



OFFICE OF THE CITY MANAGER

TO: Honorable Mayor and Members of the City Council
FROM: Patrick Urich, City Manager *PU*
DATE: May 10, 2013
SUBJECT: Issues Update

The following are issues related to the City for the weekly Issues Update. If there are additional items you believe should be included, please let me know.

Town Architect Position

Attached is a memorandum regarding the effects of the creation of design guidelines as well as a Town Architect position.

Southtown TIF Fund Balance

Attached is an up-to-date balance sheet for the Southtown TIF Fund. As shown, the TIF Fund will have an unallocated balance of \$1,219,959 available in 2014 (based on projected 2013 EAV being levied as property taxes in 2014). Of note, the expenditure section shows \$1,650,000 allocated to the improvement of the MacArthur Street bridge. If this project were eliminated, revised or other funds were used, the balance would be \$2,869,959.



COMMUNITY DEVELOPMENT DEPARTMENT

TO: Honorable Mayor and Members of the City Council
FROM: Joshua Naven, Senior Urban Planner
DATE: May 10, 2013
SUBJECT: Issues Update

The City Council recently requested information regarding the concept of establishing design guidelines for the City of Peoria which included the establishment of a Town Architect and any effects the position would have on the City of Peoria. This memorandum is broken into three sections for your review: Design Guidelines, Town Architect and Position Creation Effects.

Design Guidelines

Design Guidelines are land use regulations outside of the typical bulk (setback, height, etc) land use regulations of traditional zoning codes. They can include regulations regarding architectural style, building orientation, building element placement and many other aesthetic aspects of building projects. The City of Peoria currently has design guidelines in the historic districts where the Historic Preservation Commission acts as the review agent and the form districts where the Community Development Department acts as the review agent. Some applications to these entities are forwarded to the City Council for final approval. Also, design review is currently accomplished somewhat through certain Commission processes, e.g. special uses, multi-family plans, and annexation agreements.

The establishment of additional design guidelines for the City of Peoria will require additional investigation with respect to the following issues:

- Where will they apply? Whole City, small areas or certain project types, e.g. franchise stores, special uses?
- How will we determine the guidelines? Charrettes were performed for the Heart of Peoria Plan and the Form District Areas.
- Who will determine the aesthetic preference for an area? This was determined through a charrette process for the Form Districts.



- Will the Administration or a Design Review Board review applications?

Design Guidelines can certainly be developed for the City of Peoria and the legal standing exists to regulate aesthetics. The larger issues are whether it would be interpreted as adding another layer of regulation to develop in the City of Peoria and whether one design preference is the rule for the entire City.

Town Architect

The establishment of a Town Architect in the Planning Department or an Architectural Review Committee made up of distinguished practitioners in the field was recommended as a General Control on page III.9 of the Heart of Peoria Plan. A Town Architect typically assists with the administration of projects regulated by a Form Based Code by providing “what-if” scenarios for project areas, architectural review, construction detail review, construction management, urban design or placemaking scenarios, and project coordination or project correction.

Town Architects seem to garner more employment along the coasts of the United States than the Midwest but New Town in St. Charles, Missouri has a position. The difference with New Town from the City of Peoria is that it is a private community and the establishment process was similar to our Planned Unit Development process. Illinois communities typically establish a Design Review Board or an Architectural Review Board regarding the Town Architect’s duties, e.g. Town of Normal, Uptown Design Review Commission.

The City of Peoria has the ability to create the position of Town Architect, and following the Heart of Peoria recommendation, place the position in the Community Development Department. The proper Human Resources protocols would need to be followed and Management would have to delineate the proper duties for the position plus salary and benefits. The Town Architect should have clear standards and clear authority in place for review of projects that are determined to be within the purview of the position. Also, the position should be able to make recommendations on code updates and projects from other departments that may alter the urban design of the impacted area.

Position Creation Effects

The creation of the Town Architect position would cause additional permitting process



COMMUNITY DEVELOPMENT DEPARTMENT

review and update in order to incorporate the duties into the current approval processes. We currently have an agreement for architectural review services with Frank Corso, Architecture Professor at Illinois Central College, on an as-needed basis for the Site Plan Review Board. Also, the addition of the position will require text amendments to zoning regulations to establish authority and review processes.

SOUTHTOWN TIF DISTRICT
(Originated - 1978; Expires - 2013)

	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Budget	2014 Projected
AVAILABLE FUNDS (Unreserved Funds)	4,119,112	1,441,667	1,350,283	1,885,450	2,867,433	2,996,347	4,755,560	1,978,191
-- Obligations at 12/31/PY								
ADJUSTED FUND BALANCE	4,119,112	1,441,667	1,350,283	1,885,450	2,867,433	2,996,347	4,755,560	1,978,191
REVENUES								
Loan Repayment:								
Red Cross - Region Loan Repayment	19,090	19,782	10,823	0	0	0	0	0
Red Cross - Chapter Loan Repayment	12,177	19,136	0	0	0	0	0	0
	31,267	38,918	10,823	0	0	0	0	0
Interest:								
Red Cross - Region Interest	1,463	770	127	0	0	0	0	0
Red Cross - Chapter Interest	902	290	0	0	0	0	0	0
Interest on Funds (i.e., cash balance)	51,405	31,870	9,563	9,545	6,988	30,456	30,800	0
Interest on UIC Parking Escrow Account	135,022	0	0	0	0	0	0	0
Interest Receivable (Loans)	0	0	0	0	0	0	0	0
Interest on Property Taxes (from County)	4,948	2,398	184	276	188	301	0	0
	193,740	35,328	9,874	9,822	7,176	30,757	30,800	0
Fees and Charges:								
Red Cross Shared Parking (Region)	15,217	15,567	15,915	16,173	16,528	16,528	16,528	0
Orthopedic Institute Shared Parking	31,850	31,080	26,600	26,640	24,264	21,190	21,190	0
Orthopedic Institute Expansion Project (leasing?)	0	0	0	0	0	0	0	0
	47,067	46,647	42,515	42,813	40,792	37,718	37,718	0
Other:								
B'nai B'rith PILOT - Phase I (Taxes in Leiu)	72,000	72,000	72,000	72,000	72,000	72,000	72,000	0
B'nai B'rith PILOT - Phase II	0	0	0	0	0	0	0	0
Southtown TIF Property Taxes	1,681,976	1,944,622	1,999,765	2,760,819	2,780,151	2,714,450	2,714,450	2,717,200
	1,753,976	2,016,622	2,071,765	2,832,819	2,852,151	2,786,450	2,786,450	2,717,200
Municipal Tax	112,537	119,121	100,560	103,382	92,903	104,960	104,960	0
States Sales Tax Increment	64,522	84,489	85,591	102,103	109,820	111,033	111,033	0
	177,058	203,610	186,151	205,485	202,722	215,993	215,993	0
Red Cross - Region Infrastructure Reimbursement	6,111	6,111	6,111	6,111	0	0	0	0
Red Cross - Chapter Infrastructure Reimbursement	3,889	7,777	0	0	0	0	0	0
	10,000	13,888	6,111	6,111	0	0	0	0
Sale of Property:								
Ward Chapel Church Land Sale	1,302	1,302	1,302	3,901	0	0	0	0
City Center Plaza	0	0	0	0	0	0	0	0
Cullinan (2 pymts @ \$5000 each, both 6/30/06)	0	0	0	0	0	0	0	0
Option Extension - Sale of Land (12/28/06)	0	0	0	0	0	0	0	0
Option Extension - Sale of Land (02/01/07)	5,000	0	0	0	0	0	0	0
4.1 Acres	0	0	0	0	0	0	0	0
	6,302	1,302	1,302	3,901	0	0	0	0
Reallocation of Other Projects	0	0	0	0	0	0	0	0
TOTAL REVENUES	2,219,410	2,356,316	2,328,541	3,100,951	3,102,841	3,070,918	3,070,961	2,717,200
OTHER FINANCING SOURCES:								
Bond Proceeds	0	0	0	0	0	0	0	0
TOTAL RESOURCES	6,338,522	3,797,983	3,678,824	4,986,402	5,970,274	6,067,265	7,826,522	4,695,391

SOUTHTOWN TIF DISTRICT
(Originated - 1978; Expires - 2013)

	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Budget	2014 Projected
EXPENDITURES								
Southtown Business Park	0	0	0	0	0	0	0	0
Spring Grove Drainage	0	0	0	0	0	0	0	0
Spring Grove Construction Limited Prtnshp - Sidewalk	0	0	0	0	0	0	0	0
Spring Grove Phase II (T05004, T07004)	2,474	3,231	0	0	0	0	34,863	0
Spring Grove Phase III	0	0	0	0	0	0	0	0
Southtown Sidewalks							10,600	
Ward Chapel							139,377	
Trash Receptacles	0	0	0	0	0	0	0	0
U of I Medical Office Building (T05001)	3,152,399	665,959	0	0	0	0	0	0
U of I Cancer Research Center (T08001)*		0	0	379,475	1,620,526	0	0	0
Sam Stone Ornamental Lighting (T08010)	0	37,706	0	0	0	0	0	0
Elm Street Sewer Improvement					0	6,999	294,208	
Bridge - MacArthur Highway						11,945	202,556	1,650,000
Seventh Street Improvement						25,344	534,056	
Carver Center Roof						106,380	8,620	
Carver Center Renovation							1,499,750	
Crittenton Center							285,650	
PCCEO Food Bank							492,425	
Spring Grove Development Corporation							366,000	
Spring Grove Ornamental Lighting						15,195	30,305	
Bank Charges	10	30	0	0	0	0	0	0
Bond Issuance Cost	0	0	0	0	0	0	0	0
Closing Costs	0	0	0	0	0	0	0	0
Current year expenditures for prior years' projects	0	0	0	5,576	0	0	0	0
Audit & Continuing Disclosure Fees	432	707	232	383	401	842	421	432
Jefferson Street Improvements (TIGER II)	0	0	0	0	0	0	796,000	1,636,000
Disbursement to Other Taxing Bodies	0	0	0	0	0	0		
TOTAL EXPENDITURES	3,155,315	707,633	232	385,433	1,620,927	166,705	4,694,831	3,286,432
DEBT	1,741,540	1,740,066	1,793,141	1,733,535	1,353,000	1,145,000	1,153,500	189,000
ENDING FUND BALANCE	1,441,667	1,350,283	1,885,450	2,867,433	2,996,347	4,755,560	1,978,191	1,219,959

NOTE: The Southtown TIF expires November 21, 2013. The base EAV when the TIF District was created in 1978 is \$4,243,420.