

**MINUTES OF THE PLANNING COMMITTEE MEETING OF THE PLEASURE DRIVEWAY AND PARK DISTRICT OF PEORIA, ILLINOIS HELD AT 4:00 P.M. ON WEDNESDAY, FEBRUARY 14, 2024 AT THE BONNIE NOBLE CENTER FOR PARK DISTRICT ADMINISTRATION, 1125 W. LAKE AVENUE, PEORIA, ILLINOIS.**

**MEMBERS PRESENT:** Trustee and Chair Laurie Covington, Trustee and Vice Chair Reagan Leslie Hill, and Executive Director Emily Cahill

**TRUSTEES PRESENT:** Trustees Laurie Covington, Reagan Leslie Hill, Timothy Bertschy, Joyce Harant, Steve Montez, Vice President Alexander Sierra, and President Robert Johnson (arrived at 4:58 pm)

**STAFF PRESENT:** Executive Director Emily Cahill, Becky Fredrickson, Matt Freeman, Mike Friberg, Mary Harden, Jacob Kuban, Kristi Shoemaker, and Alicia Woodworth

**OTHERS PRESENT:** JR Hinchee

**1. CALL TO ORDER**

Trustee Covington called the meeting to order at 4:02 pm.

**2. ROLL CALL**

**3. MOTION TO PERMIT COMMITTEE MEMBER TO ATTEND MEETING ELECTRONICALLY**

No request to attend meeting electronically was received.

**4. MINUTES**

**4.A. Approval of October 3, 2023 Planning Committee Meeting Minutes**

Executive Director Cahill moved to approve the minutes of October 3, 2023. Motion seconded by Trustee Hill and carried on unanimous voice vote.

**5. NEW BUSINESS**

**5.A. Bradley Park Columbus Statue Replacement**

Executive Director Cahill stated that per Board direction at the January 10, 2024 Strategic Planning Meeting, staff is presenting 3 further developed concepts and cost estimates for the Upper Bradley Park/Parkside Drive area. The concepts include a permanent sculpture, rotating artwork/sculpture, and an area with overhead interest (arches). These options will be presented for public input sessions on February 20 and 27 here at Noble Center 5:00 – 6:00 pm.

Mary Harden presented the possibilities within the three options. *Please see Attachment A.* Through discussion, the committee provided their input and expressed their gratitude in providing three wonderful ideas for the space.

**5.B. Fogelberg Memorial Request**

Executive Director Cahill stated that as was presented at a previous Board meeting, The Fogelberg Foundation of Peoria submitted a proposal for placement of memorial, artwork or statuary at Forest Park Nature Center. At their expense, they would like four stones etched with lyrics from Dan Fogelberg songs placed near the east side of the building on the main trail. After discussion, Trustee Covington MOVED to present to the full Board for approval at its February 28 meeting. Trustee Hill seconded the motion. Motion passed by roll call vote: Trustees Covington and Hill, and Executive Director Cahill. Results: Aye – 3, Nay -0.

**5.C. Proposed Distillery and Galena Rd. Industrial Park TIF Districts**

Trustee Harant stated that in regards to the proposed Galena Road Industrial Park TIF, she requested that environmental justice text be added to the TIF for environmental justice and CO2 transport concerns. It incorporates language that the Racial Justice Equity Commission was in the red book plan in terms of what is environmental justice and justification and then SCUC neighborhood overarching group had adopted a resolution that was submitted to ICC in which they were in opposition to the CO2 pipelines. This is precipitated by the BioUrja plant that is still considering to install a CO2 pipeline in south Peoria. Inserting environmental justice and racial equity into a government entity's policy and practices needs to happen to combat environmental justice. The first one is about the CO2 pipeline and transport system, the second is about no more air pollution. Residents of south Peoria have been subjected to air pollution as the Racial Justice and Equity Commission has reported. Trustee Harant asks to discuss whether PPD could endorse that language be added.

Executive Director Cahill spoke with Patrick Urich and he confirmed that he has the PPD resolution on the CO2 pipeline on public record. They are reviewing language about this request. He has some concerns about over the life of a 23-year TIF, being very specific to today's technology, could actually be a detriment. As such, they are working with legal counsel to put language in place that will be provided for review. February 27 is only the public hearing, not the vote. His perspective is that the TIF is just one tool and does not do all of these things. They are trying to put this language in but they are also trying to be mindful of the fact that technology changes quickly. Trustee Harant stated that TIF documents have the ability to be amended and can be done so at any time to accommodate changing technology language.

In looking at the Galena Road TIF map, there are PPD properties in it where development could be a negative, for example, along the base of the bluff. Trustee Harant is suggesting that because this is related to PPD property, if in the future, PPD is faced with a situation that it doesn't want, there's something in the record that may protect the user of the land. This could include something like any development in the area of the trail, it needs to be only a minimum impact on the enjoyment for people on the trail. Or, it could include zoning preferences. On the river side of the highway it is zoned light industrial and she thinks that should be preserved so that any future development should not be a detriment to the enjoyment of that property. Special use

permits should not be allowed either. The TIF currently says they cannot use imminent domain. It would be good for PPD to reiterate that. Finally, confirm that any residential developments be on the west side of the road. These would not be legally binding but something to document on the record from PPD.

**5.D. Cicciarelli Property Donation**

Becky Fredrickson stated that in late December 2023, an offer was made to donate a 2.59-acre parcel of land to the Peoria Park District. This parcel is on the bluff side of Grand View Drive and adjacent to Park District land. There is a history associated with this parcel and the Peoria Park District concerning an easement, construction, and several owners dating back to 1957. Staff will provide additional details at the Planning Committee.

After discussion, Executive Director Cahill MOVED to present to the full Board for approval at its February 28 meeting. Trustee Hill seconded the motion. Motion passed by roll call vote: Trustees Covington and Hill, and Executive Director Cahill. Results: Aye – 3, Nay -0.

**5.E. Lorentz Property Discussion**

Becky Fredrickson stated that in January 2024, Illinois American Water approached the Park District concerning a land swap of the Park District's Lorentz Avenue for some of their parcels. They would like to expand their plant which is located adjacent to Park District property.

After discussion, Executive Director Cahill MOVED TO DECLINE this opportunity and NOT present to the full Board for consideration to swap. Trustee Hill seconded the motion. Motion passed by roll call vote: Trustees Covington and Hill, and Executive Director Cahill. Results: Aye – 3, Nay -0.

**5.F. Rolling Rivers Playground Discussion**

Becky Fredrickson stated that in 2001 the Peoria Park District signed a 20-year lease with the City of Peoria for an approximate 15,000 square foot area of land on the southerly end of the RiverPlex, to build a playground. The project was a collaboration with the Junior League of Peoria, the Peoria Park District, and volunteers from the community. The playground has been a great element on the riverfront for families walking by, neighborhood kids, RiverPlex camp kids, and many others. In 2019 a portion of the playground was removed due to aging and deterioration of the wooden elements. The perimeter fencing was modified to reduce the footprint. It is now to the point where more of the playground has reached its end of useful life and is becoming a concern for maintenance and upkeep. If completely removed, staff would return the area to green space.

Trustee Covington stated that the playground definitely looks unsafe and is an eyesore. If a new play element were to be added, would it be on the other side of the RiverPlex? Becky Fredrickson stated yes, as staff has reviewed it and that area seems to make more

sense than where the playground currently is. Trustee Montez stated that during the summer, there are several families and camp kids in that area. As such, how would the District accommodate them? Matt Freeman stated that when staff discussed the consideration of removal of the playground, inspections of the playground indicate it could probably make it through August of this year, however, it is deteriorating at a fairly rapid rate and would not be safe for play beyond that date. Many of the hand holds on the rock wall are beyond the point of repair.

Trustee Covington stated that the site of the new Providence Pointe family housing development, next to the RiverPlex on the other side, would possibly be a closer place with easier access to install a new playground. However, currently, there are no funds available to build a new playground and realistically, would be a few years before the funds could be allocated through either a grant opportunity or as part of the capital improvement plan.

Vice President Sierra stated that the safety issues do concern him however, without having an alternate playground or quick remedy to ensure access to a public space, considering the population in that area, he has serious reservations in tearing down the playground. In addition, he has reservations with placing a playground on the opposite side of the RiverPlex. Last year, there was a body found near the volleyball courts on that side and he has safety concerns about that area in general as that area has low visibility. Executive Director Cahill stated that if the playground fails an inspection, there will be no choice but to tear it down. At that point it would be a risk issue that the Park District was aware of and we cannot let anyone get hurt because of faulty playground elements. There is no action requested or required from this committee at this time. Staff is making the Planning Committee aware of this issue so that if/when an impending issue rises in the future, they're already aware of it.

#### **5.G. Pedicab Policy**

Executive Director Cahill stated that in 2023, Nathan Comte contacted the Peoria Park District about operating a pedicab business along Grandview Drive. After review by both the Planning Committee and the full Board of Trustees, it was agreed that staff would execute a facility use agreement with Comte on a trial basis to assess the impact of a business like this on park usage. After completion of a two-month trial in fall 2023, staff has reviewed the experience and believes that the two uses can exist together and, after consultation with PDRMA and Attorney Streeter, have developed language to be added to the conduct ordinance to allow for this type of operation. When a request is made, the request for use process currently in place will be used to assess the opportunity and approve/deny requests based on ability to meet requirements and on potential impact of the use. After reading at the February 14, 2024 Board meeting, staff recommends approval of the conduct ordinance at the February 28, 2024, Board meeting.

After a brief discussion, Executive Director Cahill MOVED to present to the full Board for first read at its February 14 meeting. Trustee Hill seconded the motion. Motion passed

by roll call vote: Trustees Covington and Hill, and Executive Director Cahill. Results:  
Aye – 3, Nay -0.

**6. PENDING BUSINESS**

None noted at this time.

**7. OTHER BUSINESS**

None noted at this time.

**8. ACTION STEPS REVIEW**

1. Send out public input session reminders for Bradley Park Columbus Statue Replacement for Tuesday, February 20 and February 27 at 5:00 – 6:00 PM at the Noble Center.
2. Send to the City of Peoria PPD's concerns about the Galena Road Industrial TIF so that it may be part of the record.

**9. NEXT MEETING**

Wednesday, March 13, 2024 at 4:00 PM

**10. ADJOURNMENT**

At 5:22 pm, Trustee Hill made a motion to adjourn the meeting. Motion second by Trustee Covington and carried on unanimous voice vote.

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Respectfully Submitted by Alicia Woodworth  
Executive Assistant and Board Secretary