



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager 

DATE: September 26, 2014

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.

Gallup and Healthways Well-Being Index

Since 2008, Gallup and Healthways have partnered to understand the well-being of both individuals and populations. “Well-being” is a concept that captures the important aspects of how people feel about and experience their daily lives — in other words, well-being encompasses more than physical health or economic indicators. Together, well-being is measured and studied in order to can act efficiently and effectively to improve it: in individuals, for organizations and across geographies.

In the most recent report (2013), the Peoria Metro Area was the highest ranked metro area in Illinois, and the only metro area in Illinois to be in the top quintile nationally.

- The Illinois report can be found [here](#).
- The complete report for the United States can be found [here](#).
- The complete Global report can be found [here](#).

Status Update on Building Design and Materials Amendment

At the September 23rd City Council meeting, Councilman Johnson requested an update on the status of the Code amendment related to building design and materials. The proposed amendment was first heard by the Planning and Zoning Commission at the Commission’s September meeting. The Commission requested that Staff reach out to the local development community to discuss these items further, and then bring the item back for further consideration. The Community Development Department anticipates that the amendment will be brought to Council by the end of the year. Attached is the text of the recommendation that was sent to the Planning and Zoning Commission.

Results of the Hurricane Ike Business Visits

Funding related to the Hurricane Ike Disaster Recovery Program was received in late 2013 by Peoria County. Some of this funding was used to conduct visits with area businesses. While the focus of these visits was planning and readiness for future disasters, it was also an opportunity

to receive feedback that was more general in nature. The visits were carried out from late 2013 through April 2014, with the draft results being published in the past few weeks.

Both the summary and complete reports are attached.

The feedback was divided into three general categories: utility services, public services and workforce. A summary of the key findings in each area is found below. The companies were divided into primary sector employers (PRIME) and convention, retail, tourism and service employers (CRTS).

City of Peoria KEY Findings

Utility Services Ratings (High 7 and Low 0)

All of the utilities services ranked well (above 5.5) with the exception of Internet Access (5.195) and Internet Speed (5.08). This rating question triggered many comments as noted in the report. The primary negative comments include water line breaks during the winter/spring, electric power outages, telecom service outages, and internet deficiencies in speed and access. In addition, the lack of adequate utilities was limiting business expansion.

Public Services Ratings (High 7 and Low 0)

- Police, fire and ambulance ranked high (above 6).
- Streets received lower ratings due to winter/spring visits (below 4).
- Highways, trucking, traffic control and public transportation were rated average (above 4).
- Colleges/Universities rated high (above 6) while schools K-12 (District 150) ranked lower (below 4).
- Housing ranked well (above 5).
- Zoning ranked low (below 4) while regulatory enforcement, sign regulation, community planning did better (above 4). Information on the City of Peoria's One Stop Shop was shared during the visits. Some of the companies were aware of this service but several had not heard about it. All thought it was a very good idea.

Workforce Ratings (High 7 and Low 0)

PRIME's availability and quality ratings were low (below 4) with stability and productivity ranked well (above 5). CRTS's availability and quality were average (above 4) while stability and productivity did well (above 5). Overall, CRTS's worker evaluation rated higher (above 4 or 5) compared to PRIME (below 4) due to the technical skills required in the primary industries. The skills gaps include math and science with positions openings in skilled machinists, welders, CDL drivers, engineers, management, marketing and sales. PRIME jobs openings are primarily stable with a slight decrease. CRTS is also primarily stable but has a slight increase. More employee training investment is occurring with PRIME companies than CRTS companies.

Future Actions

The following actions are or will be taken by the City to address the issues listed above.

1. As already discussed with the City Council, a Business Visit Program will be launched by the Community Development Department this year. The list of companies visited through the Ike Program will be included in the initial outreach effort. The purpose of these business visits is two-fold; first, it allows for the opening of communication between the City and local business; second, it may allow the City to better react to some of the issues raised during the Ike visits. While some of the business comments in the report are general enough to elicit a reaction, some are specific to individual interactions with the City. However, as part of the Ike visit protocol, any identifying data that would tie a business to a comment has been scrubbed from the report. So by making individual visits, we will be able to have a better understanding of past issues and make the necessary corrections going forward. A summary of these visits will be provided to the City Council on a regular basis.
2. Many of the comments received about the condition of public infrastructure, especially in the Pioneer Industrial Park, are being addressed through current roadwork in that area. Additional issues with infrastructure will be addressed through future CIP requests.
3. While the utility section was generally positive, the concerns with internet access and speed is concerning. The City will continue to work with the local internet providers in an attempt to upgrade and stabilize service.
4. The workforce section is perhaps the most concerning. While the businesses ranked workforce high in productivity and stability, the rankings for availability and quality were low. This is an ongoing issue that many communities face, with good jobs being available, but unfilled due to lack of a locally skilled workforce. In this area, the City will continue to work with the local workforce training providers to create a pipeline of well trained, quality employees. The business visits will be key to determining the specific needs of each business or industry sector.

Site Plan Review Board Agenda

The Site Plan Review Board (SPRB) agenda from September 22nd is attached. Any questions related to the listed projects should be directed to the Planner assigned to the case.

Housing Court Cases

The list of housing court cases scheduled for September 30th is attached.

Code Violation Cases

The list of Code violation cases scheduled for September 30th is attached.



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Josh Naven, Senior Urban Planner
DATE: September 4, 2014
CASE NO: PZ 14-K
SUBJECT: Public Hearing on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code relating to various text amendments.

SUMMARY OF PROPOSAL

On Tuesday, February 18, 2014, the Peoria City Council held a policy session regarding Design and Community Character. The policy session included the following topics: Signs, Landscaping, Screening, Parking Requirements, Building Design and Materials. The Committee Report regarding this policy session was adopted by City Council on March 25, 2014. The Committee Report acknowledged that the City Council approved of the direction Staff was following and that text amendments would follow at a later date. This memo is provided to the Planning and Zoning Commission pursuant to City Council direction. The intent of the attached text amendment is to implement multi-family and non-residential Building Design and Material requirements previously discussed at the noted policy session.

STAFF COMMENTS:

The text amendments presented adhere to the City Council's intent to implement multi-family and non-residential Building Design and Material requirements. Staff recommends approval of the ordinances as presented.

This recommendation advances the following Strategic Plan Goals:

1. Attractive Neighborhoods with Character: Safe and Livable
2. Vibrant Downtown: Riverfront/ Central Business District/ Warehouse District
3. Grow Peoria: Businesses, Jobs, and Population

This recommendation implements the following Comprehensive Plan Critical Success Factors:

1. Support sustainability.
2. Reinvest in neighborhoods.
3. Grow employers and jobs.

**AN ORDINANCE AMENDING APPENDIX B OF THE CODE OF THE CITY OF PEORIA
RELATING TO NON-RESIDENTIAL BUILDING MATERIALS AND DESIGN**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

Section 1: Appendix B of the Peoria City Code, being Ordinance No. 13,225 as adopted on June 4, 1991 and thereafter amended, is hereby amended by deleting the following stricken words and adding the following underlined words:

ARTICLE 3. GENERAL REGULATIONS

3.1.f. General Requirements

(13) Non-Residential Building Materials and Design Requirements

(a) Purpose

This ordinance section is intended to address the complexity of community design values in a format that is easily understood, and consistently interpreted and administered. This section also intends to implement the aesthetic purposes contained within Section 1.2.c. of this Appendix and seeks the following objectives:

- (1) Provide attractive buildings from several perspectives, from the vehicle to the pedestrian;
- (2) Protect the character of established residential neighborhoods;
- (3) Maintain economically vibrant as well as attractive business and commercial areas;
- (4) Maintain orderly and compatible land use and development patterns;
- (5) Control the scale and fit of new development patterns;
- (6) Encourage environmentally responsible development practices;
- (7) Promote rehabilitation, redevelopment and infill;
- (8) Maintain a range of housing choices and options;
- (9) Prohibit blank walls along pedestrian areas;
- (10) Use the scale and massing of buildings to transition between the corridors and surrounding neighborhoods;
- (11) Encourage and assist in the preservation of existing buildings and housing stock;
- (12) Promote infill development for vacant parcels that reflects the surrounding scale and character;
- (13) Create new outdoor civic spaces; and
- (14) Provide new outdoor public spaces, people places, squares, and civic greens.

(b) The Citywide Building Design Guidelines will:

- (1) Address all non-residential, multi-family, and mixed-use buildings in the City including multi-family, commercial, office, industrial, and institutional uses.
- (2) Facilitate innovative and creative building design and development.
- (3) Ensure that various projects are judged according to consistent criteria.
- (4) Result in more complete applicant submissions and improved design review process.

(c) These design guidelines are crafted to function in harmony with the City's existing policies. Nothing in the Building Design Guidelines shall affect the applicability of the Peoria Municipal Code.

(d) Applicability

All non-residential, multi-family and mixed-use buildings that require building permits are subject to design review based on the guidelines contained within this document. Although these guidelines are intended to apply primarily to commercial, office, industrial, institutional, multi-family and mixed-use structures, they may also be utilized as deemed appropriate by the Zoning Administrator.

Plans must be reviewed by the Site Plan Review Board to verify that they meet the architectural standards, as well as other standards of this ordinance.

(e) General Requirements

(1) Adaptive Reuse of the Buildings

While building design primarily serves the practical and functional purposes of the current owner or tenant, they should also consider the adaptability of the building to other uses. Corporate prototype designs are discouraged if they are unable to be converted for adaptive reuse of future businesses. They should be modified to be consistent with the historical and architectural context of the surrounding buildings these design standards.

(2) Equivalent or Better

While only materials, techniques, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. They shall be submitted to the Site Plan Review Board for review. Additional products may be added to the list as set forth in Section 2.14., Amendments.

(f) Building Design

The purpose of this section is to identify existing neighborhood characteristics that should be enhanced or incorporated into the building design of new or infill development projects. In addition, this section addresses neighborhood compatibility and transitions to adjacent buildings and street frontages. The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements

(1) Siting

Building Design should provide contextual references to its surrounding built environment. Design context could include natural features such as a river, lake, park or open space; man-made landforms; historic and cultural contexts; and existing architecture (unless specifically prohibited within this section).

- (a) Properly designed buildings can frame special public places such as parks, open spaces, esplanades, pedestrian plazas, courtyards, outdoor seating areas, streetscape, etc, that provide safety and amenity for the development's residents, customers, employees, and for surrounding properties.
- (b) Buildings should blend with natural or man-made landforms or natural features and maximize visual access to scenic views.
- (c) Buildings should be arranged to relate to each other and to create view corridors that promote visual access from the site to adjacent neighborhoods. View corridors are spaces that frame views from one location to another. Streets are one type of view corridor, pedestrian walkways are another.
- (d) Buildings should be arranged in a manner that creates a sense of enclosure and defined space.
- (e) A site's buildings should be arranged so that they help to frame and define the fronting and internal streets, giving deliberate form to streets and sidewalk areas.
- (f) For infill sites, buildings should be set back from the street in accordance with the predominant line of building massing (setback) along the street in order to create a defined streetscape and sense of place.
- (g) Buildings that have a distinctive architectural, historic or cultural context should incorporate those elements through the use of similar or compatible styles, materials, architectural detailing or other appropriate references.
- (h) In areas where the existing context is not well-defined, new development may be recognized as a pioneer with the opportunity to establish a pattern of identity from which future development can take its cues. The site's zoning and other relevant Comprehensive Plan policies should be considered as indicators of the desired direction for the area and project.

(2) Building Mass

Building mass is an important factor that affects functional and visual compatibility between adjacent neighborhoods and different land uses. The following design guidelines promote coordination and continuity of the proposed development and the development efforts throughout the neighborhood through creation of a gradual transition between different building masses.

- (a) Buildings at the outer edge of an activity center should be comparable in height and mass with the surrounding neighborhood.
- (b) Adverse visual (view) impacts of a massive building should be minimized or mitigated through the use of visual buffers, neighborhood-compatible architecture and building mass and siting techniques. Large buildings should be broken into multiple buildings if possible, or into smaller building massing elements through varied rooflines, varied

façade planes, upper story setback, windows on front elevation, etc. in order to reduce the apparent size of the building.

(3) Pedestrian-Friendliness

Pedestrian-friendliness describes the quality of a built environment that attracts foot traffic and fosters a sense of safety and well-being for its users. Building design can directly impact the pedestrian-friendliness of a place by creating a setting that is comfortable for pedestrians to walk, stop and congregate. A building that attracts pedestrians may enjoy greater success for its tenants and users, whereas an unsuccessful building can create an environment that pedestrians seek to avoid. Pedestrian-friendliness is a counterpoint to the aesthetic criteria listed in Section 3.1.f.(13)(f)(6), Visual Attractiveness, below.

- (a) When buildings are properly designed, they can frame special public places such as parks, open spaces, esplanades, pedestrian plazas, courtyards, outdoor seating areas, streetscape, etc, that provide safety and amenity for the development's residents, customers, employees, and for surrounding properties.
- (b) Buildings, where feasible, should be sited or designed to create public spaces that are easily accessible from adjacent streets or sidewalks.
- (c) Buildings should engage and define the street edge with landscaping, pedestrian walkways, and street furnishings to allow for safe and comfortable movement of pedestrians.
 - (i) In order to enhance pedestrian experience and to avoid the appearance of a massive parking lot between the building and the street, building setbacks to adjacent streets should be minimized wherever possible. When internal drives are utilized to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible. However, where an established pattern of building setbacks exists, new buildings should be consistent with the surrounding building alignment.
 - (ii) Pedestrian linkage should be established among multiple building entrances and the parking lot.
 - (iii) All buildings should relate to street frontage through use of landscaping, pedestrian access and other public spaces. Commercial buildings are encouraged to create an active street environment and unified streetscape that encourages pedestrian activity. A combination of streetscape elements can be included: pedestrian seating, moveable tables, planters, pedestrian-scaled light fixtures (not more than 16' tall), artwork or decorative paving, waste receptacles, bicycle racks, and other street furnishings.
- (d) Exterior weather protection is encouraged for building facades adjacent to sidewalks or pedestrian areas.
- (e) Exterior weather protection generally should not overhang from the building for more than 5 feet unless it incorporates transparent material to allow the ground level exterior to be illuminated by natural light. Arcades may be extended for more than 5 feet in depth if the arcade ceiling is more than one story in height.
- (f) Drive-through passageways and canopies should be located to the rear or side of all buildings.

(4) Building Entries

An obvious and welcoming building entry can be an important architectural feature that defines the visual character of a building and improves the pedestrian environment by enhancing the user's experience.

- (a) Primary building entrances should be oriented to a public street or a prominent public area

- (b) Each primary building on a site, regardless of its size, should have clearly-defined, highly-visible primary entrance featuring at least two (2) of the following:
 - (i) Unique architectural feature (i.e. prominent tower feature or peaked roof form and/or variation in building color/material);
 - (ii) Recess or projection;
 - (iii) Pedestrian weather protection (i.e. canopy, overhang, or arcade).
 - (iv) Architectural detail such as raised corniced parapets over the door, arches, lattice or tile work and moldings integrated into the building structure and design;
 - (v) Streetscape including outdoor patio, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- (c) The building entry should incorporate architectural details to form an effective transition from the size of the overall building to the scale of pedestrians.
- (d) Glass doors and sidelights should be provided unless the design context defines other forms of entry.
- (5) Architectural Details
Pedestrian-scaled architectural details enhance the appearance of a building at the street level and are usually positioned on the first two floors the exterior. Buildings should possess a tangible and distinct design quality not only at a distance but also up close. These details enhance the pedestrian's sense of well-being by allowing one to judge the size of a space, indicate design and structural quality, and provide human scale and intimacy.
 - (a) Knee walls: A two- to three-foot masonry or concrete knee wall should be provided around the base of the building where appropriate (see Section 3.1.f.(13)(f)(8)). The use of glass curtain wall systems, particularly on pedestrian storefront facades, should be minimized.
 - (b) Cornices: Provide ornamental molding, entablature, frieze, or other roofline treatments.
 - (c) Windows and Doors: Detailed treatment of windows and doors should be provided at the ground level for facades oriented toward a public street or a pedestrian area. Such details may include decorative lintels, sills, door design, molding or framing details. The character of windows should be expressed in the window frames or special shapes such as arches, or in mullions that divide the window into smaller panes. The character of the windows should be consistent with the overall building character.
 - (d) Lighting: Distinctive wall-mounted light fixtures, such as lights with decorative shade or mounting, should be provided on the first floor of all sides facing points of public access.
 - (e) Others: In addition to the above, at least one of the following architectural elements should be provided on the building façade:
 - (i) Decorative surfaces such as patterned concrete masonry, stone, or brick work.
 - (ii) Horizontal stone or masonry banding.
 - (iii) Sculptures, mosaics and other artwork
- (6) Visual Attractiveness
Many architectural design aspects combine to create visual attractiveness. The whole in successful architecture is more than the sum of the building parts. A building's attractiveness may be judged from several perspectives, from the vehicular realm at a distance to the pedestrian realm, up close. The interplay of the following factors significantly impacts the visual attractiveness of not only individual structures, but ultimately the character of entire blocks and sub-areas.

- (a) Architectural Composition
Composition is the organization of the whole out of its parts—the conception of single elements, the interrelating of these elements, and the relating of them to the total form. Architectural composition is the art of arranging and combining distinct parts or elements of a building to form an ordered expression of architectural form.
 - (b) Connectivity: The arrangement and visual flow of surface materials such as brick or stone horizontally and vertically should tie together the building as a whole. Buildings should avoid radical breaks in the elevations and massing that reduce connectivity.
 - (c) Symmetry/Balance: Symmetry is when wings of a building are matched in size and fenestration layout about a center point (often the primary entrance) in order to create visual harmony. Buildings that are not symmetrical should be massed to create visual balance between components relative to the primary entry location.
- (7) Articulation and Modulation
Building articulation and modulation help to create an intermediate level framework on the exterior of buildings, providing visual relief for large wall areas.
- (a) Horizontal articulation is created by use of materials such as stone or special masonry patterns (e.g. soldier coursing) that run along the façade of a building and tie the building together. Horizontal articulation is required (e.g. belt courses, cornice lines, entablatures, friezes, awnings or canopies, changes in materials or window patterns, recessed entries, or other architectural treatments) to distinguish the ground story of facades and walls from the upper stories.
 - (b) Cornices and parapets play special roles in visually unifying the top of a building.
 - (c) Vertical articulation is created by regular spacing of vertical elements such as piers, pilasters, columns and/or fenestration at regular intervals to visually transfer building weight to the ground and tie the base of a building to its top.
 - (d) Building modulation is a measured and proportioned inflection or setback in a building's face. Modulation may be achieved through recessed or projecting wall offsets, entryways, porch or canopy structures, columns, piers or other features.
 - (e) All building walls should have consistent horizontal and vertical articulation to form a grid framework on four sides of the building exterior. This framework should serve to break down the overall scale of a building into intermediate scale parts. Building walls should include materials and design characteristics consistent with those on the front. The effect of a single, long or massive wall with no relation to human scale is not acceptable.
 - (f) Vertical Articulation/modulation - A horizontal wall should not extend for a distance greater than 30 feet without visually established vertical articulation and/or modulation. (e.g. Building bays, storefronts, entrances, mullions, columns, piers, pilasters, recessed entries, awnings, or other architectural treatments)
 - (g) Vertical articulation and modulation should be carried from the base to the rooftop to visually transfer building weight to the ground.
 - (h) Recessed or projected brick or masonry courses shall be used to emphasize horizontal details of the façade in order to avoid a flat appearance of the wall.
 - (i) Storefronts shall include elements such as display windows, transoms, awnings, and entrances.
 - (j) Proportion is the relationship between the height and width of a rectangle. In architecture, this can refer to the overall building mass as well as openings for windows and doors within it. Some commonly used proportions that have been found to be pleasing to the eye. The most famous is the "golden section" which is a roughly 8:5 proportion. Other common proportions are 2:1, 1.5:1 and 1:1. These proportions can be used for window

openings and for visually established architectural elements. Repetitive use of similar proportions creates regular rhythm that helps tie a building together.

- (k) Architectural articulation or modulation can be used to organize the perceived mass of larger buildings. Building features such as columns, piers, rooflines and brick patterns can divide and create orientation on a large surface. Preferred orientations are vertical. Once these proportions have been established, windows and doors should reinforce the vertical orientation of the composition.
 - (l) The proportion of openings or other visually established architectural elements should be generally consistent throughout a development to create a sense of unity on building façades.
 - (m) Syncopation of Elements - Rhythm can be created by regular repetition of window openings and/or building articulation/modulation. Analogous to symphonic music, rhythm can be more complex and interesting than rote repetition of elements. Patterns such as A-B-A-B or A-B-B-A-B-B can add interest to a building elevation.
- (8) Building Base, Middle and Cap
Many successful buildings use an ancient formula for building design that incorporates clear identification of building base, body and cap by using cornice lines, stringcourses, and other architectural elements. The origin of the formula relates to the human feet, torso and head.
- (a) Base - A building base should be established through the use of stone, concrete or masonry materials that has a heavier appearance and makes firm contact with the earth. For one story buildings, a knee wall base should be established.
 - (b) Middle - The building body connects the base and cap and typically appears repetitive from floor to floor, creating a vertical proportion to the exterior. The building body is to make up the majority of the building height and should not be overwhelmed by massive roof area.
 - (c) Cap - The building cap incorporates the roof parapet or roofline and is where the building meets the sky. Because of the high visibility of the "sky line," the appearance of a "false roof" is not acceptable.
 - (i) Building roof forms should appear integral to the building's design on all sides of the structure and should be capped with cornice moldings. Secondary building faces on flat-roofed buildings should have a parapet height that is consistent with the primary face. The vertical façade of a building face should not be extended above the actual parapet or roofline to give the appearance of a false front (See also Section 3.1.f.(13)(f)(10)).
 - (ii) When sections of a building face are raised to create varied rooflines, the raised sections should have substantial depth to reflect the form of an actual building.
 - (iii) The rear of parapet features should be treated to the same level of detail as the front.
 - (iv) Rooftop mechanicals, including condensers, vents and pipes are to be screened pursuant to Section 16.10., Mechanical Equipment Screens.
- (9) Color Scheme
The color scheme for a building should unify the building image and complement the building context.
- (a) Coordinated Palette of Colors - A coordinated palette of colors should be created for each development that includes one primary color with up to three major accent colors and a range of minor accent colors.

- (b) Primary Base Color - The primary color of the buildings should be compatible with adjacent buildings. Use of a single primary color will serve to tie the building together. The use of two primary colors should be limited to mixed-use or multistory buildings where the two colors are coordinated.
 - (c) Earth Tones -Natural stone and unglazed brick represent the range of earth tones. Earth tones are preferred as the primary base color.
 - (d) Accent Colors - Accent colors should complement the selected primary base color. Accent color intensity should be related to the amount of accent color proposed, with brighter colors having less accent area.
 - (e) Bright colors - Bright colors include red, yellow, emerald green, bright blue and other colors with intense hue. These colors can detract from the overall building design and context, and should be used sparingly as accents that visually activate pedestrian areas or convey information as part of a sign.
- (10) Secondary Building Faces
Secondary building faces are oriented away from pedestrian and vehicular traffic areas. Recognizing that internal building function may require the use of solid wall for some structures, the following guidelines are intended to promote an aesthetic design that is consistent with the quality and appearance of primary building faces.
- (a) Parapets - Secondary building faces on flat-roofed buildings should have a parapet height that is consistent with the primary face. Roofs that flow over the top of the wall face are not acceptable.
 - (b) Four-sided Architecture - Blank, massive building faces are to be avoided. Secondary building façades should employ massing variation, modulation and façade articulation, and architectural detailing to create four-sided architecture and to be consistent with the primary building faces.
 - (c) Drive-Through
Drive-through facilities should be designed as an integral part of the building and should be constructed of the same material, style, and level of architectural detailing as the main building.

(11) Building Facades & Exterior Walls

Building facades and walls shall reflect the patterns of the surrounding context and provide interest for the pedestrian. Building facades shall reflect and complement the traditional materials and techniques of the central Illinois region. They shall express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood). The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements.



(12) Specific Building Facade & Exterior Wall Standards

(a) Balcony

Balconies shall project no less than five feet from the facade and shall have no less than seven feet in width. Balconies may not project within five feet of a common lot line. Balconies, where required in the building envelope standards, must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof (or a balcony on the story immediately above) and shall not be otherwise enclosed above a height of 42 inches, except with insect screening. Balconies aligned vertically on adjacent floors may post up to one another and share a single roof element.

(b) Front Porch

Front porches must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof and shall not be otherwise enclosed, above a height of 42 inches, except with insect screening.

(c) Exterior Weather Protection

Exterior weather protection can enhance pedestrian safety and comfort and is most often provided in the form of overhead protection from rain, sun and wind such as overhangs, arcades, and awnings.

(i) Overhangs are permanent structures supported from buildings to provide weather protection for building entry and pedestrian walkways.

(ii) Arcades are similar to overhangs except that arcades are supported by columns in the walkway, in addition to the building face.

(iii) Awnings are elements added to the face of a building made of semi-permanent materials such as canvas or similar lightweight material along with metal support framework.

(d) Awnings

(i) Awnings should be designed to project over individual window and door openings (i.e., mounted in the reveals of openings). Awnings that are a continuous feature, extending over several windows, doors, masonry piers, or arches, are strongly discouraged.

(ii) Fabric awnings are encouraged; canvas awnings with a matte finish are preferred. Metal or glass awnings that are compatible with building design may be acceptable outside the downtown area. Awnings with high gloss finish and illuminated, plastic awnings are discouraged.

(iii) Awning colors should be compatible with the overall color scheme of the façade. Solid colors or subtle striped patterns are preferred.

(e) Permitted Materials

The choice of materials and texture has great visual significance and can affect the long-term appearance and maintenance of the built environment. Exterior building material is directly related to the durability of the building against weathering and damage from natural forces.

Choose high-quality and long-lasting materials that offer texture and avoid monotonous surfaces. The look and dimension of material elements should relate to human scale. Earth tone building materials that have a pleasing visual texture, such as brick and stone, are strongly preferred.

The type and detailing of building materials should be consistent on all sides of a structure. Materials used on primary facades, if not used for the entire building, should return along secondary sides a minimum distance based on visibility be utilized on secondary sides to maintain visual consistency.

The following is a general guide to the acceptable use of exterior building materials. Use of alternate materials or the extent of material usage may be reviewed on a case-by-case basis, taking into consideration such factors as context and architectural style. Additional guidelines related to specific materials are provided below.

- (i) Primary Materials - The dominant material of a building's exterior walls. A primary material will typically comprise 75% to 90% of each exterior building face excluding windows and doors; however, architectural style and detailing of the building should dictate the appropriate composition of primary material.
 - 1) Brick, stone and tile masonry - Brick, stone and tile convey permanence and are preferred primary building materials for all building types.
 - 2) Native stone.
 - 3) Cast-in-place Concrete - Cast-in-place concrete may be appropriate for industrial buildings or secondary facades if sufficient articulation and detail is provided to diminish the appearance of a large, blank wall and provide a high-quality architectural finish. Cast-in-place concrete is acceptable as an accent material; its appropriateness for primary material applications will be reviewed within the context of the design intent and surrounding character of development.
 - 4) Pre-cast Concrete - Pre-cast is acknowledged as a durable and quality material. Concrete panels should incorporate architectural finishes that comply with the architectural articulation (See Section 3.1.f.(13)(f)(7)) and detailing (See Section 3.1.f.(13)(f)(5)) design guidelines. The appearance of panel joints should be minimized. On building faces adjacent to a public right-of-way or pedestrian area where the appearance of masonry is to be conveyed, masonry inlays are generally preferred to coated or painted formliner applications which simulate the look of brick or stone; however, the appropriateness of either will be reviewed based upon the context of the design intent and the surrounding character of development.
 - 5) Glass - The use of glass as a primary exterior building material may be appropriate within its surrounding context such as the B-1, Central Business Zoning District or in N-1 Institutional Zoning Districts located in the downtown area. Where used, transparent types of glass are preferred and mirror/dark tinted glass is discouraged.
 - 6) Architectural Wall Panel System or Architectural Metal Cladding - Smooth metal panels with sufficient metal thickness to prevent "oil canning" or deterioration of the surface and promote durability are acceptable. The use of metal should account for the design intent of the building and surrounding character of development.
 - 7) Wood - Wood may be appropriate in specific historical or cultural context.
- (ii) Accent Materials - A material utilized to provide architectural interest and variety on a building. Accent materials will typically comprise 10% to 25% of each building face excluding windows and doors, depending on architectural style and context. Accent materials are not to be utilized as a primary building material.
 - 1) Pre-cast masonry (for trim and cornice elements only).
 - 2) Fiber Cement Siding - The use of fiber cement materials should be limited to accent applications only, except where utilized in a downtown or historic context as a substitute for wood. Fiber cement product will not be considered acceptable in fulfillment of masonry requirements.
 - 3) Stucco (cementitious finish) - The use of stucco is acceptable for accent applications
 - 4) Formed Liquid Urethane - for trim and cornice elements only.
 - 5) Glass Fiber Reinforced Concrete (GFRC) - for trim elements only.
 - 6) Metal - for beams, lintels, trim elements and ornamentation only.
- (iii) Prohibited Materials
 - 1) Exterior insulating finishing systems (EIFS / Dryvit).

- 2) Standard, fluted, or split face concrete masonry units (CMUs).
- 3) Corrugated metal or fiberglass.
- 4) Aluminum siding.
- 5) Imitation rock work.
- 6) Mirror or metalized reflective glass.
- 7) Plywood, masonite, structure and chip board siding.
- 8) Vinyl siding.

(13) Roofs and Parapets

Roofs shall reflect the patterns of the surrounding context and provide visual interest to the tops of the buildings, but shall not overwhelm the scale of the street façade. The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements.



(14) Specific Roof and Parapet Standards

- (a) Acceptable roof styles are flat, hipped, pitched, and front-gabled, although flat roofs are encouraged for commercial buildings. Dormers are allowed.
- (b) Shed roofs (i.e. roofs with a single pitch visible from the street space) shall only be used for stair access structures to roofs or penthouse mechanical/elevator equipment rooms.
- (c) Flat roofs shall incorporate a parapet and/or cornice line that clearly identifies the top of a building. See also Section 3.1.f.(13)(f)(8).
- (d) Simple hip, pitched and gable roofs shall be symmetrically pitched between 4:12 and 10:12.
- (e) Occupied roofs, such as roof eating areas, roof gardens and terraces are acceptable.
- (f) Mechanical equipment located on roof tops shall be screened per Section 16.10., Mechanical Equipment Screens.
- (g) Dormers
Dormers are permitted and a habitable attic story behind them shall not constitute a story so long as they do not break the primary eave line, are individually less than 15 feet wide, and are collectively not more than 60% of the façade length.
- (h) Parapet Height
An additional three feet in height by twelve feet in width (or 15% of the façade, whichever is greater) is permitted for a section of the parapet emphasizing the building's primary street-space entry or a block corner.

(15) Permitted Materials

The use of these materials should account for the design intent of the building and surrounding character of development.

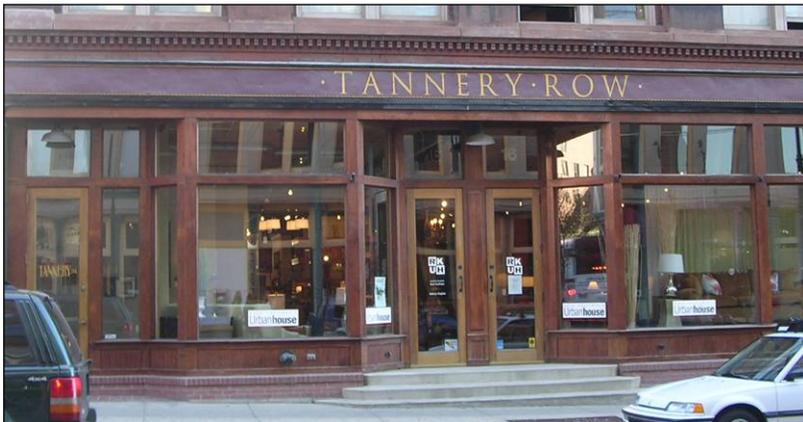
- (a) Clay or concrete (faux clay)
- (b) Tile (barrel or flat roman)
- (c) Slate (equivalent synthetic or better)
- (d) Metal (standing seam, equivalent or better) - Shall be of sufficient metal thickness to prevent "oil canning" or deterioration of the surface and promote durability are acceptable.
- (e) Dimensional Asphalt shingles
- (f) Cedar Shingles
- (g) Cornices and soffits may be a combination of wood, vinyl, and/or metal
- (h) Gutters and Downspouts may be PVC, vinyl, and/or metal.

(16) Prohibited Materials

- (a) Corrugated metal or fiberglass.

(17) Windows and Doors

Facade transparency creates a visual connection between indoor and outdoor spaces. Windows and doors narrate the uses inside the building to the observer and are a measure of how public or private these uses are intended to be. For example, storefront windows at street level are more expansive, suggesting common uses, while upper levels are smaller, indicating more private uses. The provision of windows, doors and other openings, especially at ground level, enhances the aesthetic appeal of buildings, provides visual interest and fosters a sense of security and vibrancy for pedestrians. Windows should be divided by multiple panes of glass. This helps the window “hold” the surface of the façade, rather than appearing like a “hole” in the wall (an effect produced by a large single sheet of glass). The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements.



(18) Specific Window and Door Standards

(a) Transparency Requirements

This guideline applies to façades that have street frontage or are adjacent to pedestrian access or parking areas.

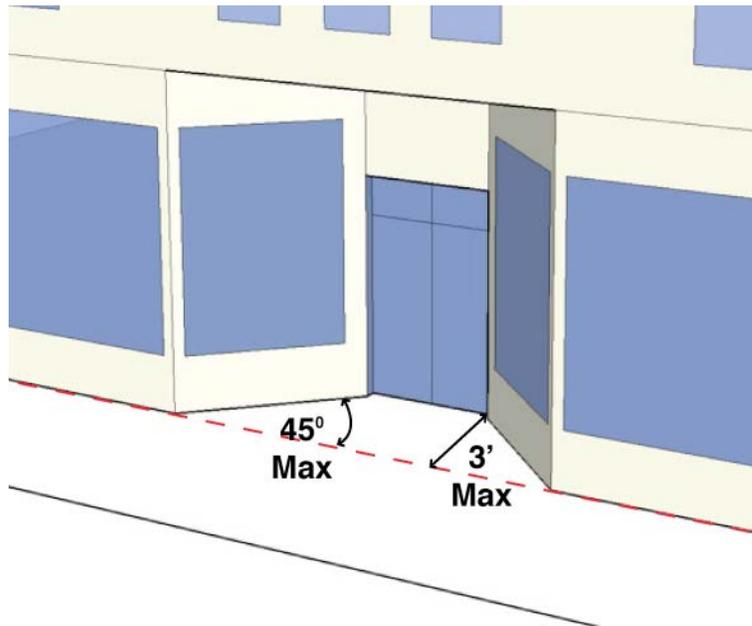
- (i) Facades should incorporate transparent features (clear glass on windows and doors) over a minimum percentage of the surface area at ground-level. Ground level is defined as two to eight feet measured vertically at street level.
 - 1) For retail uses, a minimum of 50% should be transparent.
 - 2) For other uses, a minimum of 35% should be transparent.
- (ii) Façade openings shall not span vertically more than one story, nor shall the horizontal opening measurement exceed the vertical opening measurement. Façade openings shall correspond to interior space and shall not span across building structure such as the floor structural and mechanical thickness.
- (iii) Glass at the ground level should be clear and unobstructed to allow visual access to the building's active interior uses such as retail display, product production or office space that create interest for pedestrians walking by to view.
- (iv) Where appropriate, a ground-level façade may employ sculptural, mosaic, or relief artwork or other design features over 50% of the ground-level surface area in lieu of clear glass. Large blank walls are to be avoided on all four sides of the exterior.
- (v) On upper levels, use of appropriately-sized clear glass windows is encouraged to create visual connection between interior building spaces and the surrounding site context. When necessary, tinted glass may be allowed to provide privacy while aesthetically and functionally serving the building.

(b) Window Requirements

- (i) Window frames (including glass block) shall be recessed at least 2 inches from the exterior face of the building (to avoid a flat appearance to the plane of the wall).
- (ii) Stone or similar materials for window heads (lintels), and sills shall consist of accent masonry, precast concrete, soldier, or rowlock brick courses.
- (iii) A vertical or square orientation for upper story windows is required.
- (iv) Heavily tinted windows shall not be used on the ground floor.
- (v) Window openings shall not span vertically more than one story and shall not span across building structure such as the floor structural and mechanical thickness.
- (vi) Windows may be ganged horizontally (maximum five per group) if each grouping is separated by a mullion, column, pier or wall section that is at least seven inches wide. Windows divided into multiple panes of glass are encouraged.
- (vii) Exterior shutters, if applied, shall be sized and mounted appropriately for the window (one-half the width), even if inoperable.
- (viii) Bay or Bay Windows shall have a minimum interior clear width at main walls of four feet; projection not greater than 36 inches beyond the facade; walls and windows shall be between 90 degrees (perpendicular) and zero degrees (parallel) relative to the primary wall from which they project.

(c) Door Requirements

- (i) Double-height entryways (those that span more than one story) are not allowed.
- (ii) Recessed Doorways are encouraged. Doorways shall not be recessed more than five (5) feet from the front façade unless a courtyard, café, window display, or other animated space is provided between the doorway and the sidewalk. If the doors are recessed more than three (3) feet, then angled walls to promote the door's visibility are preferred. Doorways shall not span more than one story.



(19) Permitted Materials

- (a) Windows shall be of anodized aluminum, wood, clad wood, vinyl, or steel.
- (b) Window glass shall be clear, with light transmission at the ground story at least 90% and for the upper stories 75% (modification as necessary to meet any applicable building and energy code requirements). Specialty windows (one per façade maximum) may utilize stained, opalescent, or glass block.
- (c) Window screens shall be black or gray.
- (d) Screen frames shall match window frame material or be dark anodized.
- (e) Doors shall be of wood, clad wood, or steel and may include glass panes.
- (f) Shutter materials shall be painted wood or clad wood.
- (g) Glass Curtian-Wall Systems (B1 District Only).

(20) Prohibited Materials

Mirrored or metalized reflective glass.

ARTICLE 18. DEFINITIONS

Architectural Composition: Composition is the organization of the whole out of its parts-the conception of single elements, the interrelating of these elements, and the relating of them to the total form. Architectural composition is the art of arranging and combining distinct parts or elements of a building to form an ordered expression of architectural form.

Architectural Connectivity: The arrangement and visual flow of surface materials such as brick or stone horizontally and vertically should tie together the building as a whole.

Architectural Symmetry/Balance: Symmetry is when wings of a building are matched in size and fenestration layout about a center point (often the primary entrance) in order to create visual harmony.

Building Mass: The physical volume or bulk of a structure and can be measured by height and size of the building footprint.

Building Modulation: A measured and proportioned inflection or setback in a building's face.

Horizontal Articulation: Architectural effect of creating an intermediate level framework on the exterior of buildings by the use of materials such as stone or special masonry patterns (e.g.

soldier coursing) that run horizontally along the façade of a building and tie the building together and provide visual relief for large wall areas.

Proportion: The relationship between the height and width of a rectangle. In architecture, this can refer to the overall building mass as well as openings for windows and doors within it. The most famous is the “golden section” which is a roughly 8:5 proportion. Other common proportions are 2:1, 1.5:1 and 1:1.

Syncopation of Elements: Rhythm created by regular repetition of window openings and/or building articulation/modulation. Analogous to symphonic music, rhythm can be more complex and interesting than rote repetition of elements. Patterns such as A-B-A-B or A-B-B-A-B-B can add interest to a building elevation.

Vertical Articulation: Architectural effect of creating an intermediate level framework on the exterior of buildings by regularly spacing vertical elements such as piers, pilasters, columns and/or fenestration at regular intervals to visually transfer building weight to the ground and tie the base of a building to its top.

Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS
_____ DAY OF _____, 2014

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

**ORDINANCE AMENDING APPENDIX C OF THE CODE OF THE CITY OF PEORIA
RELATING TO NON-RESIDENTIAL BUILDING MATERIALS AND DESIGN**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

Section 1: Appendix C of the Peoria City Code, being Ordinance No. 16,121 as adopted on June 12, 2007, and thereafter amended, is hereby amended by deleting the following stricken words and adding the following underlined words:

ARTICLE 8. GENERAL DEVELOPMENT STANDARDS

8.7. NON-RESIDENTIAL BUILDING MATERIALS AND DESIGN REQUIREMENTS

8.7.1. Purpose

This ordinance section is intended to address the complexity of community design values in a format that is easily understood, and consistently interpreted and administered. This section also intends to implement the intents contained within Section 1.5. of this Appendix and seeks the following objectives:

- A. Provide attractive buildings from several perspectives, from the vehicle to the pedestrian;
- B. Protect the character of established residential neighborhoods;
- C. Maintain economically vibrant as well as attractive business and commercial areas;
- D. Maintain orderly and compatible land use and development patterns;
- E. Control the scale and fit of new development patterns;
- F. Encourage environmentally responsible development practices;
- G. Promote rehabilitation, redevelopment and infill;
- H. Maintain a range of housing choices and options;
- I. Prohibit blank walls along pedestrian areas;
- J. Use the scale and massing of buildings to transition between the corridors and surrounding neighborhoods;
- K. Encourage and assist in the preservation of existing buildings and housing stock;
- L. Promote infill development for vacant parcels that reflects the surrounding scale and character;
- M. Create new outdoor civic spaces; and
- N. Provide new outdoor public spaces, people places, squares, and civic greens.

8.7.2. The Citywide Building Design Guidelines will:

- A. Address all non-residential, multi-family, and mixed-use buildings in the City including multi-family, commercial, office, industrial, and institutional uses.
- B. Facilitate innovative and creative building design and development.
- C. Ensure that various projects are judged according to consistent criteria.
- D. Result in more complete applicant submissions and improved design review process.

8.7.3. These design guidelines are crafted to function in harmony with the City's existing policies. Nothing in the Building Design Guidelines shall affect the applicability of the Peoria Municipal Code.

8.7.4. Applicability

All non-residential, multi-family and mixed-use buildings that require building permits are subject to design review based on the guidelines contained within this document. Although these guidelines are intended to apply primarily to commercial, office, industrial, institutional, multi-family and mixed-use structures, they may also be utilized as deemed appropriate by the Zoning Administrator.

Plans must be reviewed by the Site Plan Review Board to verify that they meet the architectural standards, as well as other standards of this ordinance.

8.7.5. General Requirements

- A. Adaptive Reuse of the Buildings

While building design primarily serves the practical and functional purposes of the current owner or tenant, they should also consider the adaptability of the building to other uses. Corporate prototype designs are discouraged if they are unable to be converted for adaptive reuse of future businesses. They should be modified to be consistent with the historical and architectural context of the surrounding buildings these design standards.

B. Equivalent or Better

While only materials, techniques, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. They shall be submitted to the Site Plan Review Board for review. Additional products may be added to the list as set forth in Section 2.8., Amendments.

8.7.6. Building Design

The purpose of this section is to identify existing neighborhood characteristics that should be enhanced or incorporated into the building design of new or infill development projects. In addition, this section addresses neighborhood compatibility and transitions to adjacent buildings and street frontages. The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements

A. Siting

Building Design should provide contextual references to its surrounding built environment. Design context could include natural features such as a river, lake, park or open space; man-made landforms; historic and cultural contexts; and existing architecture (unless specifically prohibited within this section).

1. Properly designed buildings can frame special public places such as parks, open spaces, esplanades, pedestrian plazas, courtyards, outdoor seating areas, streetscape, etc. that provide safety and amenity for the development's residents, customers, employees, and for surrounding properties.
2. Buildings should blend with natural or man-made landforms or natural features and maximize visual access to scenic views.
3. Buildings should be arranged to relate to each other and to create view corridors that promote visual access from the site to adjacent neighborhoods. View corridors are spaces that frame views from one location to another. Streets are one type of view corridor, pedestrian walkways are another.
4. Buildings should be arranged in a manner that creates a sense of enclosure and defined space.
5. A site's buildings should be arranged so that they help to frame and define the fronting and internal streets, giving deliberate form to streets and sidewalk areas.
6. For infill sites, buildings should be set back from the street in accordance with the predominant line of building massing (setback) along the street in order to create a defined streetscape and sense of place.
7. Buildings that have a distinctive architectural, historic or cultural context should incorporate those elements through the use of similar or compatible styles, materials, architectural detailing or other appropriate references.
8. In areas where the existing context is not well-defined, new development may be recognized as a pioneer with the opportunity to establish a pattern of identity from which future development can take its cues. The site's zoning and other relevant Comprehensive Plan policies should be considered as indicators of the desired direction for the area and project.

B. Building Mass

Building mass is an important factor that affects functional and visual compatibility between adjacent neighborhoods and different land uses. The following design guidelines promote coordination and continuity of the proposed development and the development efforts throughout the neighborhood through creation of a gradual transition between different building masses.

1. Buildings at the outer edge of an activity center should be comparable in height and mass with the surrounding neighborhood.
2. Adverse visual (view) impacts of a massive building should be minimized or mitigated through the use of visual buffers, neighborhood-compatible architecture and building mass and siting techniques. Large buildings should be broken into multiple buildings if possible, or into smaller building massing elements through varied rooflines, varied façade planes, upper story setback, windows on front elevation, etc. in order to reduce the apparent size of the building.

C. Pedestrian-Friendliness

Pedestrian-friendliness describes the quality of a built environment that attracts foot traffic and fosters a sense of safety and well-being for its users. Building design can directly impact the pedestrian-friendliness of a place by creating a setting that is comfortable for pedestrians to walk, stop and congregate. A building that attracts pedestrians may enjoy greater success for its tenants and users, whereas an unsuccessful building can create an environment that pedestrians seek to avoid. Pedestrian-friendliness is a counterpoint to the aesthetic criteria listed in Section 8.7.6.F., Visual Attractiveness, below.

1. When buildings are properly designed, they can frame special public places such as parks, open spaces, esplanades, pedestrian plazas, courtyards, outdoor seating areas, streetscape, etc, that provide safety and amenity for the development's residents, customers, employees, and for surrounding properties.
2. Buildings, where feasible, should be sited or designed to create public spaces that are easily accessible from adjacent streets or sidewalks.
3. Buildings should engage and define the street edge with landscaping, pedestrian walkways, and street furnishings to allow for safe and comfortable movement of pedestrians.
 - a. In order to enhance pedestrian experience and to avoid the appearance of a massive parking lot between the building and the street, building setbacks to adjacent streets should be minimized wherever possible. When internal drives are utilized to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible. However, where an established pattern of building setbacks exists, new buildings should be consistent with the surrounding building alignment.
 - b. Pedestrian linkage should be established among multiple building entrances and the parking lot.
 - c. All buildings should relate to street frontage through use of landscaping, pedestrian access and other public spaces. Commercial buildings are encouraged to create an active street environment and unified streetscape that encourages pedestrian activity. A combination of streetscape elements can be included: pedestrian seating, moveable tables, planters, pedestrian-scaled light fixtures (not more than 16' tall), artwork or decorative paving, waste receptacles, bicycle racks, and other street furnishings.
4. Exterior weather protection is encouraged for building facades adjacent to sidewalks or pedestrian areas.
5. Exterior weather protection generally should not overhang from the building for more than 5 feet unless it incorporates transparent material to allow the ground level exterior to be illuminated by natural light. Arcades may be extended for more than 5 feet in depth if the arcade ceiling is more than one story in height.
6. Drive-through passageways and canopies should be located to the rear or side of all buildings.

D. Building Entries

An obvious and welcoming building entry can be an important architectural feature that defines the visual character of a building and improves the pedestrian environment by enhancing the user's experience.

1. Primary building entrances should be oriented to a public street or a prominent public area
2. Each primary building on a site, regardless of its size, should have clearly-defined, highly-visible primary entrance featuring at least two (2) of the following:
 - a. Unique architectural feature (i.e. prominent tower feature or peaked roof form and/or variation in building color/material);
 - b. Recess or projection;

- c. Pedestrian weather protection (i.e. canopy, overhang, or arcade).
 - d. Architectural detail such as raised corniced parapets over the door, arches, lattice or tile work and moldings integrated into the building structure and design;
 - e. Streetscape including outdoor patio, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
3. The building entry should incorporate architectural details to form an effective transition from the size of the overall building to the scale of pedestrians.
 4. Glass doors and sidelights should be provided unless the design context defines other forms of entry.

E. Architectural Details

Pedestrian-scaled architectural details enhance the appearance of a building at the street level and are usually positioned on the first two floors the exterior. Buildings should possess a tangible and distinct design quality not only at a distance but also up close. These details enhance the pedestrian's sense of well-being by allowing one to judge the size of a space, indicate design and structural quality, and provide human scale and intimacy.

1. Knee walls: A two- to three-foot masonry or concrete knee wall should be provided around the base of the building where appropriate (see Section 8.7.6.H.). The use of glass curtain wall systems, particularly on pedestrian storefront facades, should be minimized.
2. Cornices: Provide ornamental molding, entablature, frieze, or other roofline treatments.
3. Windows and Doors: Detailed treatment of windows and doors should be provided at the ground level for facades oriented toward a public street or a pedestrian area. Such details may include decorative lintels, sills, door design, molding or framing details. The character of windows should be expressed in the window frames or special shapes such as arches, or in mullions that divide the window into smaller panes. The character of the windows should be consistent with the overall building character.
4. Lighting: Distinctive wall-mounted light fixtures, such as lights with decorative shade or mounting, should be provided on the first floor of all sides facing points of public access.
5. Others: In addition to the above, at least one of the following architectural elements should be provided on the building façade:
 - a. Decorative surfaces such as patterned concrete masonry, stone, or brick work.
 - b. Horizontal stone or masonry banding.
 - c. Sculptures, mosaics and other artwork

F. Visual Attractiveness

Many architectural design aspects combine to create visual attractiveness. The whole in successful architecture is more than the sum of the building parts. A building's attractiveness may be judged from several perspectives, from the vehicular realm at a distance to the pedestrian realm, up close. The interplay of the following factors significantly impacts the visual attractiveness of not only individual structures, but ultimately the character of entire blocks and sub-areas.

1. Architectural Composition
Composition is the organization of the whole out of its parts-the conception of single elements, the interrelating of these elements, and the relating of them to the total form. Architectural composition is the art of arranging and combining distinct parts or elements of a building to form an ordered expression of architectural form.
2. Connectivity: The arrangement and visual flow of surface materials such as brick or stone horizontally and vertically should tie together the building as a whole. Buildings should avoid radical breaks in the elevations and massing that reduce connectivity.

3. Symmetry/Balance: Symmetry is when wings of a building are matched in size and fenestration layout about a center point (often the primary entrance) in order to create visual harmony. Buildings that are not symmetrical should be massed to create visual balance between components relative to the primary entry location.

G. Articulation and Modulation

Building articulation and modulation help to create an intermediate level framework on the exterior of buildings, providing visual relief for large wall areas.

1. Horizontal articulation is created by use of materials such as stone or special masonry patterns (e.g. soldier coursing) that run along the façade of a building and tie the building together. Horizontal articulation is required (e.g. belt courses, cornice lines, entablatures, friezes, awnings or canopies, changes in materials or window patterns, recessed entries, or other architectural treatments) to distinguish the ground story of facades and walls from the upper stories.
2. Cornices and parapets play special roles in visually unifying the top of a building.
3. Vertical articulation is created by regular spacing of vertical elements such as piers, pilasters, columns and/or fenestration at regular intervals to visually transfer building weight to the ground and tie the base of a building to its top.
4. Building modulation is a measured and proportioned inflection or setback in a building's face. Modulation may be achieved through recessed or projecting wall offsets, entryways, porch or canopy structures, columns, piers or other features.
5. All building walls should have consistent horizontal and vertical articulation to form a grid framework on four sides of the building exterior. This framework should serve to break down the overall scale of a building into intermediate scale parts. Building walls should include materials and design characteristics consistent with those on the front. The effect of a single, long or massive wall with no relation to human scale is not acceptable.
6. Vertical Articulation/modulation - A horizontal wall should not extend for a distance greater than 30 feet without visually established vertical articulation and/or modulation. (e.g. Building bays, storefronts, entrances, mullions, columns, piers, pilasters, recessed entries, awnings, or other architectural treatments)
7. Vertical articulation and modulation should be carried from the base to the rooftop to visually transfer building weight to the ground.
8. Recessed or projected brick or masonry courses shall be used to emphasize horizontal details of the façade in order to avoid a flat appearance of the wall.
9. Storefronts shall include elements such as display windows, transoms, awnings, and entrances.
10. Proportion is the relationship between the height and width of a rectangle. In architecture, this can refer to the overall building mass as well as openings for windows and doors within it. Some commonly used proportions that have been found to be pleasing to the eye. The most famous is the "golden section" which is a roughly 8:5 proportion. Other common proportions are 2:1, 1.5:1 and 1:1. These proportions can be used for window openings and for visually established architectural elements. Repetitive use of similar proportions creates regular rhythm that helps tie a building together.
11. Architectural articulation or modulation can be used to organize the perceived mass of larger buildings. Building features such as columns, piers, rooflines and brick patterns can divide and create orientation on a large surface. Preferred orientations are vertical. Once these proportions have been established, windows and doors should reinforce the vertical orientation of the composition.
12. The proportion of openings or other visually established architectural elements should be generally consistent throughout a development to create a sense of unity on building façades.

13. Syncopation of Elements - Rhythm can be created by regular repetition of window openings and/or building articulation/modulation. Analogous to symphonic music, rhythm can be more complex and interesting than rote repetition of elements. Patterns such as A-B-A-B or A-B-B-A-B-B can add interest to a building elevation.

H. Building Base, Middle and Cap

Many successful buildings use an ancient formula for building design that incorporates clear identification of building base, body and cap by using cornice lines, stringcourses, and other architectural elements. The origin of the formula relates to the human feet, torso and head.

1. Base - A building base should be established through the use of stone, concrete or masonry materials that has a heavier appearance and makes firm contact with the earth. For one story buildings, a knee wall base should be established.
2. Middle - The building body connects the base and cap and typically appears repetitive from floor to floor, creating a vertical proportion to the exterior. The building body is to make up the majority of the building height and should not be overwhelmed by massive roof area.
3. Cap - The building cap incorporates the roof parapet or roofline and is where the building meets the sky. Because of the high visibility of the "sky line," the appearance of a "false roof" is not acceptable.
 - a. Building roof forms should appear integral to the building's design on all sides of the structure and should be capped with cornice moldings. Secondary building faces on flat-roofed buildings should have a parapet height that is consistent with the primary face. The vertical façade of a building face should not be extended above the actual parapet or roofline to give the appearance of a false front (See also Section 8.7.6.J.).
 - b. When sections of a building face are raised to create varied rooflines, the raised sections should have substantial depth to reflect the form of an actual building.
 - c. The rear of parapet features should be treated to the same level of detail as the front.
 - d. Rooftop mechanicals, including condensers, vents and pipes are to be screened pursuant to Section 8.2.15.B., Mechanical Equipment.

I. Color Scheme

The color scheme for a building should unify the building image and complement the building context.

1. Coordinated Palette of Colors - A coordinated palette of colors should be created for each development that includes one primary color with up to three major accent colors and a range of minor accent colors.
2. Primary Base Color - The primary color of the buildings should be compatible with adjacent buildings. Use of a single primary color will serve to tie the building together. The use of two primary colors should be limited to mixed-use or multistory buildings where the two colors are coordinated.
3. Earth Tones -Natural stone and unglazed brick represent the range of earth tones. Earth tones are preferred as the primary base color.
4. Accent Colors - Accent colors should complement the selected primary base color. Accent color intensity should be related to the amount of accent color proposed, with brighter colors having less accent area.
5. Bright colors - Bright colors include red, yellow, emerald green, bright blue and other colors with intense hue. These colors can detract from the overall building design and context, and should be used sparingly as accents that visually activate pedestrian areas or convey information as part of a sign.

J. Secondary Building Faces

Secondary building faces are oriented away from pedestrian and vehicular traffic areas. Recognizing that internal building function may require the use of solid wall for some structures, the following guidelines are intended to promote an aesthetic design that is consistent with the quality and appearance of primary building faces.

1. Parapets - Secondary building faces on flat-roofed buildings should have a parapet height that is consistent with the primary face. Roofs that flow over the top of the wall face are not acceptable.
2. Four-sided Architecture - Blank, massive building faces are to be avoided. Secondary building façades should employ massing variation, modulation and façade articulation, and architectural detailing to create four-sided architecture and to be consistent with the primary building faces.
3. Drive-Through
Drive-through facilities should be designed as an integral part of the building and should be constructed of the same material, style, and level of architectural detailing as the main building.

K. Building Facades & Exterior Walls

Building facades and walls shall reflect the patterns of the surrounding context and provide interest for the pedestrian. Building facades shall reflect and complement the traditional materials and techniques of the central Illinois region. They shall express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood). The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements.



L. Specific Building Facade & Exterior Wall Standards

1. Balcony

Balconies shall project no less than five feet from the facade and shall have no less than seven feet in width. Balconies may not project within five feet of a common lot line. Balconies, where required in the building envelope standards, must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof (or a balcony on the story immediately above) and shall not be otherwise enclosed above a height of 42 inches, except with insect screening. Balconies aligned vertically on adjacent floors may post up to one another and share a single roof element.

2. Front Porch

Front porches must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof and shall not be otherwise enclosed, above a height of 42 inches, except with insect screening.

3. Exterior Weather Protection

Exterior weather protection can enhance pedestrian safety and comfort and is most often provided in the form of overhead protection from rain, sun and wind such as overhangs, arcades, and awnings.

a. Overhangs are permanent structures supported from buildings to provide weather protection for building entry and pedestrian walkways.

b. Arcades are similar to overhangs except that arcades are supported by columns in the walkway, in addition to the building face.

c. Awnings are elements added to the face of a building made of semi-permanent materials such as canvas or similar lightweight material along with metal support framework.

4. Awnings

a. Awnings should be designed to project over individual window and door openings (i.e., mounted in the reveals of openings). Awnings that are a continuous feature, extending over several windows, doors, masonry piers, or arches, are strongly discouraged.

b. Fabric awnings are encouraged; canvas awnings with a matte finish are preferred. Metal or glass awnings that are compatible with building design may be acceptable outside the downtown area. Awnings with high gloss finish and illuminated, plastic awnings are discouraged.

c. Awning colors should be compatible with the overall color scheme of the façade. Solid colors or subtle striped patterns are preferred.

5. Permitted Materials

The choice of materials and texture has great visual significance and can affect the long-term appearance and maintenance of the built environment. Exterior building material is directly related to the durability of the building against weathering and damage from natural forces.

Choose high-quality and long-lasting materials that offer texture and avoid monotonous surfaces. The look and dimension of material elements should relate to human scale. Earth tone building materials that have a pleasing visual texture, such as brick and stone, are strongly preferred.

The type and detailing of building materials should be consistent on all sides of a structure. Materials used on primary facades, if not used for the entire building, should return along secondary sides a minimum distance based on visibility be utilized on secondary sides to maintain visual consistency.

The following is a general guide to the acceptable use of exterior building materials. Use of alternate materials or the extent of material usage may be reviewed on a case-by-case basis.

taking into consideration such factors as context and architectural style. Additional guidelines related to specific materials are provided below.

- a. Primary Materials - The dominant material of a building's exterior walls. A primary material will typically comprise 75% to 90% of each exterior building face excluding windows and doors; however, architectural style and detailing of the building should dictate the appropriate composition of primary material.
 - 1) Brick, stone and tile masonry - Brick, stone and tile convey permanence and are preferred primary building materials for all building types.
 - 2) Native stone.
 - 3) Cast-in-place Concrete - Cast-in-place concrete may be appropriate for industrial buildings or secondary facades if sufficient articulation and detail is provided to diminish the appearance of a large, blank wall and provide a high-quality architectural finish. Cast-in-place concrete is acceptable as an accent material; its appropriateness for primary material applications will be reviewed within the context of the design intent and surrounding character of development.
 - 4) Pre-cast Concrete - Pre-cast is acknowledged as a durable and quality material. Concrete panels should incorporate architectural finishes that comply with the architectural articulation (See Section 8.7.6.G.) and detailing (See Section 8.7.6.E.) design guidelines. The appearance of panel joints should be minimized. On building faces adjacent to a public right-of-way or pedestrian area where the appearance of masonry is to be conveyed, masonry inlays are generally preferred to coated or painted formliner applications which simulate the look of brick or stone; however, the appropriateness of either will be reviewed based upon the context of the design intent and the surrounding character of development.
 - 5) Glass - The use of glass as a primary exterior building material may be appropriate within its surrounding context such as the B-1, Central Business Zoning District or in N-1 Institutional Zoning Districts located in the downtown area. Where used, transparent types of glass are preferred and mirror/dark tinted glass is discouraged.
 - 6) Architectural Wall Panel System or Architectural Metal Cladding - Smooth metal panels with sufficient metal thickness to prevent "oil canning" or deterioration of the surface and promote durability are acceptable. The use of metal should account for the design intent of the building and surrounding character of development.
 - 7) Wood - Wood may be appropriate in specific historical or cultural context.

- b. Accent Materials - A material utilized to provide architectural interest and variety on a building. Accent materials will typically comprise 10% to 25% of each building face excluding windows and doors, depending on architectural style and context. Accent materials are not to be utilized as a primary building material.
 - 1) Pre-cast masonry (for trim and cornice elements only).
 - 2) Fiber Cement Siding - The use of fiber cement materials should be limited to accent applications only, except where utilized in a downtown or historic context as a substitute for wood. Fiber cement product will not be considered acceptable in fulfillment of masonry requirements.
 - 3) Stucco (cementitious finish) - The use of stucco is acceptable for accent applications
 - 4) Formed Liquid Urethane - for trim and cornice elements only.
 - 5) Glass Fiber Reinforced Concrete (GFRC) - for trim elements only.
 - 6) Metal - for beams, lintels, trim elements and ornamentation only.

- c. Prohibited Materials
 - 1) Exterior insulating finishing systems (EIFS / Dryvit).
 - 2) Standard, fluted, or split face concrete masonry units (CMUs).
 - 3) Corrugated metal or fiberglass.
 - 4) Aluminum siding.
 - 5) Imitation rock work.
 - 6) Mirror or metalized reflective glass.
 - 7) Plywood, masonite, structure and chip board siding.
 - 8) Vinyl siding.

M. Roofs and Parapets

Roofs shall reflect the patterns of the surrounding context and provide visual interest to the tops of the buildings, but shall not overwhelm the scale of the street façade. The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements.



N. Specific Roof and Parapet Standards

1. Acceptable roof styles are flat, hipped, pitched, and front-gabled, although flat roofs are encouraged for commercial buildings. Dormers are allowed.
2. Shed roofs (i.e. roofs with a single pitch visible from the street space) shall only be used for stair access structures to roofs or penthouse mechanical/elevator equipment rooms.
3. Flat roofs shall incorporate a parapet and/or cornice line that clearly identifies the top of a building. See also Section 8.7.6.H.
4. Simple hip, pitched and gable roofs shall be symmetrically pitched between 4:12 and 10:12.
5. Occupied roofs, such as roof eating areas, roof gardens and terraces are acceptable.
6. Mechanical equipment located on roof tops shall be screened per Section 8.2.15.B., Mechanical Equipment.
7. Dormers
Dormers are permitted and a habitable attic story behind them shall not constitute a story so long as they do not break the primary eave line, are individually less than 15 feet wide, and are collectively not more than 60% of the façade length.
8. Parapet Height
An additional three feet in height by twelve feet in width (or 15% of the façade, whichever is greater) is permitted for a section of the parapet emphasizing the building's primary street-space entry or a block corner.

O. Permitted Materials

The use of these materials should account for the design intent of the building and surrounding character of development.

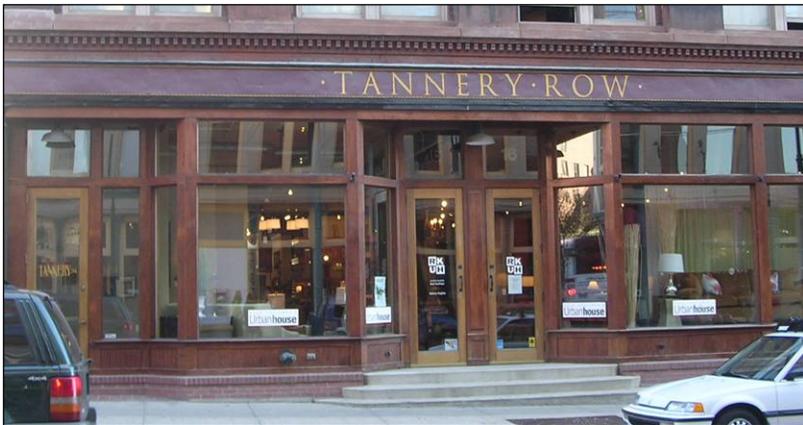
1. Clay or concrete (faux clay)
2. Tile (barrel or flat roman)
3. Slate (equivalent synthetic or better)
4. Metal (standing seam, equivalent or better) - Shall be of sufficient metal thickness to prevent "oil canning" or deterioration of the surface and promote durability are acceptable.
5. Dimensional Asphalt shingles
6. Cedar Shingles
7. Cornices and soffits may be a combination of wood, vinyl, and/or metal
8. Gutters and Downspouts may be PVC, vinyl, and/or metal.

P. Prohibited Materials

1. Corrugated metal or fiberglass.

Q. Windows and Doors

Facade transparency creates a visual connection between indoor and outdoor spaces. Windows and doors narrate the uses inside the building to the observer and are a measure of how public or private these uses are intended to be. For example, storefront windows at street level are more expansive, suggesting common uses, while upper levels are smaller, indicating more private uses. The provision of windows, doors and other openings, especially at ground level, enhances the aesthetic appeal of buildings, provides visual interest and fosters a sense of security and vibrancy for pedestrians. Windows should be divided by multiple panes of glass. This helps the window “hold” the surface of the façade, rather than appearing like a “hole” in the wall (an effect produced by a large single sheet of glass). The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements.



R. Specific Window and Door Standards

1. Transparency Requirements

This guideline applies to façades that have street frontage or are adjacent to pedestrian access or parking areas.

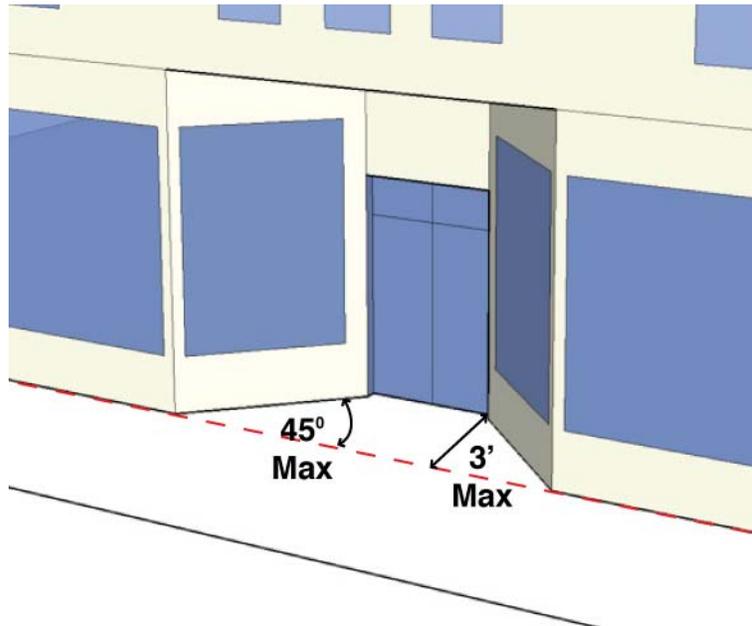
- a. Facades should incorporate transparent features (clear glass on windows and doors) over a minimum percentage of the surface area at ground-level. Ground level is defined as two to eight feet measured vertically at street level.
 - 1) For retail uses, a minimum of 50% should be transparent.
 - 2) For other uses, a minimum of 35% should be transparent.
- b. Façade openings shall not span vertically more than one story, nor shall the horizontal opening measurement exceed the vertical opening measurement. Façade openings shall correspond to interior space and shall not span across building structure such as the floor structural and mechanical thickness.
- c. Glass at the ground level should be clear and unobstructed to allow visual access to the building's active interior uses such as retail display, product production or office space that create interest for pedestrians walking by to view.
- d. Where appropriate, a ground-level façade may employ sculptural, mosaic, or relief artwork or other design features over 50% of the ground-level surface area in lieu of clear glass. Large blank walls are to be avoided on all four sides of the exterior.
- e. On upper levels, use of appropriately-sized clear glass windows is encouraged to create visual connection between interior building spaces and the surrounding site context. When necessary, tinted glass may be allowed to provide privacy while aesthetically and functionally serving the building.

2. Window Requirements

- a. Window frames (including glass block) shall be recessed at least 2 inches from the exterior face of the building (to avoid a flat appearance to the plane of the wall).
- b. Stone or similar materials for window heads (lintels), and sills shall consist of accent masonry, precast concrete, soldier, or rowlock brick courses.
- c. A vertical or square orientation for upper story windows is required.
- d. Heavily tinted windows shall not be used on the ground floor.
- e. Window openings shall not span vertically more than one story and shall not span across building structure such as the floor structural and mechanical thickness.
- f. Windows may be ganged horizontally (maximum five per group) if each grouping is separated by a mullion, column, pier or wall section that is at least seven inches wide. Windows divided into multiple panes of glass are encouraged.
- g. Exterior shutters, if applied, shall be sized and mounted appropriately for the window (one-half the width), even if inoperable.
- h. Bay or Bay Windows shall have a minimum interior clear width at main walls of four feet; projection not greater than 36 inches beyond the facade; walls and windows shall be between 90 degrees (perpendicular) and zero degrees (parallel) relative to the primary wall from which they project.

3. Door Requirements

- a. Double-height entryways (those that span more than one story) are not allowed.
- b. Recessed Doorways are encouraged. Doorways shall not be recessed more than five (5) feet from the front façade unless a courtyard, café, window display, or other animated space is provided between the doorway and the sidewalk. If the doors are recessed more than three (3) feet, then angled walls to promote the door's visibility are preferred. Doorways shall not span more than one story.



S. Permitted Materials

1. Windows shall be of anodized aluminum, wood, clad wood, vinyl, or steel.
2. Window glass shall be clear, with light transmission at the ground story at least 90% and for the upper stories 75% (modification as necessary to meet any applicable building and energy code requirements). Specialty windows (one per façade maximum) may utilize stained, opalescent, or glass block.
3. Window screens shall be black or gray.
4. Screen frames shall match window frame material or be dark anodized.
5. Doors shall be of wood, clad wood, or steel and may include glass panes.
6. Shutter materials shall be painted wood or clad wood.
7. Glass Curtain-Wall Systems (B1 District Only).

T. Prohibited Materials

Mirrored or metalized reflective glass.

11.0 DEFINITIONS

11.3 DEFINED TERMS

For purposes of this development code, the following terms shall have the following definitions and meanings:

Architectural Composition: Composition is the organization of the whole out of its parts-the conception of single elements, the interrelating of these elements, and the relating of them to the total form. Architectural composition is the art of arranging and combining distinct parts or elements of a building to form an ordered expression of architectural form.

Architectural Connectivity: The arrangement and visual flow of surface materials such as brick or stone horizontally and vertically should tie together the building as a whole.

Architectural Symmetry/Balance: Symmetry is when wings of a building are matched in size and fenestration layout about a center point (often the primary entrance) in order to create visual harmony.

Building Mass: The physical volume or bulk of a structure and can be measured by height and size of the building footprint.

Building Modulation: A measured and proportioned inflection or setback in a building's face.

Horizontal Articulation: Architectural effect of creating an intermediate level framework on the exterior of buildings by the use of materials such as stone or special masonry patterns (e.g. soldier coursing) that run horizontally along the façade of a building and tie the building together and provide visual relief for large wall areas.

Proportion: The relationship between the height and width of a rectangle. In architecture, this can refer to the overall building mass as well as openings for windows and doors within it. The most famous is the "golden section" which is a roughly 8:5 proportion. Other common proportions are 2:1, 1.5:1 and 1:1.

Syncopation of Elements: Rhythm created by regular repetition of window openings and/or building articulation/modulation. Analogous to symphonic music, rhythm can be more complex and interesting than rote repetition of elements. Patterns such as A-B-A-B or A-B-B-A-B-B can add interest to a building elevation.

Vertical Articulation: Architectural effect of creating an intermediate level framework on the exterior of buildings by regularly spacing vertical elements such as piers, pilasters, columns and/or fenestration at regular intervals to visually transfer building weight to the ground and tie the base of a building to its top.

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS
_____ DAY OF _____, 2014.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

CDBG Hurricane Ike Disaster Recovery Program

City of Peoria - Project
Overview, Findings and Action
Steps (DRAFT)



ECONOMIC DEVELOPMENT COUNCIL
FOR CENTRAL ILLINOIS
www.edc.centralillinois.org

Project Background and Methodology

Business retention and expansion programs assist businesses in an effort to retain them, help them survive economic difficulties, expand and increase their competitiveness. The focus is on existing companies, which form the local or regional economic base. Existing businesses are known to be responsible for up to 80% of the new job growth in the region. Additionally, 8 times out of 10 there is some form of company follow up needed that comes out of the business retention and expansion program visit.

The Economic Development Council for Central IL (EDC, Inc.) is the recognized, regional resource for administering and conducting business retention and expansion programs with our partners for many years. Depending upon staffing, resources and project request, we have followed several approaches to the business retention and expansion visitation and/or surveying program. These approaches have range from site visit survey utilizing economic development staff, stakeholders such as elected officials or workforce to web-based surveys. For this project, the need to drill down into specific discussion areas such as business disaster related planning and employee and customer travel for this project, funded through the Community Development Block Grant Hurricane Ike Disaster Recovery Program, we used experienced, economic development professionals and our web-based business retention and expansion software package called Synchronist.

EDC, Inc. has held and maintains the regional master license holder for Synchronist., a business retention and expansion software program. This software program is also used throughout the Ameren and ComED service area. Synchronist affords EDC, Inc.; ED partners and other stakeholders the ability to track industry trends and uncover business opportunities. EDC, Inc. has both industry sector (PRIME and CRTS) survey instruments offered by Synchronist . The PRIME component of Synchronist is for the primary industry that includes industrial, manufacturing, distribution, etc. The Synchronist CRTS component covers the non-primary including Commercial, Retail, Tourism, and Service,

There are carefully crafted and proven questions provided by Synchronist for both the PRIME and CRTS components. These questions assess the existing economic base and the physical, geographical, financial, technological, and human resource needs of the individual companies within the community. In addition, license holder's such as EDC, Inc. can add custom questions to fit their particular project needs. We worked with the Tri-County Regional Planning Commission (TCRPC) and ESDA representatives from Peoria County, Woodford County and the City of Peoria (the geographic coverage area) to develop and include in Synchronist numerous questions on employee and customer travel and disaster preparedness. Additionally, this team advised EDC, Inc. on the development of the Business Resource and Disaster Planning Contacts Flyer.

EDC, Inc. sought the names of companies to visit from the Peoria County, Woodford County, City of Peoria development professionals; elected officials; and TCRPC staff. TCRPC was working on Comprehensive Plans, funded also by the CDBG Hurricane Ike Disaster Recovery Program, in numerous communities within Peoria County and Woodford County so they and the localities also provided businesses to visit. Once the list of businesses was compiled, a project overview letter requesting a business visit was sent to the key official (i.e. Owner, President, General Manager, HR Manager, etc.) at each company.



Follow up calls were made to schedule appointments with those companies who did not initially respond. Upon securing an appointment, company background information was researched and compiled for the interviewer to validate during the visit. EDC, Inc.'s designated experienced economic development representatives conducted the onsite visit which ranged from 1 and ½ hours to 3 hours depending on the number of company officials attending and if there was a facility tour.

The representatives used the comprehensive Synchronist questionnaire to garnish information about opportunities, challenges and barriers. At each meeting the importance of disaster preparedness planning, specifically the existence of a disaster preparedness plan, disaster response plans, disaster recovery plans, employee safety/shelter plan and important government support post-disaster, were all discussed. Post visit, a "thank you" communication along with the Business Resource and Disaster Planning Contacts Flyer was sent. All of the questionnaire information was entered into Synchronist to track trends and provide flags for follow up. Data validation and tests were conducted to confirm accuracy. There were ongoing meetings and communications with Peoria County, Woodford County, and City of Peoria throughout the entire project on status, findings, follow up items, etc.

The actual visits occurred between December 2013 and April 2014. There were 20 Woodford County and 120 Peoria County business retention and expansion visits conducted with both PRIME and CRTS companies represented. At the conclusion of the project, Synchronist Reports were generated providing analytical data to assist economic development professionals with developing strategies designed to retain, assist and grow existing companies. These Reports have been shared with the local development representatives, elected officials, and participating businesses. The companies were asked all the questions with most providing an answer, however, if it was not applicable or they choose not to answer then no response was recorded in Synchronist. Hence, the Synchronist Report charts and graphs may not have a particular data point and/or the rating is slightly skewed to a small number of responders.



City of Peoria KEY Findings

Utility Services Ratings (High 7 and Low 0)

All of the utilities services ranked well (above 5.5) with the exception of Internet Access (5.195) and Internet Speed (5.08). This rating question triggered many comments as noted on the Report. The primary negative comments include water line breaks during the winter/spring; electric power outages; telecom service outages; and Internet deficiencies in speed and access. In addition, the lack of adequate utilities was limiting business expansion.

Public Services Ratings (High 7 and Low 0)

Police, fire and ambulance ranked high (above 6)

Streets received lower ratings due to winter/spring visits (below 4)

Highways, trucking, traffic control and public transportation were rated average (above 4)

Colleges/Universities rated high (above 6) while schools K-12 (District 150) ranked (below 4)

Housing ranked well (above 5)

Zoning ranked low (below 4) while regulatory enforcement, sign regulation, community planning did better (above 4) Information on the City of Peoria's One Stop Shop was shared during the visits. Some of the companies were aware of this service but several had not heard about it. All thought it was a very good idea.

Workforce Ratings (High 7 and Low 0)

PRIME's availability and quality ratings were low (below 4) with stability and productivity ranked well (above 5). CRST's availability and quality were average (above 4) while stability and productivity did well (above 5). Overall, CRTS's worker evaluation rated higher (above 4 or 5) compared to PRIME (below 4) due to the technical skills required in the primary industries. The skills gaps include math and science with positions openings in skilled machinists, welders, CDL drivers, engineers, management, marketing and sales. PRIME jobs openings are primarily stable with a slight decrease. CRTS is also primarily stable but has a slight increase. More employee training investment is occurring with PRIME companies than CRST companies.

Estimated Dollar Investment

Over one third of the companies indicated that they were expanding and/or renovating. The estimated capital investment ranged from \$50,000 to \$80,000,000. All companies noted that they experience and face technological changes such as expanding internet technology, telecommunications/social media, energy efficiencies, laser technology, 3-D printing, etc.

International Business

Over 50% of the PRIME companies are involved in international sales. Of those companies, 19% are experiencing an increase in exports with 18% stable.



Travel

Thirty-four percent travel 15 miles or less to work with the majority traveling less than 25 miles. At least 15% of the employees travel over 46 miles to work. The majority of employees and customers cannot travel to business without a car. However, at least 20% can travel to the business without a car. Employees use the bus, bike or walk, in that order of use, to access business. Customers use the bus, walk, bike or internet, in that order, to transaction business.

Disaster Planning

Nineteen percent of companies have experienced a disaster with 57% having a safe place and 30% conducting drills. Forty-seven percent have a Disaster Plan in place. 49% expressed an interest in a Disaster Plan. The vast majority of companies without and even with a Disaster Plan liked the idea of a disaster planning summit for businesses.

Employment Breakdown and Ownership

Majority of the companies employ 50 or less with an average age of 41. Over 50% of the companies are private or family owned.

City of Peoria KEY Action Steps

Conduct Individual business follow up items

Enhance communication on One Stop Shop

Connect with utility providers on infrastructure constraints to potential businesses expansions

Work with Specialized Manufacturing Strategy Group, Workforce Alliance, CEO Council, etc. on addressing workforce issues

Assist with the capital needs associated with expansions

Work with Bradley Turner Center and International Trade Office and IL DCEO to provide additional resources to assist with international trade

Explore opportunities with additional transportation modes for employees and customers

Host a disaster preparedness summit



Business Disaster Preparedness Visits 2013-2014

City of Peoria

**Funded through the Community Development Block Grant Hurricane Ike
Disaster Recovery Program**



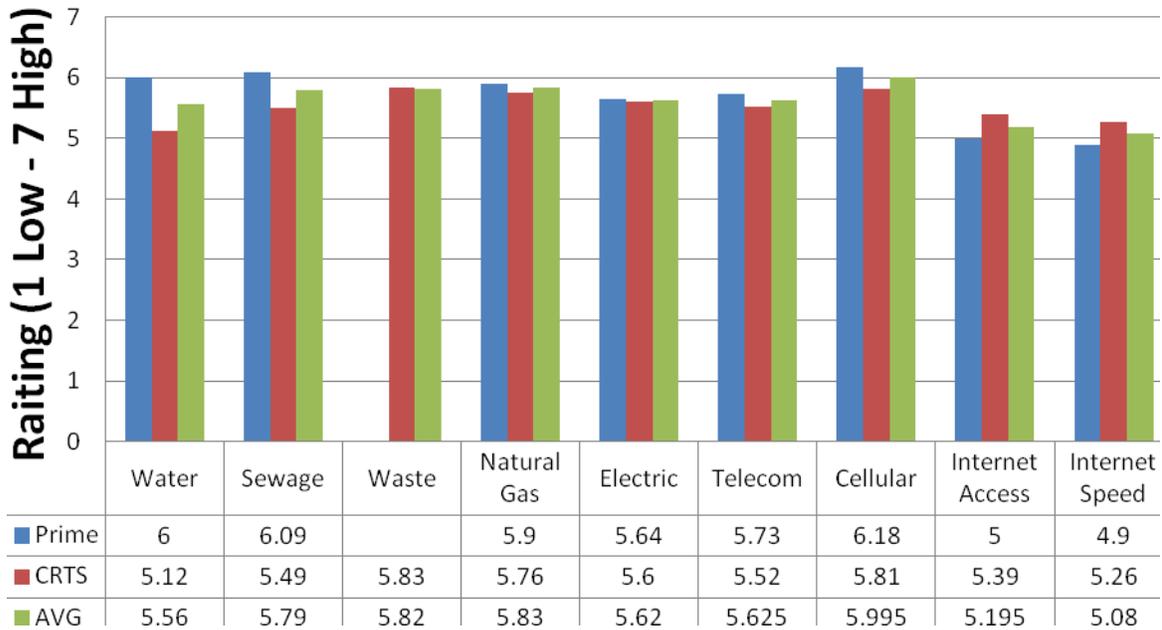
As defined by the Economic Development Council for Central Illinois:

PRIME = Industrial (Manufacturing and Distribution)

CRTS = Commercial, Retail, Tourism, and Service

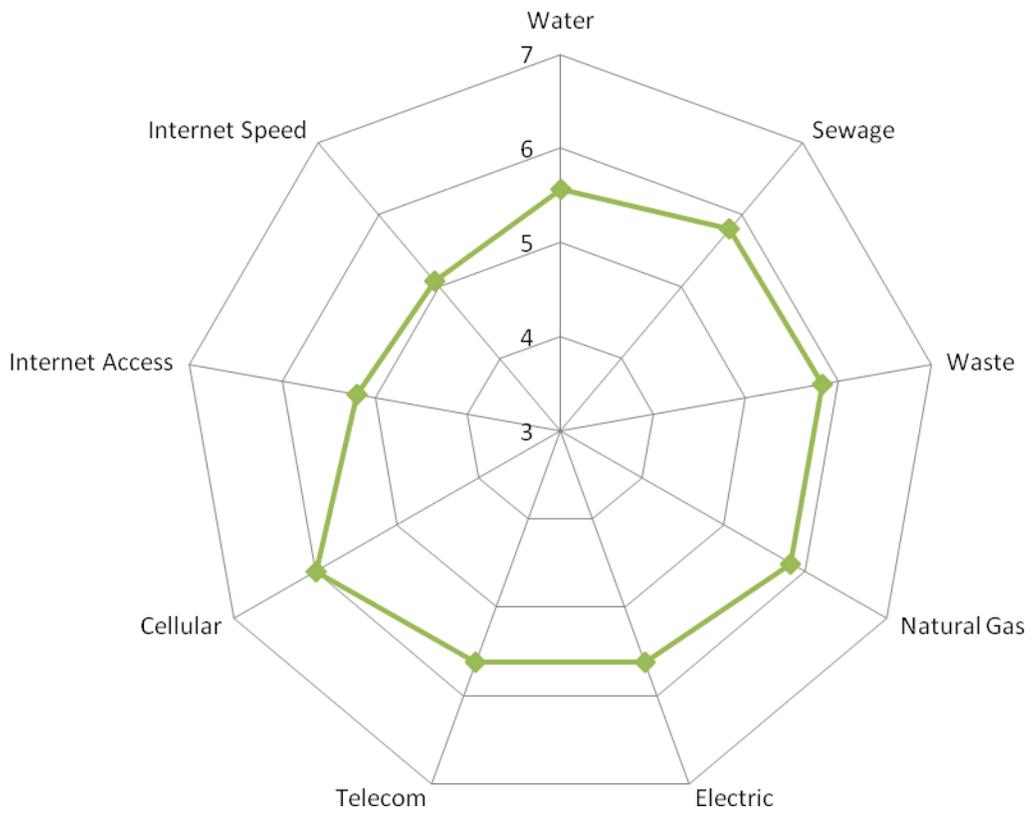
Services

Utility Services Ratings

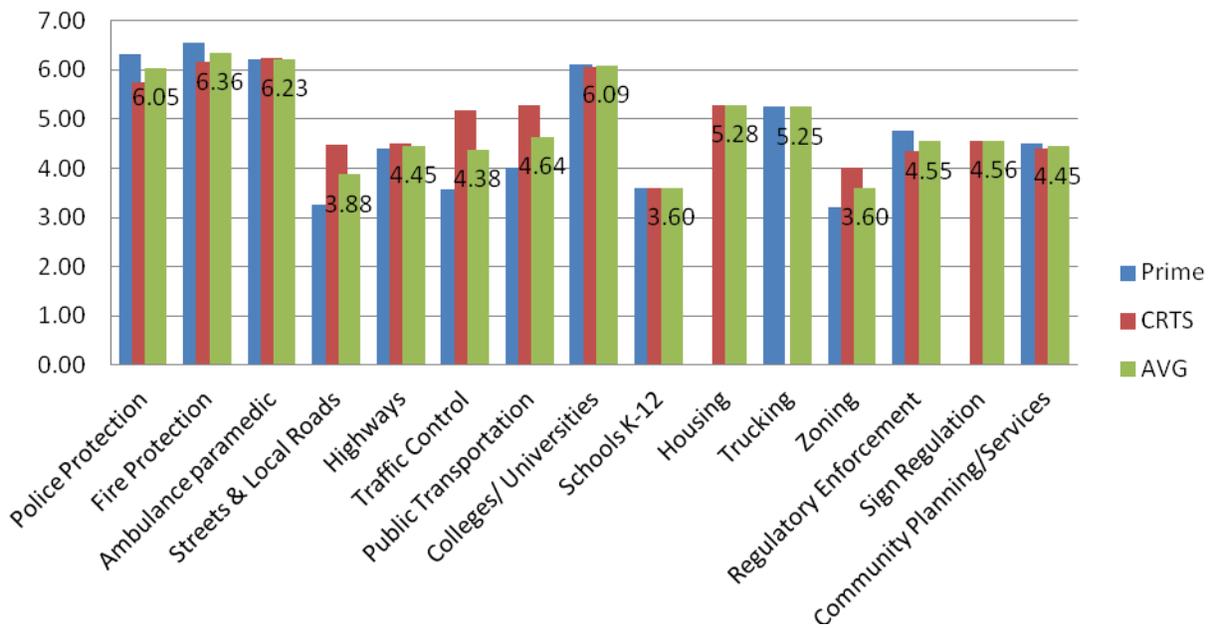


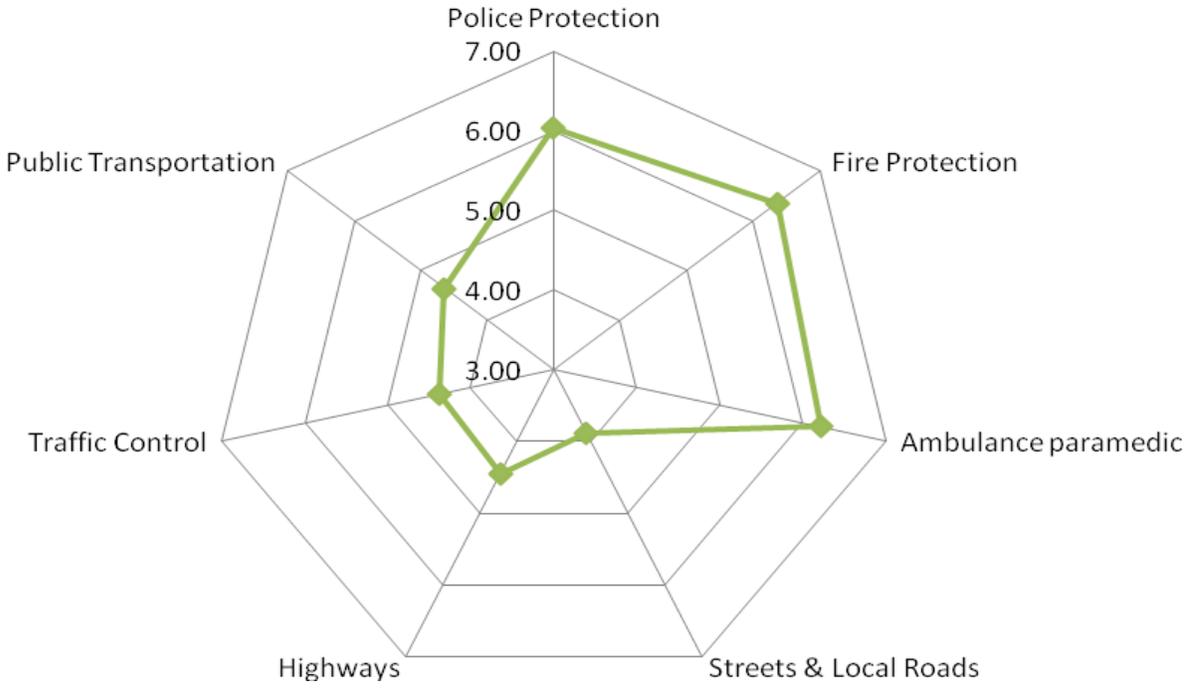
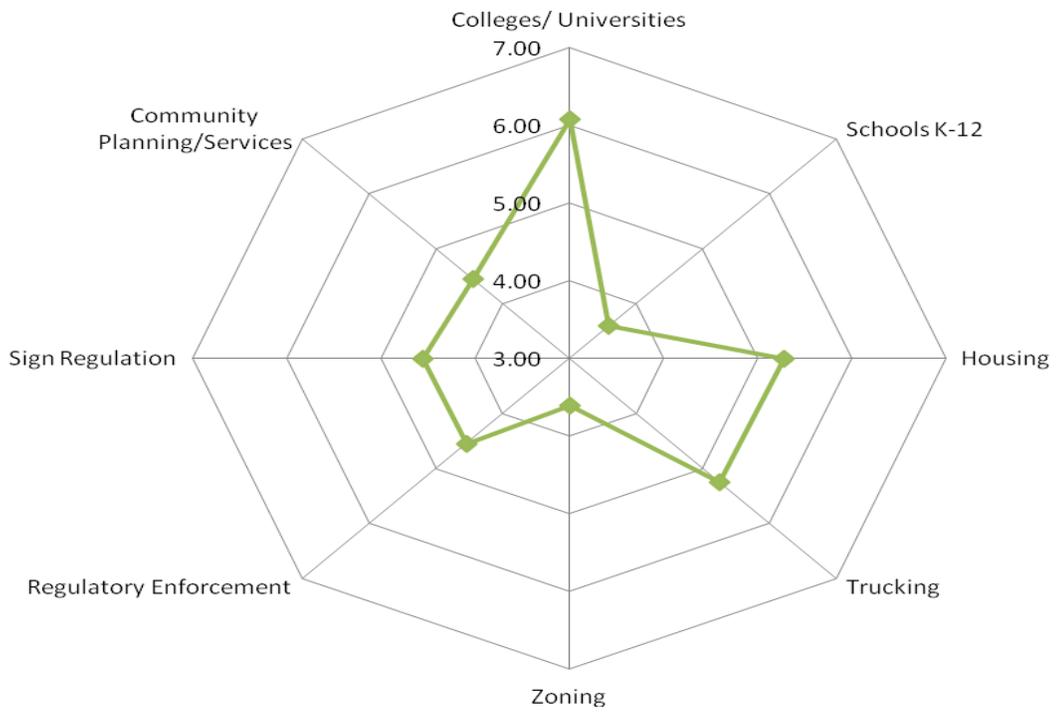
Comments Cited During Visit (Full comments found at end):

Utility Service	Positive	Negative	Neutral
Water	2	16	2
Sewage	N/A	3	N/A
Waste Removal	2	2	N/A
Natural Gas	N/A	4	N/A
Electric	1	8	1
Telecom	N/A	10	N/A
Cellular	N/A	3	N/A
Internet Access	1	11	N/A
Internet Speed	N/A	6	N/A



Public Services Ratings

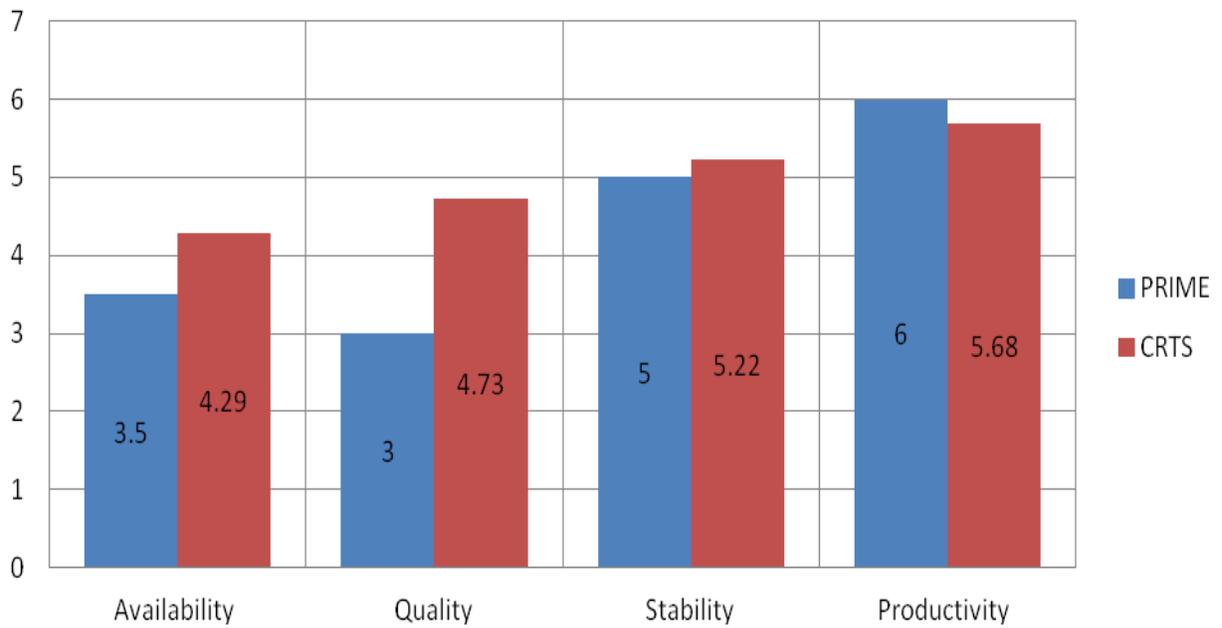


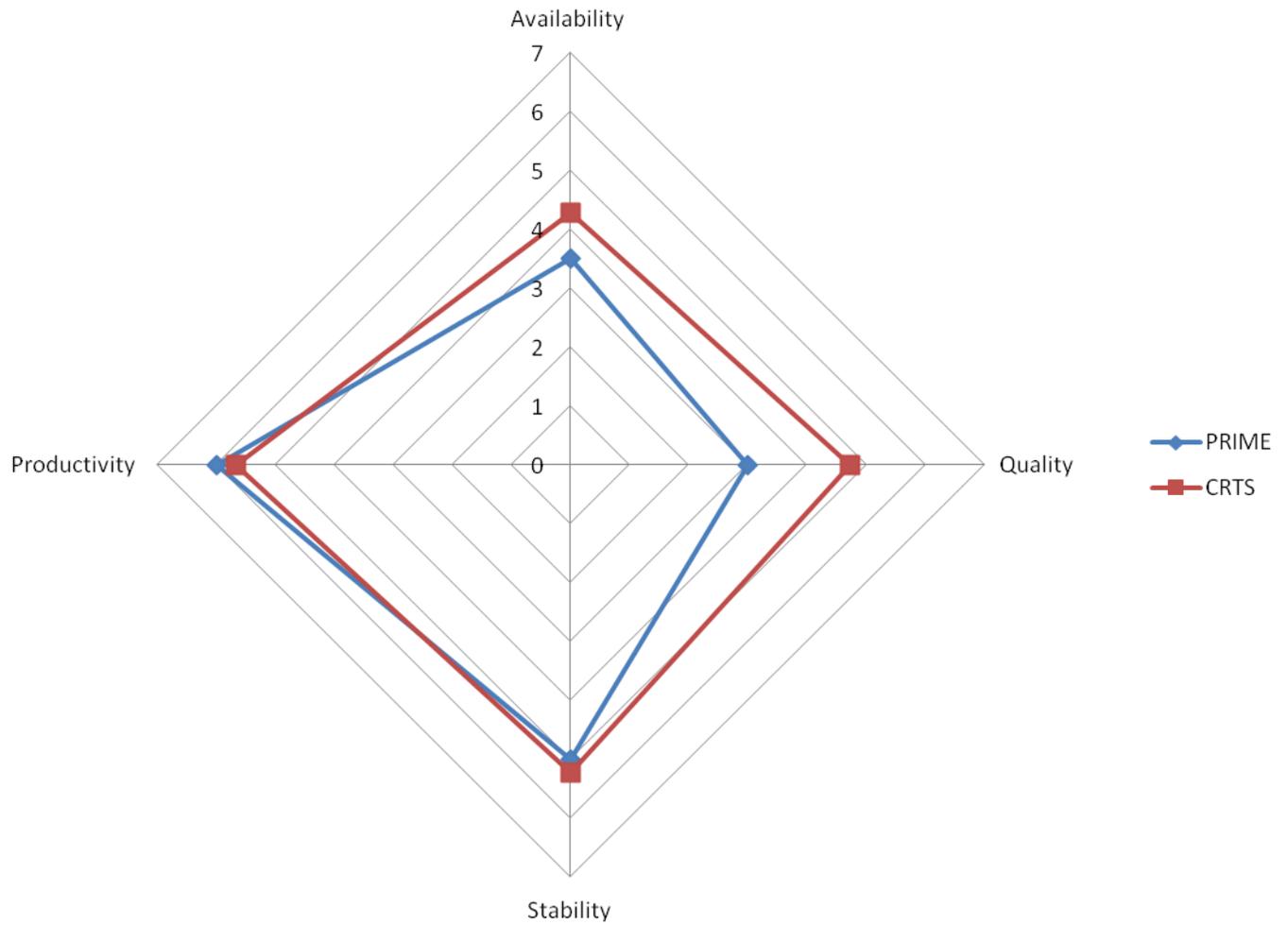


Workforce

Evaluation Reports (Average age of employees = 41)

Workforce Evaluation



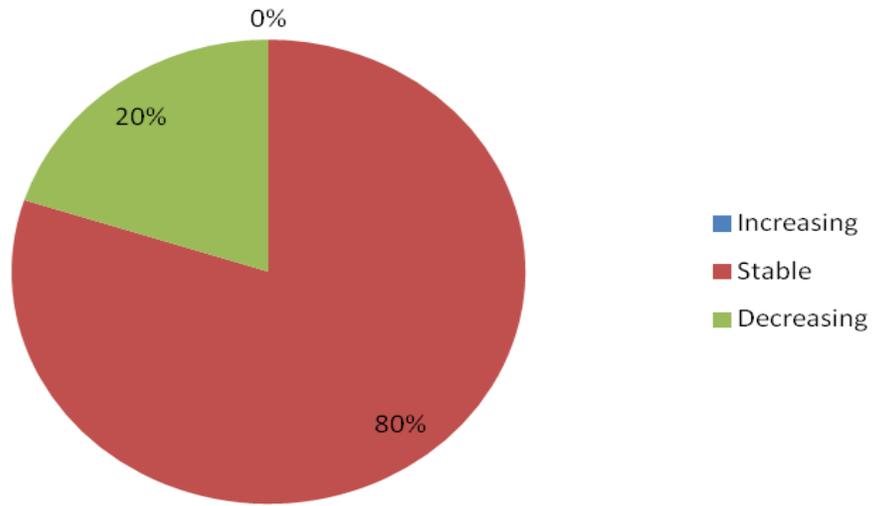


Skills Gaps: 14 companies with recruiting problems

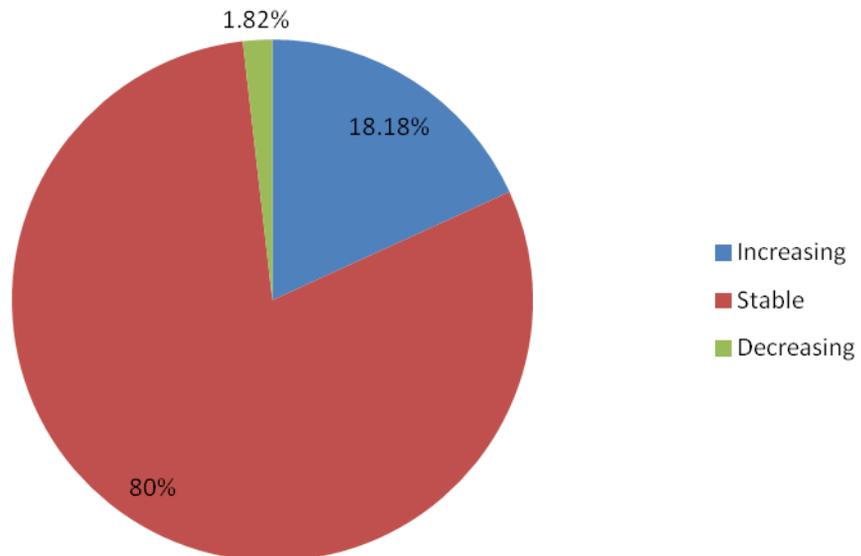
Management/Marketing/Sales
Skilled Machinists
Welders
Driver with CDL license
Engineers - mechanical

*Expressed need for workers with basic skills (math, science, read a blueprint)

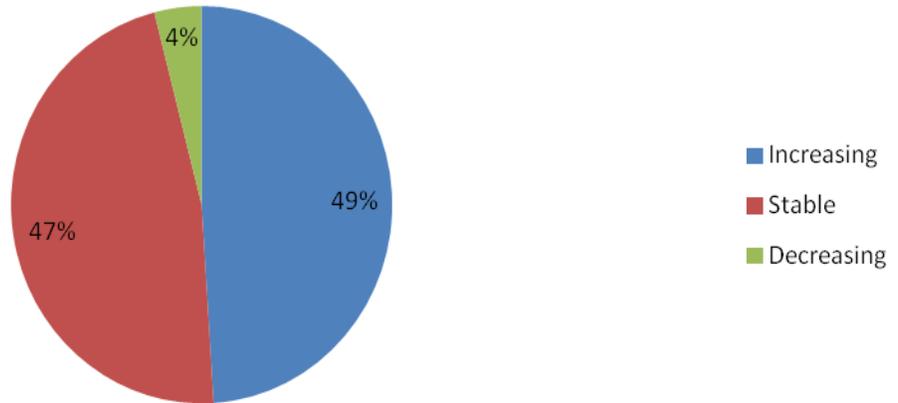
Company Job Opening Status (PRIME)



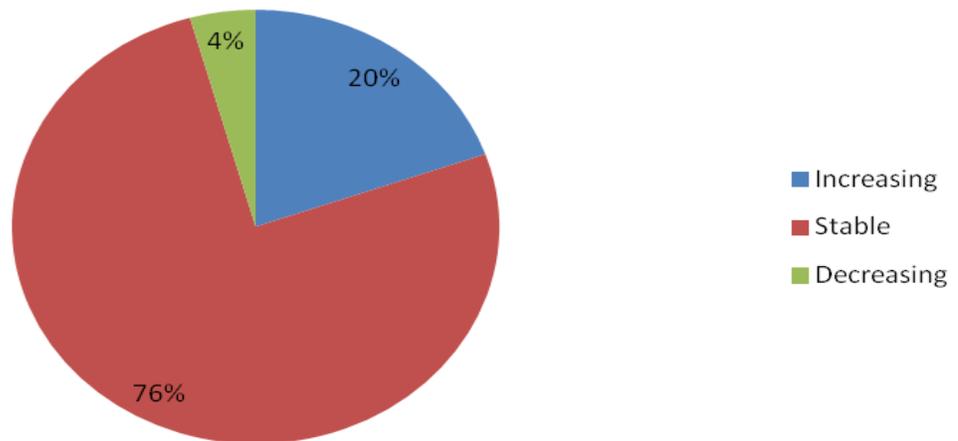
Company Job Opening Status (CRTS)



Investment in Employee Training (PRIME)



Investment in Employee Training (CRTS)



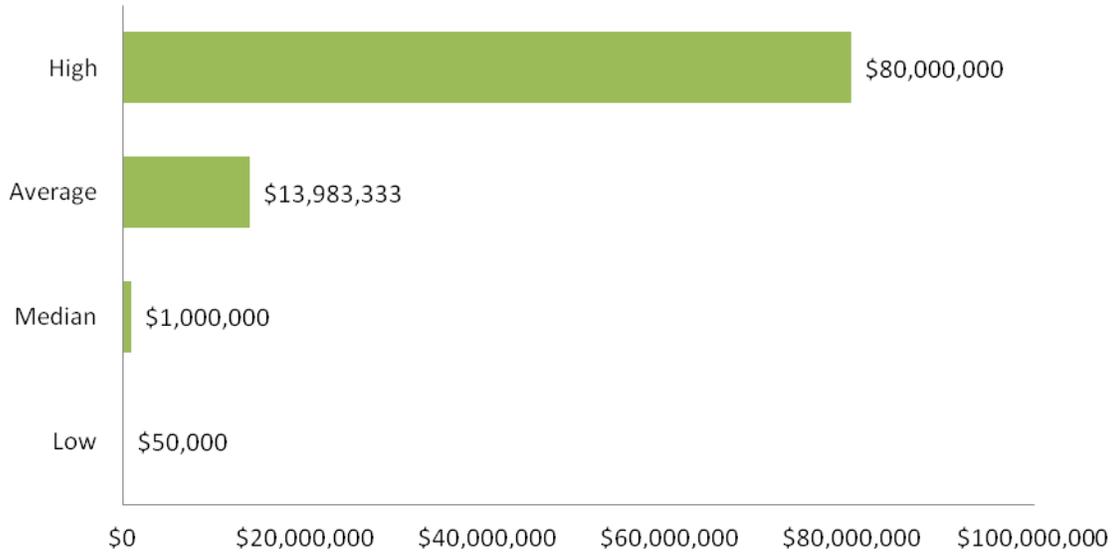
Training:

64% of PRIME companies are providing training

97.92% of CRTS companies are providing training

Expansion Opportunities

Estimated Dollar Investment



36% of companies expanding/renovating

Emerging Technology

Companies facing technological changes: **100%**

Expanding internet technology including apps

Online booking and website conversion

Telecommunications/social media

New programs – API, engineering

Energy efficiency (solar)

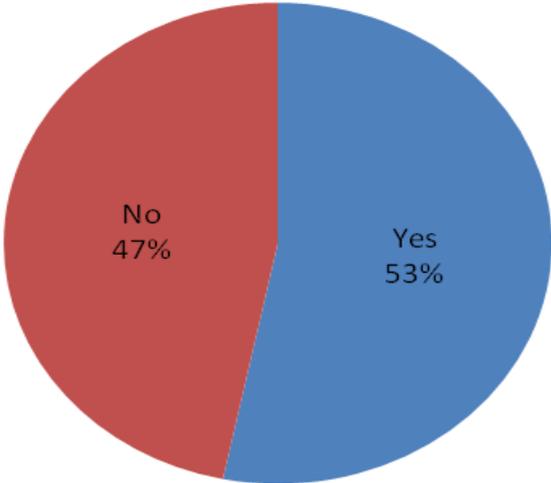
Laser technology

E-commerce

3D printing

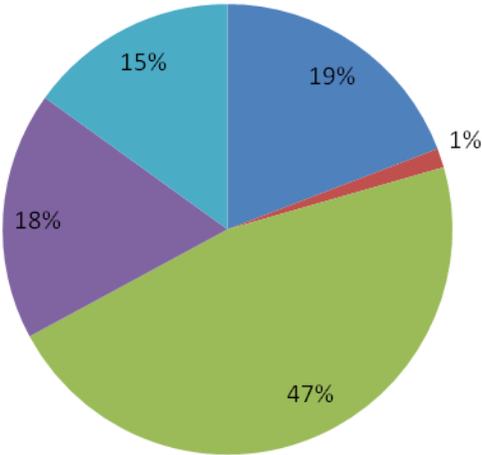
International Business

International Sales (PRIME)

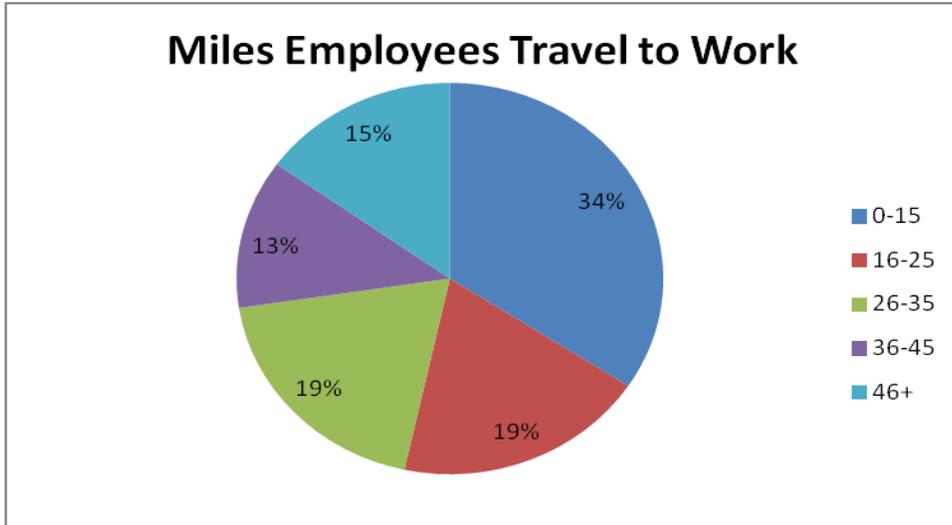


Exports (PRIME)

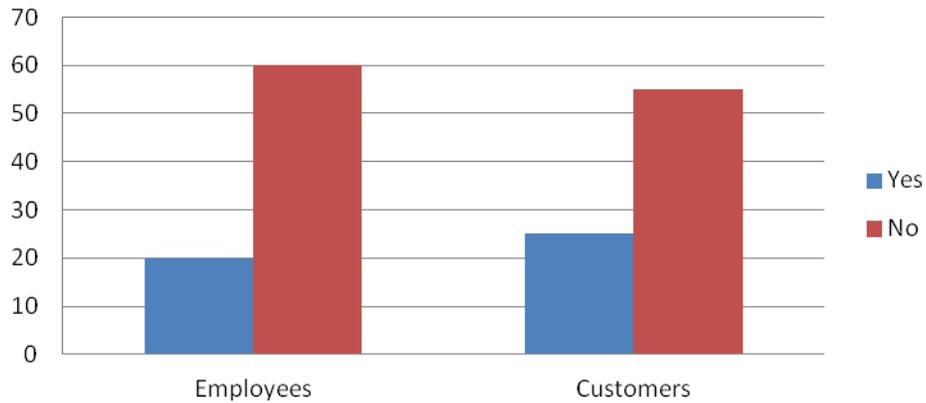
■ No report ■ Decreasing ■ No export ■ Stable ■ Increasing



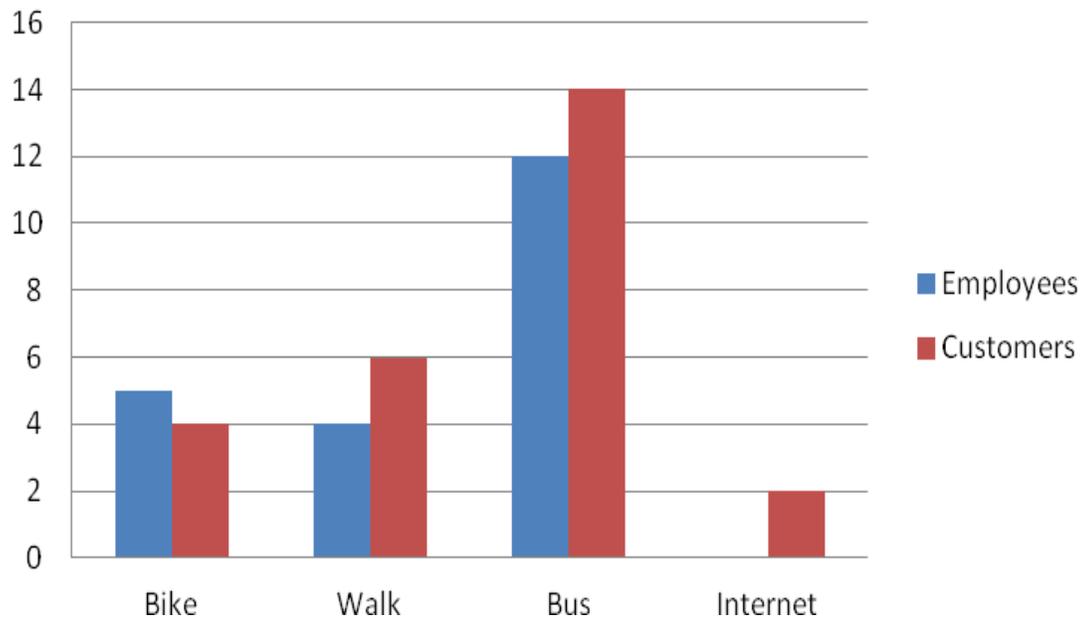
Travel



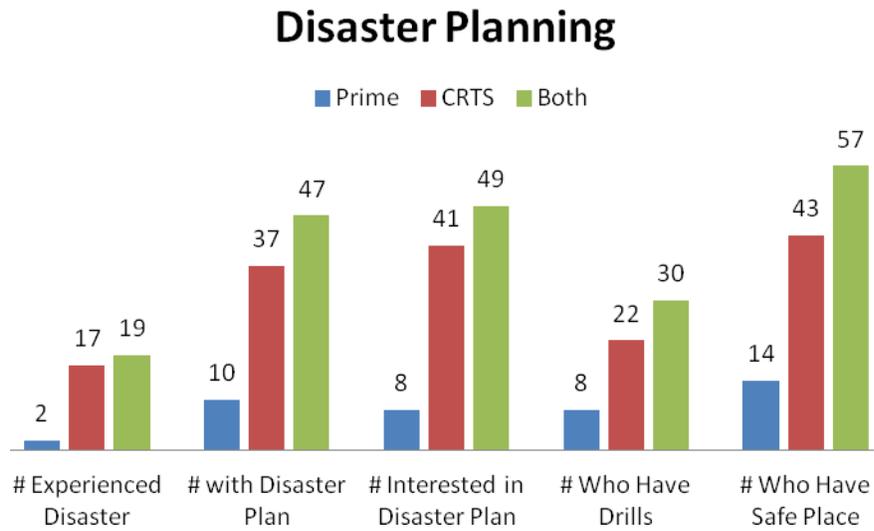
Employees/Customers Can Travel to Business without a Car



Access Business without a Car



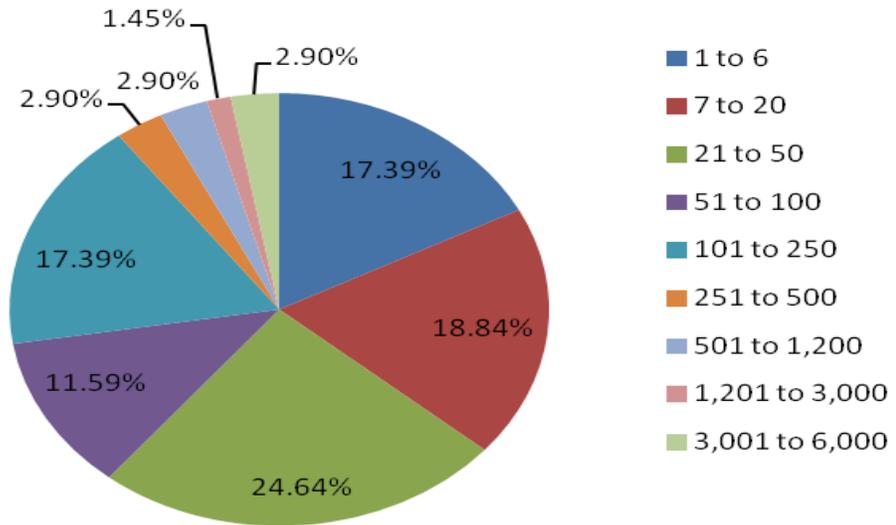
Disaster Planning



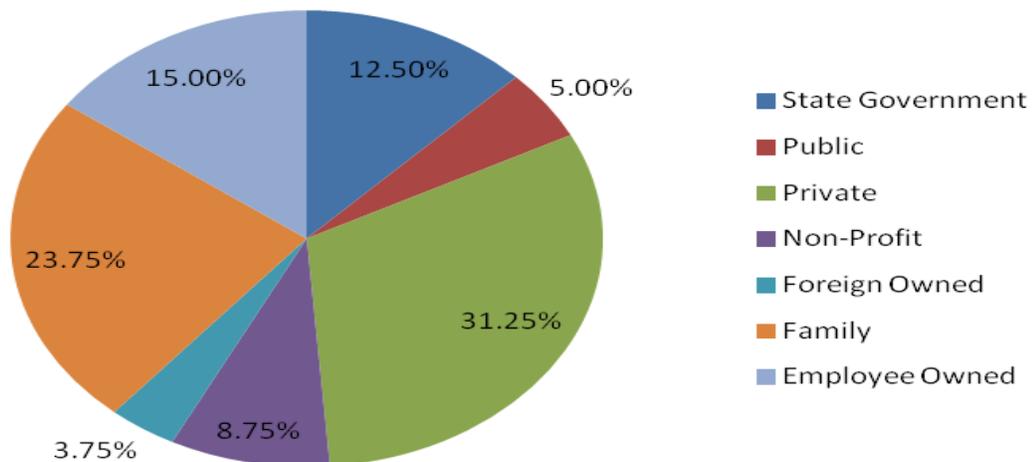
Comments on Disaster Planning at the end

Summary Report

Employment Breakdown



Ownership



Companies Visited in the City of Peoria:

A. Lucas & Sons Steel	Alzheimer's Association
AMEC Earth & Environmental	Ameren Illinois
American Red Cross	Bard Optical
Baumgarten Distributing Co, Inc.	Better Business Bureau – Central IL
BlackHawk Industrial	Brewers Distributing Co.
Busey Bank	Capitol Trucking
Carver Lumber	Centre State International Trucks, Inc.
CityLink Greater Peoria Mass Transit District	Connor Co.
Dental Arts Laboratories, Inc.	Dewberry Architects, In
Donelson Corporation	Dooley Brothers
Exposition Gardens	Farnsworth Group, Inc.
Foster Jacob Electrical Contracting	Fritch Heating and Cooling
Gateway Funding	Getz Fire Equipment Company
Girl Scouts of Central IL	Goodwill Industries of Central IL, Inc.
Grainger Industrial Supply	H Felde Tool and Machine Co
Hanson Professional Services	Heyl Royster Voelker & Allen
Hinduja Global Solutions (HGS)	Horan & Company
Illinois CancerCare	Illinois Migrant Council
Illinois Piping Corporation	Illinois Work Injury Resource Center
Infrastructure Engineering, Inc.	Institute of Physical Medicine & Rehabilitation
Ironhustler Excavating	Jody L. Kelly MD & Associates
Kelly Seed & Hardware Co.	Komatsu America Corp
Kreiling Roofing Company	Kroeschell Operations, Inc.
Manpower	Michlyn Corporation

Mitchell Fabrics
Ordaz Construction Co.
Peoria Housing Authority
Pioneer Industrial Park, Inc.
Riverside Tool & Die Co
RLI Corporation
Ruyle Mechanical Services
Simon Property Group
Spence Tool & Rubber Co.
The PIPCO Companies, Ltd.
ThyssenKrupp Elevator America
Unit Step Company of Peoria
U of I College of Medicine at Peoria
Volt Design Technical Services
Water Street Solutions
WTVP

Oberlander Alarms Systems
OSF
Peoria Production Shop
Prairie Farms Dairy
R.K. Dixon Company
Robert Morris University
Sherman's
South Side Trust & Savings Bank
Stellar Systems, Inc.
The Shoppes at Grand Prairie
Tri-City Machine Products, Inc.
UnityPoint Health – Methodist
URS Corporation
Vonachen Services
Widmer Interiors, Inc.

Utility Service Comments:

Water:

- **Infrastructure System:**
 - They have had problems with the water lines and have to have the lines bled often....
 - Too many water main breaks.
 - ...infrastructure is in poor shape.
 - Had problems during the water main break on Lake Street.
 - They have a lot of boil orders.
 -Constant flooding.
 - All utilities are such an issue, but they plumbing and other utilities are so old.
 - They sprang a leak and the water company notified them before they were even aware of it. They were on top of the situation right away.
 - Too many water main breaks -- 3 in the last year, big impact on bottom line as these are large ticket issues and company has to pay -- not city.
- **Rates:**
 - It is expensive...
 - Rates are too high for hooking up water....
 - ...too many fees for both landlord and the new tenant.
- **Quality:**
 -Also doesn't taste right.
 - Water in the area is not good.
- **Customer Service:**
 - Water Company is difficult to work with.
 - As a landlord, it is very difficult to work with both water and electrical company in turning on/off...
- **Construction Related:**
 - Due to Washington St. construction, water is shut off way too many times affecting everyone in the District -- should have a better system and timeline.
 - Downtown due to construction, but doesn't give very much notice and is done too often -- should consolidate shut offs for one entire day per week or some other schedule.
- **General Remarks:**
 - Not sure that it would be best for the water company to become publicly owned since the City can't run its own business very well.
 - Not sure it is best for City to take over the water Company. While it could help with the infrastructure the cost would be high.
 - City should buy the Water Company.

Sewer:

- Zoning:
 - No sewer and no septic due to zoning regulations -- someone has to get "real"
- Infrastructure System:
 - They plugged all of their drains because if they don't the sewer will back up and overflow. It goes into the offices. Infrastructure needs upgrade.
- General:
 - Too much of sewer is going to river.

Waste Removal:

- Experiencing Issues:
 - Need to place more emphasis on recycling.
 - Very confusing how it works and when to put out what.
- Satisfied with Service:
 - They have excellent garbage service.
 - They use PDC and they do a very good job.

Natural Gas:

- Rates:
 - Would like to find a way for lowering rates.
 - Will be increasing rates due to cold weather.
- Access Issues:
 - Access to Ameren is a problem.
 - Due to heating with coal they have huge trouble getting gas to location and now use portable heaters.

Electric:

- Outages:
 - Lost power several times.
 - Too many outages and surges -- no clean power.
 - They have spikes in electric that causes lapses in the machines. They shut down.
 - Have had periodic Electric outages which have been problematic.
 - Seems like there are a lot of power outages.
 - Access to Ameren is a problem.
- Rates:
 - Facility is very old and they are looking for ways to cut energy costs. Would be interested in renewal energy info from the State and also recycling pallets of wood.
 - Is too expensive.
- General:
 - They receive too many calls from other companies wanting to provide electric.
 - Customer service in both electrical and gas companies is simply awful.
 - Ameren has made strides. They like the electric choices available and that Ameren is working more with businesses and carriers.

Telecom:

- Infrastructure System:
 - They have some trouble with the phone system at their location even though they have put in all new lines.
 - They have a lot of outages. Need new lines in Pioneer Park.
 - Call quality is bad and the response when there is a problem is not good. They are slow to respond and difficult to get in touch with.
 - Phones go down a lot.
 - Phones seem to go down a lot.
 - They have had problems with the phone lines being cut during development in the area.
 - They had to dig up the street because there were problems with the phone lines. There are still problems with it.
 - Their phone system has had some problems. They get a lot of static and have tried making changes but it is still the same.
 - Infrastructure is old and bad in the area.
- Customer Service:
 - There is no communication with AT&T. No customer service, and tough for land owners to know what tenants have been doing or not doing.
 - Should keep customer service local. Sometimes can't get to a person and when you do sometimes they don't speak very good English.

Cellular:

- Problems with Service at Location:
 - Needs improvement. Sometimes they cannot get cell service in their offices.
 - Problems constantly w/Comcast which affects internet and telephone -- with patients this is a huge problem.
 - Problems will increase due to more positions that need cell phones.

Internet Access:

- Infrastructure System:
 - Internet speed and access has been bad. They are in the process of upgrading to fiber optic and anticipate that it will be much better once that is complete.
 - Internet provider has antiquated equipment and they get disconnected during use.
 - They have dial up so it is not very fast and they frequently get kicked out.
 - They keep getting kicked off the internet when using it.
 - They have tried many providers and have trouble with internet. Keep getting knocked out of system and it is slow to respond.
 - Internet is frequently not available. Connectivity is bad. New upgrades are being added that's should help.
 - Have trouble getting the internet service throughout all areas of the region.
 - North of Pioneer Parkway does not have Comcast available, issue for tenants. Must use Satellite across from Carver Lumber – this is a constant problem as this is a business/commercial area relying on internet.

- Rates:
 - Internet through Comcast is expensive for what you get.
 - Internet companies in the area are too monopolized creating no competition.
- General:
 - Utility easements are an issue and utility companies need to speak with land owner not tenant. Issue right now with fiber that was laid near a fence and now they cannot fix the fence due to easements.
 - Need more fiber optic.
 - Fiber Optic is being installed in the area which will make it much better.

Internet Speed:

- Issues:
 - The speed is not what it should be even though they just got fiber -- speed is still too slow.
 - Internet is slow and access is spotty.
 - Internet speed is too slow and to get a faster speed becomes cost prohibitive.
 - Would like faster internet. Their records are cloud based.
 - Not real fast and seems to go down a lot.
 - Internet speed is a bit slow.
 - Internet could be faster, but the cost is prohibitive.

Public Services Comments

Police Protection:

- General:
 - Has over 100 homes in the area and believes the police are focusing in the "wrong" areas.
 - Has been broken into twice in the last 6 months and police really didn't do anything.
 - District 150 is a 1. Others are a 7.
 - County Sheriff's office is very good. She often works late and they patrol the area very well.
 - They have hired 15 undercover Peoria police officers to ride their buses.

Fire Protection:

- General:
 - A lot of false alarms.
 - Fire Dept. put one of their truck fires out a week ago.

Streets & Local Roads:

- Specific Roads:
 - Townline Road is awful – this company was instrumental in bringing Mayor and City staff to discuss this with building owners. Needs to be fixed.
 - Potholes for local highways are bad. Shutting down Washington and Adams was a bad idea. It has been a problem for their business. They have a problem with city process as well.
 - Townline Road is a disaster.
 - Need to widen Farmington Road from bottom of Main street going toward Farmington.
 - Pioneer Park is always bad. Townline is terrible right now.
 - Pioneer Parkway area is a disaster -- roads are crumbling, no one is taking responsibility.
- Potholes:
 - Potholes are terrible and parking meters don't always work.
 - Potholes and maintenance.
 - Inadequately maintained and the potholes are terrible this year.
 - Potholes are terrible.
 - Not happy with the number of potholes in both the local and state roads.
 - Potholes are terrible. Not just this year. Roads aren't well maintained.
 - Too many potholes. Snow removal has been ok.
 - Terrible potholes.
 - Potholes.
- Quality:
 - Beat up because of the weather. Road construction in downtown is managed poorly. They don't keep the businesses informed. The city should have planned it better before they started tearing up the streets. The walk ability idea is not going to work in some of the downtown areas. They had a shooting in their parking lot. Also no one takes care of Persimmons in the winter.
 - Roads are bad now due to the weather, but they are actually terrible year round.
 - Road are really bad and when they fix the road there is tar and rocks that fly up and damage the vehicles.

- Roads are bad but it is likely just the cold this year.
- Snow removal and potholes are a problem. No place to put the snow on Main Street. It covers the sidewalks.
- Road conditions are bad and there are too many potholes. Streets downtown are ridiculous. Parking on street is bad and the change of direction on Adams is dangerous and confusing.
- They need repair not maintenance.
- Streets are bad due to the weather & budgets. It is hard to get through downtown with all of the construction on so many roads and the change in direction on Adams.
- General:
 - City should have surveyed the businesses before changing roads. They believe the road construction and changes could have contributed to their closing.
 - Need substantial investment in the local road system and need regular maintenance.
 - No one seems to have extra funds for fixing the road correctly.

Highways:

- Infrastructure System:
 - Roads in general are bad. They realize there isn't enough funding to fix the problems.
 - Potholes.
 - Poor maintenance.
- General:
 - Need a four lane highway all the way to Chicago.
 - Logistics along Adams is awful – why they put their warehouse on Pioneer Pkwy – just redid their transfer system January 1 and believe that may help - semis still an issue getting in and out.
 - State wanted to close off one of their entrances when they were working on the off ramps. Also, the State wanted to close off an entrance when they worked on the roundabout. State did not discuss with them first. They contacted the Mayor and Councilman and they haven't heard anything else about it.
 - Drove through several states and IL was by far the worst.
 - The snow removal has negatively impacted their business and a north south highway is needed here.

Traffic Control:

- General:
 - Their other location on War Memorial has access problems. There needs to be better traffic control there.
 - They would like to work with the City on a putting in a stop light. This could be utilized during high employee work days – for both entering and exiting onto Adams Street.
 - Adams Street needs to be redone.
 - Townline Road is difficult to cross – cars are flying up and down – and trucks are also exceeding speed limits – there will be a casualty.

Public Transportation:

- Expansion:
 - Need more public transportation, more operation hours and Sunday services.
 - Buses should go to the outlying areas also.
 - No Sunday service.
 - Needs to add 2nd shift buses for people work 2nd shift.
 - Although bus service does a very good job – they need an expansion of services.
- General:
 - Not like large cities. No one wants to use it here.

Colleges/Universities:

- Partnerships:
 - It is much easier to partner with the community colleges than the universities. Bradley in particular is not as responsive in assisting in finding employees.
 - Work with MTI for training -- Bradley is great too.
 - Glad ICC has the north campus.
- Class Availability:
 - Not enough classes available at the times they are needed for nontraditional students.
 - Schools don't have any interior design courses, utilizes out of state or ISU.
 - They would like universities or colleges to provide technical training. It is greatly needed in this area. They send their employees to Ohio for the type of training they need.

Schools K-12:

- District 150:
 - Good and bad on this. Dunlap is good. D150 has management by intimidation. They would like to see uniforms in school and better parental structure.
 - D150 doesn't seem to be progressing. May need better administration.
 - They chose to send their children to private schools. Did not want them to attend 150.
 - Schools outside of district 150 are good and private schools are good.
 - Most schools are ok, but District 150 is problematic.
 - Not sure how to rate the schools. D150 has many problems, but other schools are good.
 - They would rate District 150 a lot lower.
 - District 150 is in bad shape. Rest of schools would be rated a 5.
 - Some schools are good, but there are a lot of challenges with D150.
 - Recent graduates of 150 are missing a lot. There are gaps in their education.
 - More people are sending their children to private school and Dunlap. Perception of 150 needs to change.
 - Everyone knows that District 150 has problems and is dysfunctional. More people are turning to private schools.
 - District administration is embarrassing and the citizens need to bring in change.
 - District 150 has some great points – such as Woodruff and their career and tech centers – they have improved a lot over the years – it will take time and needs more collaboration.
 - Peoria is a 2 and Dunlap is a 4. Schools are doing a poor job of getting people prepared for the right jobs.

- Some areas are good but District 150 has a bad reputation and they are a supplier to PSD 150.
- District 150 is not good which makes providing good private schools necessary. Washington Gifted School is good.
- They have tried to downsize too much.
- General:
 - HeadStart works great in the Southside of Peoria, but not available in the north side of Peoria – would be a great asset – needs are there.
 - This is a societal problem that needs to be addressed. Students need to come prepared.
 - Heard good things about the schools outside of the City of Peoria.
 - There are problems and it is the parents not the teachers.
 - Too many negative things in the news. A positive thing is that City Council listens to the neighbors.
 - Depends on where. Dunlap and Morton Schools are good.
 - They have a tough task in a declining demographic.
 - They send their children to private school. Dunlap school should annex to Peoria.

Housing:

- Rates:
 - Prices are too high and the taxes are too much.
- Availability:
 - There needs to be small apartments downtown for the young professionals.
 - Not a lot of new housing going up.
 - Need to have more urban housing with a vibrant environment for young professionals.
 - Wide range of housing is available.
- General:
 - Too much new build and not enough rehab of older homes.
 - Lack of buyer awareness, they don't think they qualify for new mortgages – trend then never gets off the ground.

Trucking:

- Quality:
 - Hard to find reliable LTL. It is a national issue. Unions limit what they can do.
 - Very concerned with trucking industry – always has damaged goods when not coming in their own fleet.

Zoning:

- Communication:
 - Once they learned about One Stop Shop, it started out great – but went downhill fast due to lack of communication between departments – process should work, but employees don't appear to have bought into the process themselves – making it difficult to work with.
 - They have called to ask questions before and couldn't get a straight answer.
 - None of the departments communicate with one another, making it extremely difficult to know where all permits need to come from, especially for special events that need temporary permits. There is no starting point, and once you get one permit they do not tell you that you may need more – fire department and zoning never communicate.
 - It took three years to renovate new building and the process was always held up due to City – never consistent in answers or provided assistance in finding answers.
- Service:
 - City makes it very difficult to do business – not business friendly – too many regulations and not one is complimentary of the other.
 - Process is cumbersome in the City of Peoria.
 - They have unrealistic expectations.
 - The City has proven difficult to work with. They don't approve development plans without a great deal of problems.
 - They had some problems when doing their renovations. They had to take a lot of their time to work through the issues. It also took a long time to get their permit.
 - Too many restrictions for people and too many hoops. Both City and County staff cannot make decisions because no one backs them up – council continues to micro-manage. Therefore, lots of inconsistency from month to month, and year to year. Interpretation is different from person to person – again huge issues.
 - It is an arduous process.
 - Was very challenging in dealing with the City on the renovations of their new location -- they want a new warehouse district, but make it impossible to work with departments. However, Normal makes Peoria look good.
 - There are too many regulations. Makes it difficult for the businesses to comply. Easier to build in Tazewell than Peoria
 - 7 years ago they did new construction and the process was difficult and confusing. There were a lot of things they were not allowed to do which would have helped them as a business, such as providing access off a side street, helping with the rezoning. City needs to provide more assistance to businesses that are trying to invest and not make it hard for them to spend their money here. Someone to walk them through entire processes needed would be helpful too.
 - Working with the county is relatively simple and straight-forward. The City of Peoria, however, is a constant struggle – no one knows what is required. Too much in-house fighting.
 - The City makes it difficult for businesses and is not real helpful. They should enthusiastically support businesses and inspire young entrepreneurs to start businesses.
 - City of Peoria is definitely not business friends, nor open to growth.
 - There is so much red tape and it takes so long to get things approved.

- General:
 - One Stop Shop is GREAT, when it works – but it gets to a certain stage and then no one knows what to do next or who should assist. Believes one day this will be a great process, but must work out the kinks. Also indicated the need for "zoning" changes per area – some zoning ordinances don't fit or are unrealistic in some areas, and vice versa.
 - The County Zoning People are very helpful.
 - Likes working in the Warehouse District and has been participating in the group for 4-5 years.
 - They seem to be helpful in getting people informed about the sports complex.
 - They had a good contractor, but they had a few issues. Ross Black worked with them to try to help resolve them. They still do not have their permanent CFO.

Regulatory Enforcement:

- Service:
 - Believes the City is anti-development.
 - Peoria is overly regulated and one regulation may not apply to everyone – needs to make sense and realistic – East Peoria is much more open to communicating and working with businesses to open.
 - Very unfriendly – no customer services (on a residential basis), inspections are often measured within millimeters – they must have too much time on their hands.
 - State of IL adopted new elevator inspections and now do all inspections – was much better when the City was the regulator.
- General:
 - Very concerned with the vacant homes in the Southside – almost becoming "acceptable", but it is an eyesore.
 - There are so many properties that need to be dealt with and taken care of.
 - He owns rentals in Peoria and had to pay for an inspection. The inspector never came. House was abandoned and as he repaired it he was harassed. His landlord friends are not happy either. He ended up selling all of his rentals in Peoria City.

Sign Regulation:

- Regulation Issues:
 - They have had the City confiscate some of their signs.
 - When they were remodeling this facility they wanted to put up a digital sign that was quite expensive (\$40,000), but the City prohibited it so they put up a cheap sign which seemed to satisfy the City.
 - There is no common sense in the sign regulations and there are inconsistencies.
 - Signage needs to be regulated by "location," costs so much for a variance for anything.
 - City tried to make them follow the city sign regulations, but since they are on state property they didn't have to follow. It wasn't a positive experience.
 - Too many grey areas that gets both user and staff in trouble.

- More Signs:
 - Another issue is that they would like to see more signs.
 - Markings allowed for businesses. Also parking lots should have more signage to help people find their cars.
 - Difficult to understand and meet the numerous requirements for banners or signage -- doesn't understand why The City doesn't want to identify the new Warehouse District with upscale banners.
 - They would like to see the sign ordinance changed to allow them to put signage on their bus shelters.
- General:
 - He was on the sign committee. Thinks the plan is good.

Community Planning/Services:

- Lack of Action:
 - Too many plans and no implementation – Vision 20/20 was a good process and a great plan and is now sitting on the shelf. Would be very interested in bringing 2nd generation group together to work with Council on some business practices that need to be in place in order to make this city more business friendly and successful.
 - East Peoria continues to grow while Peoria only talks about it.
 - Would like to see more action and less talking.
 - Seems to be dysfunctional.
 - Need to do and not just plan.
 - There is too much arguing and not coming to a consensus.
 - Community planning is rated pretty good, but then there is never any implementation.
 - Really doesn't try hard enough to execute plans or strategies in the region.
 - Always spending money on plans but don't act on any of them. Too segmented and too many different plans for different areas. It makes the plans ineffective.
 - Seems like they never implement, only study.
- General:
 - The city does not seem to have a strong plan. All funds go to the downtown area and none to the outer areas.
 - They are concerned about the City of Peoria and the perception of “non-business” attitude.
 - Small groups make too much noise and growth has become too political.
 - Doesn't seem to be cohesive. Kind of a “hodge-podge” and a lot of people don't know what the plan is.
 - The focus is on the wrong things. Warehouse district is a jobs program with the roads. Should have some grocery stores downtown.
 - Infrastructure is behind – no parks, sidewalks, streetscape is in bad shape.
 - They are getting better but need to recognize the NFP's.
 - Peoria is not a friendly place to do business
 - There is a lot of community meetings, but not enough advertising to get people to show up.

Disaster Planning Comments

- They have a health and safety coordinator that prepares a plan.
- They are working on one and have it about 50% completed.
- It covers their employees and the facility.
- They have exit plans, just now changing operations into the cloud.
- Have a hazardous materials security plan for explosives.
- Have accreditation through American ACHC.
- Constant radio communication.
- Includes I.T. and many other aspects. They could continue as a business short term but would have trouble if they were shut down long term.
- They have a communication chain, along with employees who are trained and ready to assist within their company or outside.
- Have implemented new software in order to retain in case of disaster. They have a location in Schaumburg that they can move to immediately to continue business. They have a business continuity plan in place along with a team that manages and implements it.
- Disaster response team
- Updating this now -- everything is backed up in the cloud, have relationships with weather and radio stations.
- No plan, but does have a generator and offsite location for operation/supply chain.
- They have an entire branch dedicated to this effort and are willing to assist our region in business development of disaster preparedness plans. They are on the ground and work w/FEMA on a regular basis.
- Safety Committee and Offsite/back office capabilities.
- Company has Disaster Recovery Plan and Business Continuity Documents, including all aspects of preparedness.
- Facilities manager/large staff for flooding issues, great resources and have EMS Certification through OSF.
- They are 3/4's of the way completed, will include employee safety/IT/Operations/in Cloud.
- Corporate plans are in place.



SITE PLAN REVIEW BOARD AGENDA

Plans Distributed: September 22, 2014

Comments Due: September 29, 2014

Project ID	Address	Project Type	Project Description
14-263	14-16-452-008, -034, -039 thru -041 5901 Prospect Rd	CPZ Commission - Special Use	Revision - Amend Existing Special Use -Bushwhacker - Council District 3 - ST
14-291	14-05-353-005 1613 W Pioneer Pkwy	Zoning Board of Appeals - Minor Variance	Minor variance request for a 25-foot tall, 83.3 sq. ft. free standing sign. - Council District 5 - LA
14-297	14-27-403-001 3514 N Prospect	Site Plan Review Board - Zoning Certificate	Expansion of Use (Adding Auto Sales) - 3514 N Prospect - Council District 3 - ST
14-299	18-04-331-006 221 Glen Oak	Site Plan Review Board - Zoning Certificate	Unity Point Methodist - 221 Glen Oak - Council District 1 - KS

Staff Contacts:

Name	Leah Allison	Jide Giwa	Josh Naven	Kimberly Smith	Shannon Techie
Initials	LA	JG	JN	KS	ST
Phone	494-8667	494-8611	494-8657	494-8612	494-8649
Email	lallison@peoriagov.org	ogiwa@peoriagov.org	jnaven@peoriagov.org	kismith@peoriagov.org	stechie@peoriagov.org

HOUSING COURT 9/30/14

57 CASES

DAN	C	09:00 AM	KULAVIC/MENDOZA	HC-13-706	WASHINGTON 0837 SW	30-Sep-14	REVIEW
DAN	C	09:00 AM	KULAVIC/MENDOZA	HC-13-707	WASHINGTON 0905 SW	30-Sep-14	REVIEW
DAN	C	09:00 AM	SOUTHSIDE TRUST & SAVINGS	HC-13-694	WASHINGTON 0915 SW	30-Sep-14	REVIEW
DG	NO	09:45 AM	MAGNA TR # 90-P067 (HUFF)	HC-14-564	GILBERT 1019	30-Sep-14	FIRST APPEARANCE
DG	NO	09:45 AM	RASHID FLOYD	HC-14-473	HANSSLER 0121	30-Sep-14	REVIEW
DG	O	09:45 AM	MONGE BRIAN	HC-14-355	HIGH POINT 0635	30-Sep-14	REVIEW
DG	NO	09:45 AM	AVEN PROPERTIES	HC-14-477	LOUCKS 0711 W	30-Sep-14	REVIEW
DG	NO	09:45 AM	DUNCAN BRIAN	HC-14-567	MACHIN 1800	30-Sep-14	FIRST APPEARANCE
DG	O	09:45 AM	CALDWELL GERALD	HC-13-520	NORTH 1922 N	30-Sep-14	REVIEW
DG	NO	09:45 AM	GASKINS JON	HC-14-568	SHERIDAN 2211	30-Sep-14	FIRST APPEARANCE
DG	NO	09:45 AM	CLOSEN DARREN/NICOLE	HC-14-565	SHERIDAN 2719	30-Sep-14	FIRST APPEARANCE
DG	O	09:45 AM	URAZOFF JAMES	HC-14-428	WILLCOX 0611 W	30-Sep-14	REVIEW
GW	NO	09:45 AM	J ABRAHAM & SONS AMUSE	HC-14-365	ADAMS 4203 SW	30-Sep-14	REVIEW
GW	NO	09:45 AM	CITIMORTGAGE	HC-14-347	LATROBE 2616	30-Sep-14	REVIEW
GW	NO	09:45 AM	ANDRADA WILMER	HC-14-566	MONTANA 2700	30-Sep-14	FIRST APPEARANCE
JS	C	09:00 AM	MANDY INC	HC-14-389	GRISWOLD 1814	30-Sep-14	REVIEW
KD	C	09:00 AM	COOPER TERRY	HC-13-619	ADAMS 2028 SW	30-Sep-14	REVIEW
KD	NO	09:00 AM	LEDBETTER LYLE	HC-13-589	ADAMS 3026 SW	30-Sep-14	REVIEW
LA	O	09:45 AM	BARR WILLIAM	HC-14-563	JAMESTOWN 6308	30-Sep-14	FIRST APPEARANCE
LA	O	09:45 AM	SMITH EARL	HC-14-316	MARQUETTE 2330	30-Sep-14	REVIEW/DEFAULT PEND \$500
LE	NO	09:00 AM	HARKLESS RONALD	HC-14-485	BOURLAND 1404	30-Sep-14	REHEARING/DEFAULT \$1000
LE	VA	09:00 AM	WYATT JAMES	HC-09-614	ELLIS 1025 N	30-Sep-14	REHEARING/DEFAULT \$5000
LE	O	09:00 AM	SALAMONE/GUBRICKY	HC-14-432	INSTITUTE 1014 N	30-Sep-14	REVIEW
LE	O	09:00 AM	DAVISON ROBERT / PEGGY	HC-11-248	MOSS 1401 W	30-Sep-14	REVIEW (DEF PEND)
LE	NO	09:00 AM	ANDRADA WILMER	HC-14-475	RUSSELL 0717 W	30-Sep-14	REVIEW
LE	NO	09:00 AM	HERNANDEZ CECILIO	HC-14-499	SHERIDAN 1317	30-Sep-14	REHEARING/DEFAULT \$500
PM	O	09:00 AM	MORRIS EDITH/JERRY	HC-14-509	ATLANTIC 2111	30-Sep-14	REVIEW
PM	O	09:00 AM	MAXWELL DAVID	HC-14-574	ATLANTIC 2202	30-Sep-14	FIRST APPEARANCE
PM	NO	09:00 AM	PETTY AUNERA	HC-14-573	ATLANTIC 2315	30-Sep-14	FIRST APPEARANCE
PM	O	09:00 AM	ESTATE OF KARL BAKSAI	HC-14-571	BEHREND 0907	30-Sep-14	FIRST APPEARANCE
PM	NO	09:00 AM	ROSE LAND & FINANCE CORP	HC-14-570	CENTRAL 2300	30-Sep-14	FIRST APPEARANCE
PM	O	09:00 AM	NICKELS JACUELINE	HC-14-561	CENTRAL 2318	30-Sep-14	FIRST APPEARANCE
PM	O	09:00 AM	WILTS MICHAEL/LISA	HC-14-560	DELAWARE 2402	30-Sep-14	FIRST APPEARANCE
PM	NO	09:00 AM	RUSSELL WILLIAM	HC-14-469	DELAWARE 2405	30-Sep-14	REVIEW
PM	NO	09:00 AM	DOZARD RONALD/CINDY	HC-14-212	FAIRHOLM 0626	30-Sep-14	REVIEW
PM	O	09:00 AM	PAYTON TALMAGE/MARION	HC-14-482	FRYE 1000 E	30-Sep-14	REHEARING/DEFAULT \$300
PM	O	09:00 AM	NATH SYLVIA	HC-14-575	MCCLURE 0825 E	30-Sep-14	FIRST APPEARANCE
PM	NO	09:00 AM	HEIM ROGER	HC-13-714	MONROE 0401 NE	30-Sep-14	REVIEW
PM	O	09:00 AM	HARRIS MAXENE	HC-14-176	MONROE 1621 NE	30-Sep-14	REVIEW/DEFAULT PEND \$200
PM	NO	09:00 AM	SALEM SALEM	HC-14-572	NEBRASKA 0916 W	30-Sep-14	FIRST APPEARANCE
PM	O	09:00 AM	HUDSON WILLIE/MARY	HC-13-500	PERRY 0331 NE	30-Sep-14	REVIEW

PM	O	09:00 AM	WISE JED	HC-14-266	PERRY 0723 NE	30-Sep-14	REHEARING/DEFAULT \$500
RM	O	09:45 AM	BYRD MARLA	HC-12-525	ADRIAN HINTON 1111	30-Sep-14	REVIEW DEF PEND - DEMO?
RM	O	09:45 AM	MCMACKIN JUDITH	HC-13-168	ADRIAN HINTON 1400	30-Sep-14	REVIEW
RM	NO	09:45 AM	LOGSDON SHANNON	HC-14-098	AIKEN 1512	30-Sep-14	REVIEW
RM	O	09:45 AM	TRAMMELL VIOLET	HC-14-472	BIGELOW 2300	30-Sep-14	REVIEW
RM	NO	09:45 AM	IGLESIA DEL VIVO	HC-14-562	KNOXVILLE 2502	30-Sep-14	FIRST APPEARANCE
RM	NO	09:45 AM	TERRELL TYRONE	HC-14-264	LINCOLN 1113	30-Sep-14	REVIEW
RM	O	09:45 AM	CARTON CRAIG	HC-14-525	MELBOURNE 0203 E	30-Sep-14	REVIEW
RM	O	09:00 AM	RANDLE JOYCE	HC-13-729	PEORIA 2633 N	30-Sep-14	REVIEW
RM	O	09:00 AM	COX/JACOBS	HC-13-730	PEORIA 2637 N	30-Sep-14	REVIEW
RM	NO	09:45 AM	SALEM BROS INC	HC-14-479	REPUBLIC 0607 E	30-Sep-14	REVIEW
RM	NO	09:45 AM	WILLIS JUANITA	HC-14-261	SUMNER 0911	30-Sep-14	REVIEW
RM	VA	09:45 AM	AMMONS VICTORIA (ESTATE)	HC-13-167	THIRD 1117	30-Sep-14	REVIEW/DEMO
RM	O	09:00 AM	NUNN KERENSA	HC-13-535	THRUSH 0401 E	30-Sep-14	REVIEW - DEMO
RM	O	09:00 AM	CUAHUIZO MARIA	HC-13-531	THRUSH 0413 E	30-Sep-14	REVIEW
SW	C	09:00 AM	M K LODG INC	HC-14-576	LAKE 2726 W	30-Sep-14	FIRST APPEARANCE

NUMBER OF CASES 57

PAID	CASE NO	DEFENDANT	PROPERTY ADDRESS	PRE-HEARING FINE	INSPECTOR	DISPOSITION
	14-CV-1204	ANDRADA, WILMER	1017 E MCCLURE AVE	\$100	PM	
	14-CV-1179	ARBUCKLE, TOMMY	1637 W MAIN ST	\$50	LE	
	14-CV-1185	BERRY, SCOTT	709 LAVELLE ST	\$100	PM	
	14-CV-1216	BILLETER, MICHELLE	1223 N FLORA AVE	\$50	LE	
	14-CV-1228	BLANKENSHIP, REBECCA	1016 E GIFT AVE	\$50	PM	
	14-CV-1210	BRATTON, SAMUEL AND KAREN	908 E VIRGINIA AVE	\$100	PM	
	14-CV-1175	BROWDER, STACEY	2904 N ATLANTIC AVE	\$50	PM	
	14-CV-1206	CAMPBELL, JASON	1006 E NEBRASKA AVE	\$100	PM	
X	14-CV-1171	CLARK, GALYN	806 E MCCLURE AVE	\$100	PM	DISMISSED - PAID ON 9/12/14
	14-CV-1145	COLUNGA, RICHARD	909 W NEBRASKA AVE	\$50	DG	
	14-CV-1212	DALEN, AARON	1025 W MCCLURE AVE	\$50	DG	
X	14-CV-1176	DEWITTE, MICHAEL J	910 E SENECA PL	\$50	PM	DISMISSED - PAID ON 9/15/14
	14-CV-1184	FORD, RONALD	1103 NE GLENDALE AVE	\$100	PM	
	14-CV-1174	GRUSSING, LAURA	2214 N MARYLAND ST	\$200	PM	
	14-CV-1222	GUERRERO, JOSE M.	907 E NEBRASKA AVE	\$100	PM	
X	14-CV-1224	HAUTER HOLDINGS LLC	1109 NE GLENDALE AVE	\$50	PM	DISMISSED - PAID ON 9/12/14
	14-CV-1187	HEIM, ROGER	900 E BEHREND'S AVE	\$200	PM	
X	14-CV-1188	HERR MANAGEMENT LLC	1015 E BEHREND'S AVE	\$50	PM	DISMISSED - PAID ON 9/16/14
X	14-CV-1186	JONES, LINDA	1402 NE GLENDALE AVE	\$100	PM	DISMISSED - PAID ON 9/2/14
	14-CV-1254	JOSHUA TREE HOLDINGS LLC	721 E ILLINOIS AVE	\$100	RM	
X	14-CV-1173	KING, JAMES	1837 N ATLANTIC AVE	\$100	PM	DISMISSED - PAID ON 9/9/14
	14-CV-1219	KRAUSE, STALEY	1639 W MAIN ST	\$100	LE	
	14-CV-1223	KYLE A. RHODERICK TRUST	1020 E NEBRASKA AVE	\$100	PM	
X	14-CV-1214	LOPOTKO, KELLY	501 W COLUMBIA TER	\$100	LE	DISMISSED - PAID ON 9/9/14
X	14-CV-1208	MARTENS, DAVID	1010 E NEBRASKA AVE	\$100	PM	DISMISSED - PAID ON 9/5/14
	14-CV-1205	MINA, ADEL	1021 E BEHREND'S AVE	\$50	PM	
	14-CV-1182	MONTOYA, JOSE	1102 NE GLENDALE AVE	\$100	PM	
	14-CV-1170	MORDUE, BETTY	2212 NE PERRY AVE	\$50	PM	
	14-CV-1181	MORGAN, SCOTT	1224 N FLORA AVE	\$50	LE	
	14-CV-1209	MORRIS, CHRISTINA	1012 E NEBRASKA AVE	\$100	PM	DISMISSED - UNABLE TO GET NOTICE SERVED
	14-CV-1220	MORRISON, LEOLA	715 W RICHMOND AVE	\$50	DG	DISMISSED - DUPLICATE TICKET ISSUED
	14-CV-1226	MORRISON, LEOLA	715 W RICHMOND AVE	\$50	DG	DISMISSED - OWNER D'CSD
	14-CV-1126	OLSEN, STEVEN	2300 N ELLIS ST	\$150	BB	

X	14-CV-1195	OSF HEALTHCARE SYSTEMS	910 WAYNE ST	\$100	PM	DISMISSED - PAID ON 9/17/14
X	14-CV-1180	PAYNE, JASON	1633 W MAIN ST	\$100	LE	DISMISSED - PAID ON 9/18/14
	14-CV-1125	PULLEY, JOHN	2517 W STARR ST	\$7,500	BB	
	14-CV-1201	RAY, CASANDRA	1101 GROVELAND AVE	\$50	DG	
	14-CV-1189	REAVES, ANDRE	2634 N PROSPECT RD	\$100	PM	
X	14-CV-1207	REGIONS BANK TRUST #90-P067	1008 E NEBRASKA AVE	\$50	PM	DISMISSED - PAID ON 9/19/14
X	14-CV-1221	REGIONS BANK TRUST #90-P067	1003 E ARCADIA AVE	\$100	PM	DISMISSED - PAID 9/19/14
	14-CV-1124	ROBERTSON, AARON	2224 NE MONROE ST	\$7,500	BB	
	14-CV-1191	ROBERTSON, EUNICE	519 W COLUMBIA TER	\$50	LE	
	14-CV-1190	ROSELAND FINANCE CORP	2300 N CENTRAL AVE	\$100	PM	
	14-CV-1227	SABRE GROUP LLC	1210 E CORRINGTON AVE	\$200	PM	
X	14-CV-1215	SAM PROPERTY GROUP IV LLC	510 W COLUMBIA TER	\$100	LE	DISMISSED - PAID ON 9/17/14
X	14-CV-1213	SAM PROPERTY GROUP LLC	827 W COLUMBIA TER	\$50	LE	DISMISSED - PAID ON 9/17/14
X	14-CV-1211	SERRANO, ISRAEL	3017 N GOLF DR	\$50	LA	DISMISSED - PAID ON 9/9/14
	14-CV-1127	SHORT, DANIEL	2706 N SPRINGDALE AVE	\$150	BB	
	14-CV-1146	SHORT, DENNIS	1110 W NOWLAND AVE	\$50	DG	
	14-CV-1172	SMITH, BRUCE AND DIANNE	2414 N WISCONSIN AVE	\$100	PM	
	14-CV-1037	SMULLIN, ELIZABETH	5402 N ARROW DR	\$50	DG	1ST APPEARANCE CONTINUED TO 9/30/14
	14-CV-1128	STARLITE PROPERTIES LLC	1826 W WINNEBAGO DR	\$150	BB	
	14-CV-1218	THOMAS W HAMMOND TRUST	1210 N GARFIELD AVE	\$50	LE	
	14-CV-1202	VECCO, GERALD	1020 W HANSSLER PL	\$50	DG	
	14-CV-1255	WIEBLER, SUSAN	1825 N WISCONSIN AVE	\$100	RM	
	14-CV-1183	WILLIAMSON, MAXINE	1406 NE GLENDALE AVE	\$50	PM	
	14-CV-1217	WOODS, RAYMOND	1212 N GARFIELD AVE	\$50	LE	