

Village of Peoria Heights Zoning Board of Appeals Meeting Minutes from February 19th, 2018

The meeting was called to order at 5:33 PM

Sarah Devore called roll call. Upon roll call the following members were present: Rick Picl, Sarah DeVore, Craig Masters, Steve Cady, Tessie Bucklar, Mike Woo.

Approval of Minutes from 11/27/17; Motion to approve, Craig Masters. Motion Seconded by Mike Woo.

Chairman Picl asked if there were any questions; Craig asked if the PHPD followed up on the electronic sign on Galena Rd. Administrator Fick informed the committee that, yes, the sign has been turned down and that the PHPD did there follow up with it. Craig asked if the committee could be made aware of the follow up and follow through of the decisions that are made during our meetings.

New Business:

Mayor Phelan provided the committee with a Village Update and Presentation. This same presentation has been given to the Lions Club and a few other committees. The details of the presentation are as follows:

Overview of the history and intro of the Village

Village Vision, Business District, Safe, Hospitable Community

Goals: Making the most of our land resources

Tif District #1: Trefzgers & 4500 Prospect Building

Map/Location of the Business Development District

New Development: Duryea Boutique Apartments (Larry Herman), 4500 Prospect

Building, Heritage Square Expansion, Sherman's Warehouse, Trefzger's & Trailside, Pearl Companies.

Planning Studies: Commercial Corridor plan adopted in 2016; includes Glen, Prospect, & War Memorial.

Public Art has been recommended to enhance, add interest & esthetics to the Village.

Sharon & John Amdall donated 6 sculptures from the Bruce White Collection. The

Village will be having a sculpture walk from Village Hall to Trefzgers to show off the pieces on May 10th.

Traffic: to help slow down prospect and make the community more "walkable" the stop sign was added at Marietta and Prospect.

Small Areas Studies: Looking into redeveloping the 3 corridors:

1. Williams Brothers & Pearl Companies: Highest Opportunity for new development. Great for Mixed Commercial and Residential
2. Trefzgers Area: Prime residential or possible hotel location
3. Alwans Meat Market Area: High traffic, close to the interstate, great for fast food, service stations and commercial users.

Hotel Feasibility: Feasible if positioned as a destination boutique hotel. Soft style and brand with approximately 50 rooms. Recommended room rate to be \$99-\$120 a night,

with the option to increase once hotel becomes established. Strive to be similar to Galena or Port Charles. 2 possible locations for the hotel would be on Marietta and Columbus, close to the Rock Island Trail or in the Williams Brothers Area. Hotel Tax is between 5-7% so the revenue generate could be high.

Enhance Neighborhoods: Free Movie Nights are coming this Spring and Summer (April, June, July, & August). April 28th is the first event, looking to have family nights, concerts, tower rides, all located at the tower park. (A few sponsors already signed on to help with this are Larry Herman, AMT, D's Autobody)

Nick Yates/Build Peoria: Having their Dog Parks Grand Opening on April 28th as well. Free dog flair giveaways, professional portraits with your dog, Adoption event.

Shipping Containers: Planning to have 5 total. They will consume 1 Parking Space, bars and restaurants will be able to decorate them however they want, will allow for extra seating for around 10-12 people.

Sculpture Walk: Looking for restaurants and business to offer art themed merchandise for that day and looking into have street performers.

Houseal Lavigne Consultants Small Area Planning Update: Study is to be completed around summer.

Landlord Registration Program; Discussing possibility of having landlords register their properties, pay a fee, and be inspected. This is to ensure all properties are being help up to code and standard.

ICC Partnership: Discussing how to create a partnership with the ICC Arts. Culinary Internships, student run restaurant, studio space, performances in the parks. Follow up meeting to come.

Meeting Adjourn at 6:44 PM Motion made by Craig Masters and seconded by Tessie Bucklar