



# THE UPLANDER

THE UPLANDS RESIDENTIAL ASSOCIATION, EST. 1902



FEBRUARY 2018

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## PRESIDENT'S COMMENTS

Hello neighbors,

Some of the purposes of the Uplands Residential Association, as set forth in our bylaws, are to retain the original vision of The Uplands as a single-family residential neighborhood, curtail violations of Peoria zoning ordinances that pertain to the subdivision's area and character, and strive to curtail commercial infringements that tend to congest The Uplands. Thanks to the great work of the URA in cooperation with our council representatives in the past, we have fended off encroachment, lowered traffic speeds (increased safety), and enacted and enforced zoning regulations that have protected our neighborhood.

There is an additional step I believe we can take that will further protect the character of our neighborhood. Certain areas of the City of Peoria are protected by what are known as "form-based codes." Form-based codes are a type of zoning that, as their name suggests, regulate the form of urban development primarily. We have been looking into the possibility of establishing a form-based code for the Uplands, and we want your input.

How would a form-based code help the Uplands? Most importantly, it's a proactive measure. Instead of waiting until an undesirable development materializes and then trying to respond reactively, this lets us get out in front of the issue and specify ahead of time what building form would be acceptable in our neighborhood. This would be especially useful for the perimeter of our neighborhood (Main and University) where we have businesses and rental properties that might be attractive to commercial developers in the future.

For example, over in the University East neighborhood, a developer is currently looking to build some student apartments along Main street. That part of Main is protected by the West Main Form Based Code, which means that the developer has to follow certain guidelines regarding building materials, how close the structure has to be to the street, etc., to ensure it's a quality development that will fit in with the character of the surrounding neighborhood. This is the kind of protection the Uplands could gain by establishing a form-based code for our area. It helps us because we can delineate ahead of time what kind of building form is acceptable, and it helps potential developers because they know what is expected of any development in this area before they start planning anything.

This has been a very brief explanation, and I've likely raised more questions than I've answered. If you have questions or concerns, I would invite you to come to our upcoming URA meetings to discuss it. We're not taking any action at this time—just gathering information in an effort to see if this is something that would be a good strategy for our neighborhood, and to see if it has the support of the neighbors. We would love to hear your feedback.

The next URA meeting is **Thursday, February 8, at 7 p.m.** in the basement of the Bradley Epworth United Methodist Church. I will be out of town that day, so J. R. Hinchee (First Vice President) will be leading the meeting. Hope you all can come and participate!

Sincerely,  
C. J. Summers

## UPLANDS RESIDENTIAL ASSOCIATION MEETING AGENDA FEBRUARY 8, 2018—7:00 P.M.

- I. Call Meeting to Order
- II. Regular Business
  - A. Approve Minutes of Prior Meeting
  - B. Treasurer's Report
- III. Reports
  - A. West Bluff Council
  - B. Western Avenue Greenway
  - C. Other Committees
- IV. Unfinished Business
- V. New Business
- VI. Adjournment

## Uplands Residential Association Meeting Minutes Thursday, January 11, 2018

*Meeting called to order at 7:07pm.*

### Visiting Guest

*CJ welcomed and introduced visiting guest, City Councilmember Beth Akeson.*

### Regular Business

*Minutes from November meeting were approved.*

### Treasurer's Report

#### Deposits

*Membership Dues: \$0  
Beautification Fund: \$0  
Snow Removal Fund: \$0*

#### Debits

*Uplander printing: \$105  
PayPal fees: \$0  
Snow Removal: \$825*

*Available Balance\*: \$7,871.02*

*Beautification Fund Balance: \$1,490.59*

*Snow Removal Fund: \$3,540*

*Total Paid Members: 84*

*\*available balance includes beautification and snow removal funds*

### Reports

No reports.

### Unfinished Business

**Form Based Codes** - Invite Ross Black to upcoming URA meeting to discuss form-based codes and neighborhood conservation.

**New Business**

**Form Based Codes** - Councilwoman Akesson presented an informative overview on form based codes (see City Code 2.8.10 Planned Form District) and Neighborhood Conservation Overlay Districts (see City Code 7.1 Neighborhood Conservation). Akesson detailed the differences between the two, and how the Uplands might benefit from each. Both options allow the URA to protect existing structures in the Uplands, and outline basic specifications to ensure future buildings retain the original character of our neighborhood. CJ reviewed URA bylaws and confirmed that form based codes would be in line with the URA mission to “(1) retaining the original vision of The Uplands as a single-family residential neighborhood” and “(4) curtail violations of Peoria zoning ordinances that pertain to the subdivision’s area and character”.

There will be more discussion about how to move forward at the February meeting.

**Sidewalk Snow Removal Review** - Board discussed the balance of clearing sidewalks more quickly and the cost of additional snow plow runs.

**Blunier Concerns** - bigger snowfall might be hard to clear after street plows from through. They might need to come earlier and then a touch-up.

**Horseshoe Bottom Park** - Invite Dave Pittman to February meeting to discuss park development.

Next URA meeting is on February 8th, 2018.

*Meeting was adjourned at 8:48pm.*

***Volunteer Needed***

Help! We're looking for a volunteer to help us distribute The Uplander each month to our delivery team. You would be responsible for bundling and dropping off the newsletter to approximately 15 neighbors, who then help to distribute them throughout the neighborhood. Interested? Email C.J. at [summers1202@sbcglobal.net](mailto:summers1202@sbcglobal.net) or let us know at the next URA meeting.

**Uplands Residential Association Dues**

The URA dues are \$20.00 per year. Please make checks payable to “The Uplands Residential Association.” If you are interested in donating extra money to our beautification fund, please indicate this on the registration form. You may include the additional amount on the same check as your dues.

Your URA dues can now be paid online! We have set up a Paypal account for your convenience. To do so, please visit [Paypal.com](http://Paypal.com), click Send, enter the URA email address ([TheUplandsPeoria@gmail.com](mailto:TheUplandsPeoria@gmail.com)) and the amount, click “Continue,” and follow additional prompts. Your dues will be deposited directly into the URA’s Checking Account.


*The Uplands Residential Association is on Facebook and Yahoo Groups! You can also email us at [TheUplandsPeoria@gmail.com](mailto:TheUplandsPeoria@gmail.com). If you have information for The Uplander, please contact Tamara Black-Waite at [tblackwaite@gmail.com](mailto:tblackwaite@gmail.com). If you are new to the Uplands or know someone who is, contact Kirk Sheckler at 369-1372.*



**Uplands Residential Association Officers:**

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Celebrating our “41st” year as a Family Owned Business

**URA Membership Registration Form**

Name \_\_\_\_\_

Address \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_

Email \_\_\_\_\_

YES! I/WE will pay our \$20 association dues, and contribute an additional \$ \_\_\_\_\_ for beautification.

Send completed form with payment to URA Treasurer Dustin Draggist, P.O. Box 6532, Peoria, IL 61601-6532. Make checks payable to Uplands Residential Association or URA Treasurer.