

: OFFICIAL PROCEEDINGS :**: OF THE CITY OF PEORIA, ILLINOIS :**

A Special Meeting of the Planning Commission Meeting was held on March 2, 2011, at approximately 2:00 p.m., City Hall, Council Chambers, Room 400, 419 Fulton Street, Peoria, Illinois, with Chairperson Lees presiding.

ROLL CALL

The following Planning Commissioners were present: Chairperson Lees; and Commissioners Anderson; Davis; Lawless (arrived at 2:20 p.m.); Lawrence; and Richey – 6; Absent: Lemons and Miller.

City Staff Present: Ross Black, Joshua Naven and Polly Stainback

REGULAR BUSINESS

**CPC 09-I APPROVE THE FINAL DRAFT OF THE COMPREHENSIVE PLAN AND FUTURE
LAND USE MAP AND FORWARD TO THE CITY COUNCIL WITH A
RECOMMENDATION TO ADOPT.**

Chairperson Lees read Case No. CPC 09-I into the record. He announced that the Comprehensive Plan is scheduled to go before the City Council on March 22, 2011.

Ross Black, Assistant Director, City of Peoria, Planning and Growth Management Department, thanked Commissioners for their dedication to the Comprehensive Plan, both as individuals and as an appointed public body. This Plan was put together after receiving input from 104 public meetings, online surveys, and all sorts of additional outreach, including trips to high schools, etc. He stated that although it has been quite a while since the first workshop session, this product before the Commission was worth the length of time it took to put it together.

Stating for the record, Assistant Director Black indicated that on behalf of City Staff, he wanted to recognize the contributions of former Planning Commissioner Fred Grafton in this endeavor.

Chairperson Lees announced each item listed below, followed by Assistant Director's explanation of each item, along with Staff's recommendation. Commissioners discussed as needed and voted after each item.

Commissioner Anderson thanked Assistant Director Black for his continuing efforts and great job on the Comprehensive Plan.

Joshua Naven, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, displayed the Comprehensive Plan Draft during discussion.

- 1) Document Flow:** New Page Numbering and New Section Titles to emphasize the strategic portion.

Staff recommendation: To approve as outlined.

Motion:

Commissioner Anderson made a motion to approve Item No. 1, Document Flow, as outlined; seconded by Commissioner Lawrence.

The motion was approved unanimously by viva voce vote 5 to 0.
(Commissioner Lawless was not present for this vote.)

2) Future Land Use Map Section: Regarding document flow.

Staff recommendation: To approve as outlined.

Motion:

Commissioner Anderson made a motion to approve Item No. 2, Future Lane Use Map Section, as outlined; seconded by Commissioner Davis.

The motion was approved unanimously by viva voce vote 5 to 0.
(Commissioner Lawless was not present for this vote.)

Referring to Page 90, Commissioner Lawrence suggested adding "Growth Cell 2" on the top of the page. Assistant Director Black explained there would still be a need for some formatting and grammar changes before the document is forwarded to City Council.

3) Amendment & Update Process: Changes in response to some Commission members.

Staff recommendation: To approve as outlined.

Motion:

Commissioner Anderson made a motion to approve Item No. 3, Amendment & Update Process, as outlined; seconded by Commissioner Lawrence.

The motion was approved unanimously by viva voce vote 5 to 0.
(Commissioner Lawless was not present for this vote.)

4) Updated Data: Asking for approval to update the Plan with new Census data. None of the data would change the core of the plan.

Staff recommendation: To approve as outlined.

Motion:

Commissioner Anderson made a motion to approve Item No. 4, Updated Data, as outlined; seconded by Commissioner Lawrence.

The motion was approved unanimously by viva voce vote 5 to 0.

(Commissioner Lawless was not present for this vote.)

5) Section Modification – Planned Growth Areas – External (p.93/Section 4.4):

Village of Dunlap has entered into “pre-annexation” agreements with over 170 properties on 2,500 acres. The City of Peoria no longer has the subdivision control that the Planning Commission could exercise. Recommendation is three-fold:

- A. Replace the Section heading with Growth Management Strategy (External);
- B. Remove all reference and planning for future growth areas between the existing boundaries of the City of Peoria and the Village of Dunlap; and
- C. Adopt a two-part Growth Management Strategy as follows:
 - i. Focus on growth within the boundaries of the exiting Growth Cells (1, 1A, 2, & 3) and in the areas within the boundaries of the City that are not currently annexed, approximately 3,000 acres, which does not take into account the substantial land within the Growth Cells that has been annexed, but has not been developed. During an average economic climate, it would take between 15 – 20 years to build out this large of an area.
 - ii. Immediately begin the process of developing a complete Growth Strategy that identifies opportunities for cooperative growth planning with surrounding jurisdictions. This Growth Strategy would be brought back to the Planning Commission for approval as an amendment to the Comprehensive Plan.

Staff recommendation: To approve as outlined.

Commissioner Lawless arrived at approximately 2:20 p.m.

Discussion ensued.

Mr. Naven explained that until the Village of Dunlap creates their own Zoning Ordinance, they would have to meet the density requirements of the County zoning. In addition, they would have to meet the Health Department guidelines for sanitary issues.

Assistant Director Black indicated that since the City has lost control over such a large percentage of this land, it does not make sense to call these the City's Growth areas.

Commissioner Anderson commented that people who are color-blind would not be able to read the map and suggested perhaps using different colors. Assistant Director Ross said that the color palate was a great observation, and he would make the necessary changes.

Assistant Director Black explained that the growth is initially based on sewers, and there would be a need for the construction of an additional treatment plant. The concern is who would pay for the treatment plant. Perhaps the City can reach an agreement with the Village of Dunlap regarding public sewer and public water.

Motion:

Commissioner Davis made a motion to approve Item No. 5, Section Modification – Planned Growth Areas – External (p.93/Section 4.4), as outlined; seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 6 to 0.

- 6) Language Modification – General:** Authorize Staff to make non-substantive changes at today's meeting.

Staff recommendation: To approve as outlined.

Motion:

Commissioner Anderson made a motion to approve Item No. 6, Language Modification - General, as outlined; seconded by Commissioner Richey.

The motion was approved unanimously by viva voce vote 6 to 0.

- 7) Additional Development Criteria:** These criteria are included to accommodate the changes that will need to occur in order to reach the strategic vision set forth in the Plan. It does not require anyone to follow the development criteria, which would have to be turned into Ordinances. It is a vision of where we want to be in 20 years, based upon input. Many of these criteria are included in the existing Comprehensive Plan.

Staff recommendation: To approve as outlined.

Chairperson Lees announced each item. Commissioners discussed each item and then voted on all the criteria. Where there is discussion on a criterion, the main points are listed below that criterion.

Criteria for All Areas

- i) Provide vehicular and pedestrian connectivity between new developments: The public would like to see more connectivity between subdivisions. To make this happen, we would have to change the Subdivision Ordinance. Staff recommends that we move in this direction.

During discussion, concern was expressed regarding the additional cost to the developer, even though adding value to the subdivision. Countered comments included: It would only be a six-foot path, awareness of implementation issues, and that the developer does not necessarily have to adhere.

- ii) Encourage the reuse of existing buildings over the construction of new buildings: This is also more of a philosophical position, rather than dictate.

- iii) Encourage mixed-used development that enhances the overall character of the development: The public response provided numerous criticisms of new development, while older buildings and older neighborhoods are slowly abandoned. This statement is not meant to stop the development of new buildings, as they have their place and need in any growing community.
- iv) Encourage sustainable development: While the concept of sustainability can be difficult to define, the overall notion of planning, designing, building, and maintaining an environment that has less negative impacts for this and future generations is widely understood.
- v) Accommodate public transportation networks: An acceptable alternative to private transportation should be planned and provided, with new infrastructure to accommodate large buses and their associated waiting area.

Concern was expressed that there was conflict on some of these issues. Assistant Director Black explained the items listed were examples. He mentioned the recent issues with bus access at the Glen Park Development,

- vi) Incorporate technology into infrastructure planning: As new technology advances, it must be incorporated into infrastructure design. Without this element, many Peoria areas will not be attractive to development or competitive with other communities.

The question was asked if someone building a subdivision would have to accommodate the larger businesses when they may reduce the size of their business over time. Assistant Director Black explained this criterion provided a platform so that this could be brought back to the Planning Commission.

- vii) Incorporate open space, recreational facilities, and other public facilities into development when appropriate: Residents' ability to access open space, passive and active recreational amenities, and public facilities is important to the overall viability of a community. Children should not have to rely upon parental transportation to access a park or have to take a car to a library.

Assistant Director Black indicated that the Peoria Park District is moving from active parks to passive parks, with paths and park benches.

During discussion, it was pointed out that the example regarding transportation applied to all citizens, not just children.

Assistant Director Black stated that the purpose of the Comprehensive Plan is not to create an Ordinance, but to set a vision. He said that upon adoption is the beginning of the process of implementation and bringing back an Ordinance to implement.

Motion:

Commissioner Anderson made a motion to approve Item No. 7, Additional Development Criteria, as outlined; seconded by Commissioner Lawrence.

The motion was approved unanimously by viva voce vote 6 to 0.

8) Comments from the Public on the December 2010 Draft Plan: This includes comments received from the public on the Draft Plan that is before the Commission.

Staff recommendation: Receive and File.

Discussion ensued. Commissioners' main points are listed with solid bullets, with Assistant Director Black's responses directly below Commissioners' comments.

- Concern about "limiting development."
 - Staff would not be limiting residential development that is already platted.
- Page 88 of draft document, 4.1.14 Agriculture: The Agriculture land use designation would include land that is considered for the primary purpose of agricultural uses. The wording makes it sound like there cannot be expansion:
 - Staff will not object to vacant lots that have yet to be developed. There are no issues with that. If a subdivision wants to expand through the mile and one-half, there would be no objection.
 - Unless sewer will be provided, Staff does not recommend approval.
 - Staff will work on the wording.
- There were a lot of comments from developers about the land to the west of Pioneer Parkway, so there is a need to work it out not to prohibit development of commercial along the main street. Use the word, "generally residential" and make sure it is acceptable to everybody.
- Consider having light commercial/industrial on the side of the road.
- At Pioneer Parkway, there is an attractive amount of strip that would be best served in a commercial fashion to reach back into the residential.

Discussion ensued regarding some residential mix along Allen Road. Assistant Director Black said he thought it would be appropriate to designate mixed use on the Future Land Use Map. He requested that an amendment be made in the form of a motion.

Assistant Director Black explained that this map could be amended, by a Petitioner coming before the Planning Commission to request an amendment and then going before the Zoning Commission for the zoning change.

Motion:

Commissioner Anderson moved to amend the proposed Future Land Use Map to replace the high density residential located south of Pioneer Parkway Extension, east of the

railroad tracks, all the way down to Allen Road, with the exception of the cemetery property. The motion was seconded by Commissioner Lawrence.

The motion was approved unanimously by viva voce vote 6 to 0.

Motion:

Commissioner Anderson moved to receive and file No. 8, Comments from the Public on the December 2010 Draft Plan, as amended. The motion was seconded by Commissioner Davis.

The motion was approved unanimously by viva voce vote 6 to 0.

9) Other Modifications from the Planning Commission:

There was discussion regarding a checklist to City Council regarding their previous requests. Assistant Director Black indicated the following Council Members' suggestions had been rectified as shown below their suggestions.

- Council Member Spears, with other Council Members' agreement, that more attention should be given to development within the City:
A section was added about internal growth strategies and internal development.
- Council Member Gulley questioned if the Plan interfered with City Council goals:
Beginning on Page 17 – Modified the tables and added Council goals.

There was discussion regarding the implementation process and how would partners be invited to participate. Assistant Director Black said he did not want the Comprehensive Plan to be adopted and put aside. He indicated that as part of the implementation process, there would be a road show to the public, including all partners and anyone interested in participating. He further explained that a big part of the implementation would be to meet with the public and tell them, "This is what you told us you wanted; now we need your help to implement it."

Also, there was a question about benchmarks. Assistant Director Black indicated there were no benchmarks at this point. He said that benchmark tools would be adopted as part of the implementation process, which would involve coming back to this body for an amendment to the Plan.

Assistant Director Black assured Commissioners that they would be able to review the Final Comprehensive Plan before it is sent to City Council.

Commissioner Davis suggested additions to Page 19, 1.4.3 Invest in Our Infrastructure & Transportation:

- Under "Partners" add the following: Mass Transit on a Tri-County Regional Basis, Airport Authority, Port Authority, Chamber Transportation Committee.

- Under "Action Items," add the following: Barge/River Commerce.

Also, Commissioner Davis suggested additions to Page 21, 1.4.5 Reinvest in Neighborhoods:

- Under "Partners" add the following: Faith-Based Groups.
- Under Action Items, add the following: Improve Quality of Housing Stock.

There was discussion regarding an annual report of the Comprehensive Plan. Assistant Director Black indicated the annual report would be something to celebrate the implementation and success of the Plan. Commissioners Anderson and Richey spoke regarding the benchmarking being done by the partners and getting them to do it on an annual basis.

Assistant Director Black stated that since there is a consensus on the suggestions for Item No. 9, Other Modification from the Planning Commission, there was no need for a motion.

Assistant Director Black referred to former Commissioner Grafton's suggestion to set annual goals and to set incremental goals during the year that can be tracked.

Regarding City Council Communications, Assistant Director Black mentioned the current process of listing "the relationship with the Comprehensive Plan." He said Staff is recommending changing that to focus on the Plan by answering the question, "How does your recommendation act to further the mission statement of this Plan?"

Speaking for the record, Commissioner Davis thanked the Staff for being open-minded and accepting and receiving Commissioners' comments and changes. He stated the Plan is very well written now and would be a very useful tool. He also commented on the Commissioners' hard work.

Commissioner Richey spoke regarding the innovative process in bringing the community into this process which resulted in a great deal of feedback.

Chairperson Lee commented that his friends in Bloomington were still interested in how our process played out and were interested in another meeting to share information.

Assistant Director Black asked Commissioner to vote on the final approval.

Motion:

Commissioner Anderson made a motion to approve the final draft of the Comprehensive Plan and Future Land Use Map as modified and forward said documents to the City Council with a recommendation to adopt. The motion was seconded by Commissioner Davis.

The motion was approved unanimously by viva voce vote 6 to 0.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizens to address the Planning Commission.

ADJOURNMENT

Commissioner Lawless motioned to adjourn; seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 6 to 0.

The Planning Commission Meeting adjourned at approximately 4:32 p.m.

Ross Black, Assistant Director
Planning and Growth Management Department

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