

A brief discussion took place amongst the Commission about various traffic calming measures. Mr. Stoffer commented that stop signs in this area wouldn't have a negative effect on traffic.

Commissioner Herz questioned what the process would be to revisit this issue if residents don't like the added stop control. Mr. Stoffer replied that residents could petition one year after the signs were installed.

Commissioner Lott moved to approve a regulation amending Schedule "J" of the Traffic Code to DESIGNATE an ALL-WAY STOP controlled intersection at W. GENEVA RD. and W. GERALD DR./W. GERALD CT. ESIGNATE an ALL-WAY STOP controlled intersection at W. GENEVA RD. and W. GERALD DR./W. GERALD CT.; seconded by Commissioner Snyder.

Approved by unanimous viva voce vote.

The Commission thanked Mr. Letsky.

Mr. Letsky left the meeting.



ITEM No. 1: DISCUSSION of Proposed Updates to the THOROUGHFARE PLAN

Mr. Stoffer introduced the item, stating that the Commission would hear from Senior Urban Planner Josh Naven and Cindy Loos from Hanson Professional Services about proposed updates to the Thoroughfare Plan.

Mr. Naven said that the Thoroughfare Plan was last updated in 2001 and that staff was trying to incorporate complete streets ideals throughout the plan by utilizing PPUATS funding.

Ms. Loos then spoke about updating streets to match how IDOT classifies streets and how this would change the name of the street type without changing road funding.

Commissioner McNamara made several requests for Mr. Naven and Ms. Loos to make minor revisions to the plan, all of which were noted by Mr. Naven and Ms. Loos.

Commissioner McNamara remarked that he was encouraged by the work staff has done to update this plan.

Mr. Naven advised the Commission that this plan, with the proposed updates, would be brought to the Planning and Zoning Commission and the Transportation Commission to vote on forwarding an approval recommendation to City Council.

A brief discussion took place amongst the Commission and City staff about canceling the regular November meeting and holding a special meeting at an earlier date to vote on the Thoroughfare Plan. Mr. Stoffer advised the Commission that they would be notified of the rescheduled date.

ITEM No. 2: CONSIDERATION of the Following Request(s) AMENDING the TRAFFIC CODE of the City of Peoria, As Needed:

B. A regulation amending Schedule "S" of the Traffic Code to REDUCE the SPEED LIMIT from 30 MPH to 25 MPH on the following streets in the HAMILTON PARK NEIGHBORHOOD AREA:

- N. Renwood Ave. (between W. Newman Pkwy. & W. Forrest Hill Ave.)
- N. Victoria Ave. (between W. Newman Pkwy. & W. Forrest Hill Ave.)
- N. Mission Rd. (between W. Newman Pkwy. & W. Forrest Hill Ave.)

The motion was APPROVED viva voce vote 4 to 0.
Yeas: Ghareeb, Grantham, Martin, and Wiesehan – 4
Nays: None
Abstention: Heard - 1

CASE NO. PZ 19-31

Hold a Public Hearing and forward a recommendation to City Council on the request of Mr. Jim Hollenback of PCM+Design Architects, to amend an existing Special Use Ordinance No. 15,862, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to increase the size of the freestanding and menu board signs, and reduce landscaping requirements, for the properties located at 6820 N Pear Tree Lane, 6828 N Pear Tree Lane, 4115 W Partridge Way, 4123 W Partridge Way, and W Partridge Way, (Parcel Identification Nos. 13-12-352-003, 13-12-352-004, 13-12-352-007, 13-12-352-008, and 13-12-352-009), Peoria, IL (Council District 4)

Senior Urban Planner, Kim Smith, Community Development Department, read Case No. PZ 19-31 into the record and provided a summary of the proposed special use amendment.

The Development Review Board recommends DENIAL of the request for landscaping waivers and APPROVAL of the request for the larger freestanding and menu board signs.

Discussion was held regarding that the signs are already installed. Commissioner Ghareeb questioned the need for fewer landscaping points.

Bud Jenkins, Petitioner, provided a summary of the development history to explain why the signs were installed without approval and the need to reduce landscaping.

Chairperson Wiesehan opened the Public Hearing at 2:50 p.m. There being no public testimony, the public hearing was closed at 2:50 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve as requested by the Petitioner (revised site plan) with the following waivers:

1. UDC Section 8.2.6: Front yard along Big Hollow: reduce point requirement from 108 to 100.
2. UDC Section 8.2.6: Front yard along Partridge Way: reduce point requirement from 123 to 60.
3. UDC Section 8.2.7: Reduce requirement for parking lot perimeter landscaping to allow omission near proposed detention pond.
4. UDC Section 8.3.10: Waiver requested to increase allowable signage from 70 to 82 square feet.
5. UDC Section 8.3.10: Waiver requested to change allowable menu boards from two 30 square foot signs to one 46.8 square foot sign.

And Staff conditions:

1. No additional signage on the Partridge Way frontage for Taco Bell and 2.
2. No additional menu boards for Taco Bell;

Seconded by Commissioner Martin.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5
Nays: None

A recess was granted at 2:57 pm. The meeting reconvened at 3:03 pm.

**CASE NO. PZ 19-32**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend the City of Peoria Comprehensive Plan by incorporating the Thoroughfare Plan. (All Council Districts)

Senior Urban Planner, Josh Naven, Community Development Department, read Case No. PZ 19-32 into the record and provided a summary of the proposed Thoroughfare Plan. He concluded with a request to defer until the December meeting.

Cindy Loos, Hanson Professional Services, provided a summary of the Thoroughfare Plan.

Discussion was held regarding the classification of streets to obtain federal funding. Concern was expressed for on-going maintenance of infrastructure.

Chairperson Wiesehan opened the Public Hearing at 3: 26 p.m.

William Ordaz, a concerned citizen, expressed compliments on the plan. He requested that minor collector be eliminated from Glendale Ave and Perry Ave. These should be considered neighborhood streets.

Motion:

Commissioner Ghareeb made a motion to continue the public hearing until the December meeting; seconded by Commissioner Martin.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5
Nays: None

CASE NO. PZ 19-L

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Short Term Rentals.

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-L into the record and provided a summary of the proposed text amendment.

The Development Review Board recommends APPROVAL of the request.

Discussion was held on how other cities regulate short term rentals. Inspections will be part of the application process. Neighborhood associations may adopt more restrictive rules. Enforcement will involve various city departments.

Chairperson Wiesehan opened the Public Hearing at 3:52 p.m.

Vikki Hubbard, a concerned citizen expressed support for the short term rental use but did not support certain performance standards of the proposed ordinance.

Linda Fairbanks, a concerned citizen expressed support for the short term rental use but did not support the proposed special use.

William Ordaz, a concerned citizen expressed support for the short term rental use but requested more research. Short term rentals should be allowed in all zoning districts.

Steve Sanchez, representing the Peoria Landlord Association, expressed the need for cooperation with the City. He complained about the lack of information or notice to the Landlord Association regarding this issue. He requested denial or allow time to work with the city.

There being no further public testimony, the public hearing was closed at 4:14 p.m.

Motion:

Commissioner Ghareeb made a motion to defer; seconded by Commissioner Heard.

The motion was APPROVED viva voce vote 5 to 0.
Yeas: Ghareeb, Grantham, Heard, Martin, and Wiesehan – 5
Nays: None

Discussion was held around the need to connect capital improvement projects in Peoria neighborhoods to ensure that a cohesive aesthetic be maintained throughout the city. Ms. Smith mentioned that the incorporation of these plans into the Comprehensive Plan will give them validity, which will be helpful for developers and funding requests.

Chairperson Wiesehan opened the public hearing at approximately 1:55pm.

Councilwoman Denise Moore, Council District 1, said that the South Village Implementation Plan is the result of significant interagency collaboration. She pointed out that the plan includes renderings of individual homes and rooms, which could be useful to corporations and developers as they seek to work in the neighborhood. She discussed that \$1 million has been set aside from the TIF to be used in implementing the plan and that she hopes to leverage CDBG funds, as well.

Discussion was held as to when the \$1 million for plan implementation could be utilized. Councilwoman Moore responded that the funding had already been approved by City Council, with hopes to break ground on a project in the summer of 2020.

Motion:

Commissioner Unes made a motion to approve the request as presented; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Heard, Martin, Unes, and Wiesehan – 6

Abstain: Grantham – 1

Nays: None – 0

PZ 19-N

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Truck Parking.

Motion:

Commissioner Martin made a motion to defer the case to the January meeting; seconded by Commissioner Grantham:

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes, and Wiesehan – 7

Nays: None – 0

PZ 19-32 (continued from the November meeting)

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend the City of Peoria Comprehensive Plan by incorporating the Thoroughfare Plan. (All Council Districts)

Senior Urban Planner, Joshua Naven, Community Development Department, read Case No. PZ 19-32 into the record and presented the request to amend the City of Peoria's Comprehensive Plan with the Thoroughfare Plan. Mr. Naven provided a summary as outlined in the memo. He discussed that both Community Development and Public Works staff are in accordance with the Thoroughfare Plan as proposed, which will revert some one-way streets to two-way streets.

Discussion was held around proposed street changes and the consequent funding required, with particular regard to Fulton Plaza. Mr. Naven cited the Downtown Streetscape Plan as well as the City's Complete Streets policy among the reasons for the proposed changes.

Chairperson Wiesehan opened the public hearing at 2:40pm. There being no public testimony, the hearing was closed at 2:40pm.

Motion:

Commissioner Heard made a motion to approve the request as presented; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes, and Wiesehan – 7

Nays: None – 0

PZ 19-L

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Short Term Rentals, with a request from Staff to defer to the January meeting.

Senior Urban Planner, Kerilyn Weick, Community Development Department, said that City staff would like to defer the case to the Commission's January meeting, as a public meeting focused on short term rentals is scheduled for Monday, December 9. Any comments from the meeting will be collected and forwarded to the Commission, as will any changes proposed to the text amendment.

Chairperson Wiesehan opened the public hearing at 2:42pm. There being no public testimony, the hearing was closed at 2:42pm.

Motion:

Commissioner Grantham made a motion to defer the request; seconded by Commissioner Martin:

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes, and Wiesehan – 7

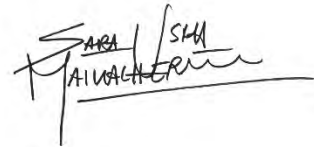
Nays: None – 0

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Unes made a motion to adjourn; seconded by Commissioner Heard at approximately 2:44pm.

A handwritten signature in black ink, appearing to read 'SARA MAILLACHERUVU', written over a horizontal line.

Sara Maillacheruvu, Urban Planner

Commissioner Lott questioned if this parking permit program would prevent the autobody shop from utilizing on-street parking. Mr. Stoffer confirmed that the autobody shop would not be eligible for a parking permit but noted that they have their own parking lot.

A discussion took place amongst the Commission about the impact this program might have on the business, the impact overflow business parking has on area residents and businesses choosing locations that meet their needs.

Motion approved by roll call vote.

Yeas: Hudson, Goitein, Herz, McNamara, Breitbach, Coad, Snyder – 7

Nays: Lott – 1

 **ITEM No. 2: FORWARD a RECOMMENDATION to CITY COUNCIL for APPROVAL of Proposed Updates to the THOROUGHFARE PLAN**

Mr. Stoffer announced the item and invited Senior Urban Planner Josh Naven and Cindy Loos from Hanson Professional Services to speak to the Commission about proposed updates to the Thoroughfare Plan.

Mr. Naven announced that the Planning and Zoning Commission recently recommended approval of the proposed updates unanimously. He added that this proposal would go before City Council on January 14th, 2020 for approval.

Commissioner Lott moved to forward a recommendation to City Council for approval of proposed updates to the Thoroughfare Plan; seconded by Commissioner Breitbach.

Commissioner Goitein asked Ms. Loos to provide an overview of the updates.

Ms. Loos gave an overview of the proposed updates to the Thoroughfare Plan, as recently approved by the Planning and Zoning Commission.

Mr. Stoffer said that one of the reasons for the proposed updates was to reference existing and future plans and policies in an attempt to consolidate everything the City had accomplished in the last few years.

Commissioner Goitein asked what presentations were made to the public. Ms. Loos stated that a public meeting was held at the Gateway Building.

Mr. Naven spoke about updating streets to match how IDOT classifies streets and how this would change the name of the street type without changing road funding. He added that the Planning and Zoning Commission received a request through public comment to change the designation of Glendale and Monroe to local streets, versus IDOT designation, and that staff did not have any objections to that change. Mr. Stoffer added that the only impact this change may have is on federal funding for those two roads.

Commissioner Goitein spoke about ensuring residents are properly notified about these updates. Mr. Naven stated that staff met the requirements for public notification. Commissioner Goitein then asked if mailers were sent out to neighborhood associations. Mr. Naven responded that mailers were not sent out.

Commissioner Goitein moved to table the item. Motion to table dies for lack of a second.

Commissioner Lott questioned what kind of attendance staff saw at the public meeting. Ms. Loos stated that roughly 13 people were in attendance, with 4-5 comments received.

Commissioner Lott remarked that this plan had a lot of uses, for funding, design and grant writing. He added that this map wasn't made by opinion and that it consisted of compiled data.

Commissioner Goitein commented that there were a lot of minor arterials and that he thought the Commission needed to table the item.

There being no further discussion, the Commission voted on the original motion (motion by Commissioner Lott, second by Commissioner Breitbart) to forward a recommendation to City Council for approval of proposed updates to the Thoroughfare Plan.

Motion approved by roll call vote.

Yeas: Hudson, Lott, Herz, McNamara, Breitbart, Coad, Snyder – 7

Nays: Goitein – 1

UNFINISHED BUSINESS

A. Modifying the Regular Meeting Schedule of the Transportation Commission

Commissioner McNamara asked staff to report back in January with 2019 Commission meeting data and that the Commission wait to discuss this item at the regular meeting in January.

No objections were made.

NEW BUSINESS

B. ENGINEERING PROJECTS UPDATE

Mr. Stoffer advised that all projects were currently in the winter shutdown phase. He added that the Rock Island Greenway Project received bids that were 50% over the cost estimates so bids were rejected, and staff was looking at breaking up the project in to multiple pieces and rebid.

PUBLIC COMMENT

No one came forward to address the Commission.

Next Meeting

The next regular Transportation Commission meeting will be held on Tuesday, January 21, 2020.

Adjournment

Commissioner Lott moved to adjourn the meeting, seconded by Commissioner Breitbart.

Approved by unanimous viva voce vote.

The meeting adjourned at 4:24 p.m.

Chairman Joe Hudson

Nick Stoffer, Traffic Engineer

mjm