A regular meeting of the Downtown Advisory Commission was held on Thursday, March 14, 2019, at 4:00 p.m. at City of Peoria, Twin Towers Place, 123 SW Jefferson, Room 420, with Chairman Mark Misselhorn presiding and with proper notice having been given.

ROLL CALL

The meeting was called to order at 4:00 p.m.

Roll Call confirmed the following Commissioners
Present (8): Mark Misselhorn, Vincent Boyle, Ray Lees, Jon Neidy, Paige Dodson, Jon Jenkins, Alma Brown, Kevin Evans
Absent (0): None
City Liaison: Deborah Roethler, Assistant City Manager, City of Peoria (ACM)
Others Present: Michael Freilinger (DDC), Paul Kouri, Steve Tartar, 8 other Citizens
City staff: Ross Black, Josh Naven

Chairman Misselhorn opened the meeting at 4:00 PM.

MINUTES

Commissioner Jenkins motioned for approval of the minutes of the regular Downtown Advisory Commission (DAC) meeting held on February 14, 2019; seconded by Commissioner Brown. The motion was approved unanimously.

DISCUSSION ON PROPOSED AIR RIGHTS ORDINANCE

Commissioner Misselhorn invited Michael Freilinger, President of the Downtown Development Corporation to speak about his proposal of new code around Air Rights.

Mr. Freilinger talked through the proposed code which would involve safety clarifying the safety requirements when selling air rights as well as the shift in code to acknowledge air rights as the to measure for setback requirements. This proposal is different from a previous attempt to offer air rights to the Warehouse District in that it is a voluntary rather than required transaction.

Commissioner Misselhorn asked about what happens to ability to build a minimum of 2 stories if you sell your air rights.

Director Black noted that this was a question still being discussed, because the form district requires 2 story structures. He later commented that there may be some flexibility in this definition.

Commissioner Evans asked several questions about the rights being a special case and the limits to the rights.
Director Black noted that everyone has rights, this just enables the set back to have a different mark.

The procedure to approve the currently proposed code would require approval by the Construction Commission, the Planning and Zoning Commission, and then the City Council.

Commissioner Lee motioned for the Commission to Support the concept proposed and the reasoning behind it. The motion was passed with 7 in favor and Commissioner Evans Opposed.

**VALUE OF DOWNTOWN DISCUSSION**

Commissioner Misselhorn talked the group through their work so far. They decided that the first thing they needed to do was focus on the vision for the downtown area and the value would follow.

Commissioner Evans commented on having a highly inclusive process.

Commissioner Neidy pointed out that the City already has a vision so the team should consider how their work aligns with or challenges that vision.

Commissioner Misselhorn agreed that they needed to align with the plan.

**PARKING AND INFRASTRUCTURE**

Commissioner Neidy shared the studies that they have reviewed in their research. And then talked about the priority of a strong connection between Bradley University and Downtown Peoria. He made the observation that he and Commissioner Dodson both noticed the absence of Combined Sewer Overflow (Stormwater Utility) needs or planning in any of the plans reviewed. As a result, they would like to look at a recommendation of a CSO considerations being part of future plans

Commissioner Dodson spoke about the priority of delivering better wayfinding, and exploring the idea that the perception around parking could be moderated with better wayfinding. She asked about the requirement of developers to provide parking rather than the city.

Mr. Freilinger of the DDC commented that 1) Peoria is not a large city that can make a profit with the provision of parking, 2) a P3 model might create the parking without the cost directly to the city but the trade-offs for the city are likely too great to pursue such a model. 3) Parking in dense areas is a municipal responsibility.

**PLANS AND STUDIES**

Commissioner Lees shared the approach of the team was to review several plans and focus on the plans that were current enough or universal enough to be considered highly implementable. This resulted in a focus on the Riverfront Master Plan, City Wayfinding Guide (Bicycle), City Wayfinding Plan, and the Downtown Streetscapes Plan – provided by Caterpillar. He then asked to get more information about currently funded (2019) elements of these plans.

**PEOPLE STRATEGY**

Commissioner Boyle talked about a need for a clearer, more well-known brand and vision for the area. His team is focused on the amenities of the area: both existing and what can be increased; as well as Riverfront Park as having high potential that hasn’t been fully tapped.
Commissioner Lees talked about the Comprehensive Plan and asked if their planning should think just about Peoria or think about things across the river.

ACM Roethler encouraged him to consider Peoria in a regional context.

The Commissioners agreed to continue working on their areas to start to suggest more concrete steps at the next meeting. And at that meeting think about short-term (1-2 month), medium-term (3-4 months), and long-term plans.

Doug Leunig shared that he believed the Riverfront Park to be a place for a jewel, like millennium park.

Pat Sullivan commented that he agreed, but we have to figure out a way to pay for it.

**NEW BUSINESS & PUBLIC COMMENT**

No new business.

**ADJOURNMENT**

Commissioner Evans made a motion to adjourn; seconded by Commissioner Jenkins. The Downtown Advisory Commission Meeting adjourned at approximately at 6:05 p.m. after the motion was approved unanimously.

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Deborah Roethler, ACM, City of Peoria
City Manager’s Office