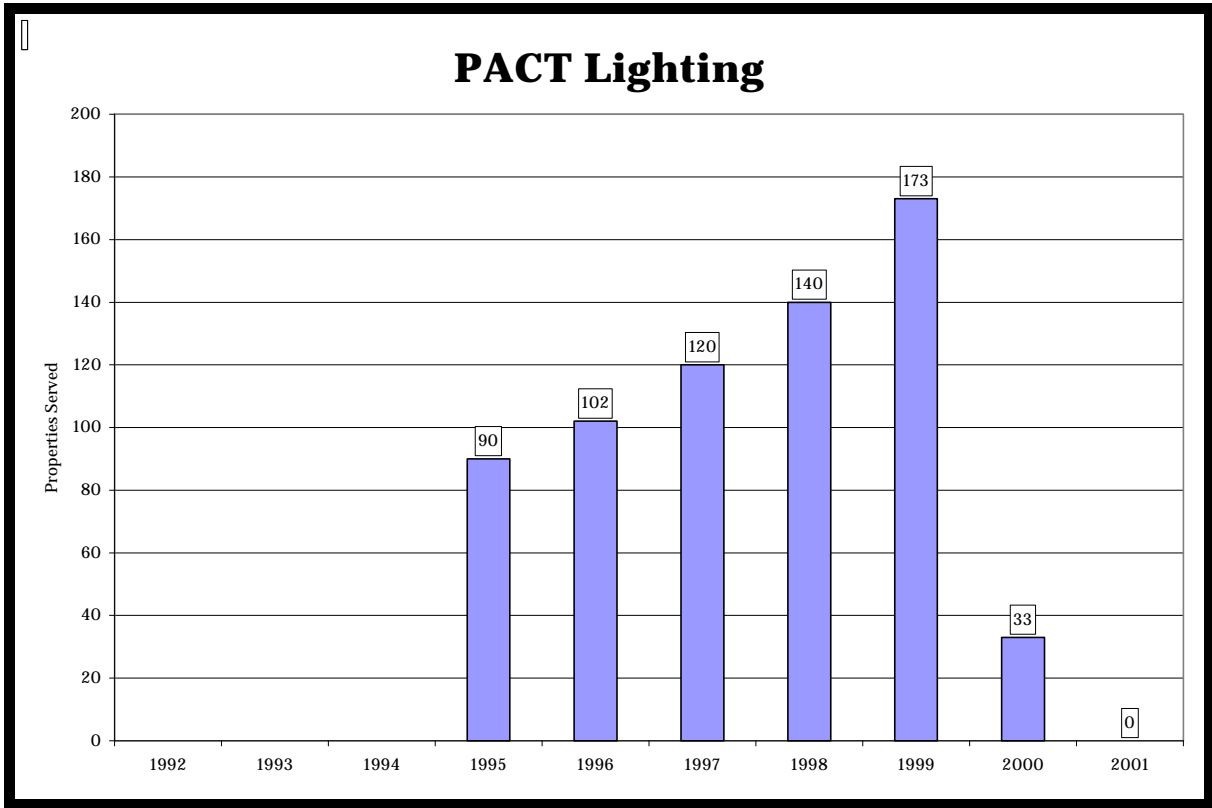
Paint Program

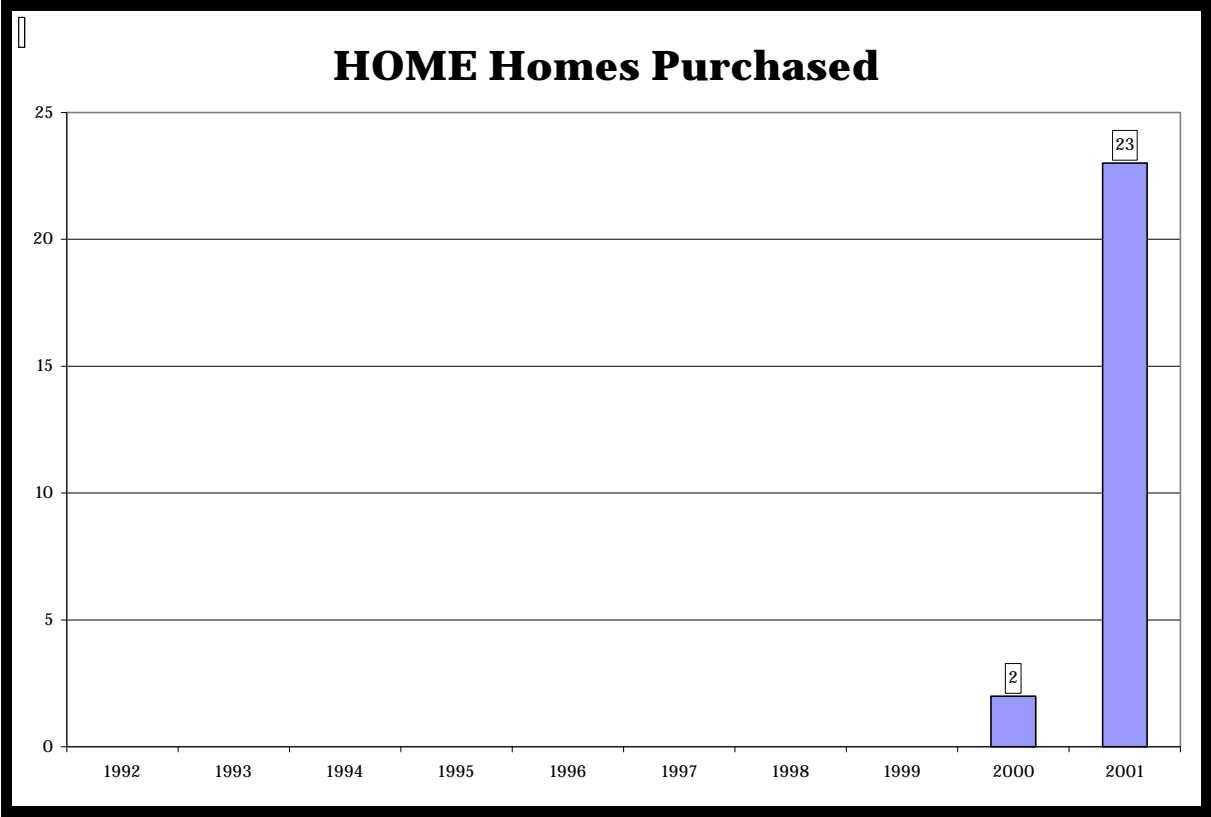


Graffiti Removal

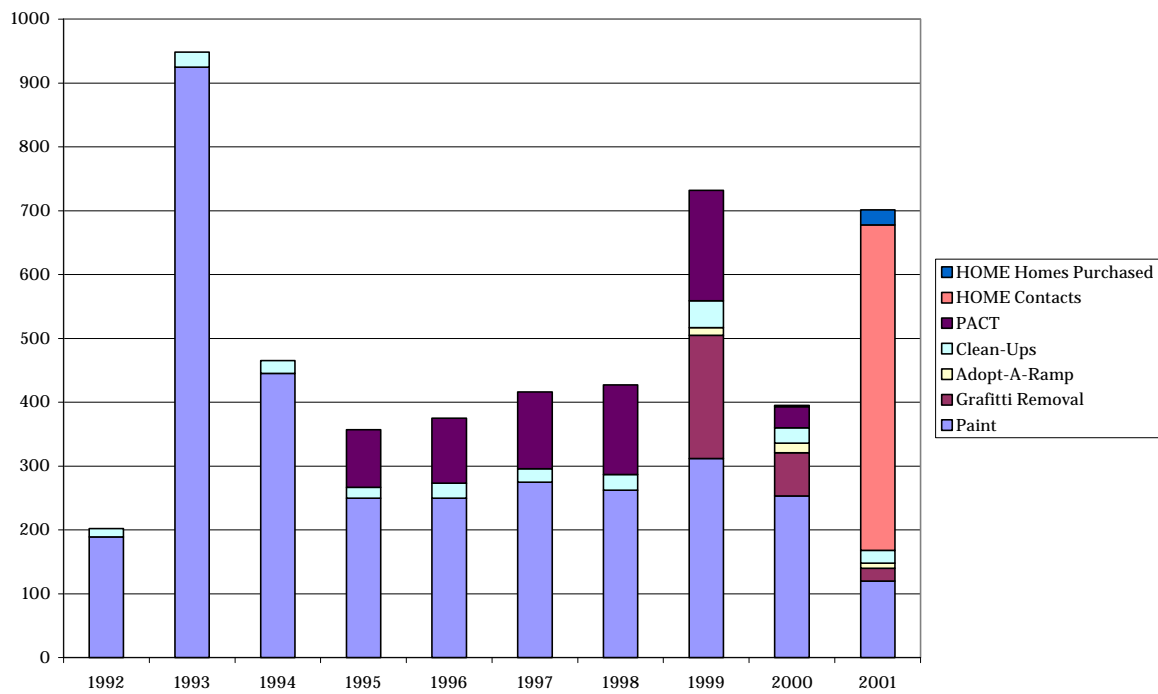








Neighborhood Programs



Rehab & Neighborhood Program Totals

