

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into record and summarized the request to rezone property from R-3 to C-N.

The Development Review Board recommends approval of the request to rezone.

Discussion was held between Commissioner Barry and Ms. Weick regarding the property's placement on the National Register of Historic Places.

Brenda Graves, owner and petitioner, was present and elaborated on the desire to rezone this property.

Chairperson Wiesehan asked the petitioner if she plans to inhabit this home.

Discussion was held between Chairperson Wiesehan and Ms. Graves regarding her plan to inhabit the home and the need for rezoning this property. Ms. Graves stated that she plans to open a business at this residence.

Chairperson Wiesehan opened the public hearing at 3:11 pm.

Ms. Weick read Tim Herold's email into record (see Exhibit 2).

Ms. Weick read Andres Diaz's email into record (see Exhibit 3).

Ms. Weick read Karrie Alms email into record (see Exhibit 4).

Ms. Graves, in response to the emails read by Ms. Weick, stated there are no plans to open a bar at this property. The business name honors her family and the history of Peoria. Ms. Graves also clarified that she does have a business plan and is more than happy to share it.

With no further public testimony, public hearing closed at 3:18 pm.

Findings of Facts read by Commissioner Barry.

Motion:

Commissioner Grantham made a motion to approve with staff recommendations; seconded by Commissioner Unes.

Motion was approved viva voce 5 to 0.

Chairperson Wiesehan mentioned a previous conversation he had with the City regarding the long term vitality of the block in which 331 NE Perry is located within.

Prior to hearing PZ 1150-2022, discussion was held between Chairperson Wiesehan, Commissioner Unes, and Mr. Naven regarding the plan of action for hearing PZ 1150-2022; PZ 1152-2022; PZ 1153-2022; PZ 1154-2022; PZ 1155-2022; and PZ 1156-2022. It was determined that each case description must be read individually but identical details do not need to be repeated for each case.

PZ 1150-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Jane Genzel of Peoria Opportunities Foundation, on behalf of the City of Peoria, to rezone property from Class R-4 (Single-Family Residential) District to Class R-8 (Multi-Family Residential) District for the property located at 939, 943, 951, and 957 S Shelley Street (Parcel Identification Nos. 18-17-132-025; 18-17-132-026; 18-17-132-027; 18-17-132-028), Peoria IL (Council District 1).

Hold a Public Hearing and forward a recommendation to City Council on the request of Jane Genzel of Peoria Opportunities Foundation, on behalf of the City of Peoria, to rezone property from Class R-4 (Single-Family Residential) District to Class R-8 (Multi-Family Residential) District for the property located at 939, 943, 951, and 957 S Shelley Street (Parcel Identification Nos. 18-17-132-025; 18-17-132-026; 18-17-132-027; 18-17-132-028), Peoria IL (Council District 1).

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request to rezone.

The Development Review Board recommends approval of the rezoning request while noting approval may create precedent for rezoning requests in the future.

Chairperson Wiesehan asked if the City has considered the issue of spot zoning.

Mr. Naven stated that the City notes this issue, while also noting that this project may be a catalyst for the Near South Side Plan.

Jane Genzel, petitioner, was present and outlined the focus of Peoria Opportunities Foundation and provided more details on the purpose and status of these projects.

Willis Mann, agent of petitioner, was present and further outlined the purpose of the projects and the request to rezone.

Discussion was held between Commissioner Unes and Mr. Mann regarding estimated rent costs and potential funding from the federal government that assists in the development of affordable housing. Mr. Mann stated they have applied for Section 8 funding.

Discussion was held between Commissioner Grantham and Mr. Mann regarding the data collection method used to conclude affordable housing is needed in this area. Mr. Mann stated the data identified a need for affordable housing and new construction in the area.

Discussion was held between Chairperson Wiesehan and Commissioner Grantham regarding the data retrieved from studies conducted for the Near South Side Plan.

Chairperson Wiesehan opened the public hearing at 3:44 PM.

With no public testimony, public hearing was closed at 3:45 pm.

Commissioner Barry read the Findings of Fact.

Motion:

Commissioner Martin made a motion to approve with staff recommendations; seconded by Commissioner Grantham.

The motion was approved by viva voce vote 5 to 0.

Prior to hearing PZ 1152-2022, Chairperson Wiesehan stated that the petitioner's comments from PZ 1150-2022 hold true for the remaining cases of PZ 1152-2022; PZ 1153-2022; PZ 1154-2022; PZ 1155-2022.

PZ 1152-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Jane Genzel of Peoria Opportunities Foundation, on behalf of the City of Peoria, to obtain a special use with a waiver for townhomes in the Class R-4 (Single-Family Residential) District for the property located at 920, 926, 934,

and 938 S Shelley Street (Parcel Identification Nos. 18-17-133-007; 18-17-133-008; 18-17-133-009; 18-17-133-010), Peoria IL (Council District 1).

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request to rezone.

The Development Review Board recommends approval of the request for townhomes with a density waiver to 34.8 dwelling units per acre including the following conditions:

1. All remaining rezoning regulations shall be met. An amendment to the special use shall be required if additional waivers are requested at time of development.
2. Add one bicycle parking space.

Chairperson Wiesehan opened the public hearing at 3:50 pm.

Clyde Gulley supported the request to build affordable housing in this area.

Mr. Naven noted the two DRB conditions.

Ms. Genzel agreed to the two DRB conditions.

With no further public testimony, public hearing was closed at 3:52 pm.

Commissioner Barry read the Findings of Fact.

Motion:

Commissioner Unes made a motion to approve with staff recommendations; seconded by Commissioner Martin.

The motion was approved by a viva voce vote of 5 to 0.

→ **PZ 1153-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jane Genzel of Peoria Opportunities Foundation, on behalf of the City of Peoria, to rezone property from Class R-4 (Single-Family Residential) District to Class R-8 (Multi-Family Residential) District for the property located at 948, 952 and 956 S Shelley Street and 1503 and 1507 W Antoinette Street (Parcel Identification Nos. 18-17-133-012; 18-17-133-013; 18-17-133-016; 18-17-133-017; 18-17-133-034), Peoria IL (Council District 1)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request to rezone.

The Development Review Board recommends approval of the rezoning request while noting the approval may create precedent for rezoning requests in the future.

Chairperson Wiesehan opened the public hearing at 3:56 PM.

Clyde Gulley supported the request to build affordable housing in this area.

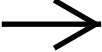
With no further public testimony, public hearing was closed at 3:56 pm.

Commissioner Barry read the Findings of Fact.

Motion:

Commissioner Barry made a motion to approve with staff recommendations; seconded by Commissioner Unes.

The motion was approved by viva voce vote 5 to 0.

 **PZ 1154-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jane Genzel of Peoria Opportunities Foundation, on behalf of the City of Peoria, to obtain a special use with a waiver for townhomes in the Class R-4 (Single-Family Residential) District for the property located at 921, 925, 927, 929 and 933 S Sumner Avenue (Parcel Identification Nos. 18-17-133-027; 18-17-133-028; 18-17-133-029; 18-17-133-030; 18-17-133-031), Peoria IL (Council District 1)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request to obtain a special use with a waiver for townhomes.

The Development Review Board recommends approval of the request for townhomes with a density waiver to 34.5 dwelling units per acre including the following conditions:

1. All remaining zoning regulations shall be met. An amendment to the special use shall be required if additional waivers are requested at the time of development.
2. Add one bicycle parking space.

Ms. Genzel agreed to the two DRB conditions.

Chairperson Wiesehan opened the public hearing at 4:01 PM.


With no public testimony, public hearing was closed at 4:02 pm.

Commissioner Barry read the Findings of Fact.

Motion:

Commissioner Grantham made a motion to approve with staff recommendations; seconded by Commissioner Unes.

The motion was approved by viva voce vote 5 to 0.

 **PZ 1155-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jane Genzel of Peoria Opportunities Foundation, on behalf of the City of Peoria, to obtain a special use with a waiver for townhomes in the Class R-4 (Single-Family Residential) District for the property located at 1508 and 1512 W Antoinette Street (Parcel Identification Nos. 18-17-176-001 and 18-17-176-002), Peoria IL (Council District 1).

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request to obtain a special use with a waiver for townhomes.

The Development Review Board recommends approval of the request for townhomes with a density waiver to 31.6 dwelling units per acre including the following conditions:

1. All remaining zoning regulations shall be met. An amendment to the special use shall be required if additional waivers are requested at the time of development.
2. Add one bicycle parking space.

Chairperson Wiesehan opened the public hearing at 4:04 PM.

Thresa Brown objected to the special use to build senior housing in this area. Ms. Brown spoke about her nephew who was killed on this lot and stated that she would like to see this become a park rather than a housing development.

Ms. Genzel acknowledged the importance of memorializing Ms. Brown's late nephew.

Chairperson Wiesehan suggested that Ms. Brown and Ms. Genzel discuss how to create said memorial.

With no further public testimony, public hearing was closed at 4:12 pm.

Commissioner Barry read the Findings of Fact.

Motion:

Commissioner Martin made a motion to approve with staff recommendations; seconded by Commissioner Unes.

The motion was approved by viva voce vote 5 to 0.

PZ 1158-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Jane Genzel of Peoria Opportunities Foundation, on behalf of the City of Peoria, to obtain a special use with waivers for Apartments in the Class CN (Neighborhood Commercial) District for the property located at 901, 903, 905, 909 and 911 W Mc Bean Street and 900, 904, 906, 908, 910, 912, 914, 916, 918 and 920 W Johnson Street (Parcel Identification Nos. 18-08-419-002, 18-08-419-003, 18-08-419-004, 18-08-419-005, 18-08-419-006, 18-08-419-007, 18-08-419-008, 18-08-419-009, 18-08-419-010, 18-08-419-011, 18-08-419-018, 18-08-419-019, 18-08-419-020, 18-08-419-021, 18-08-419-022), Peoria IL (Council District 1).

Senior Urban Planner, Josh Naven, Community Development Department, read the case into record and summarized the request to obtain a special use with waivers for apartments.

The Development Review Board recommends approval of the request for apartments with a building height waiver to four stories, a parking setback waiver to five feet, and a density waiver to 37.33 dwelling units per acre including the following conditions:

1. All remaining zoning regulations shall be met. An amendment to the special use shall be required if additional waivers are requested at time of development.
2. Add five bicycle parking spaces.

Discussion was held between Chairperson Wiesehan and Mr. Naven regarding the development requirement to vacate the alley.

Discussion was held between Commissioner Grantham and Mr. Naven regarding the land use map of the MacArthur Corridor Plan.

Commissioner Grantham stated that the 2020 Census Data shows more people under 55 than over 55 in the area and suggests the petitioner looks for housing that grows the population rather than relocating someone from one senior living facility to another. For this reason, Commissioner Grantham stated that she cannot support this request.

Mr. Mann explained that senior housing was chosen for this area because the lot dimensions are not conducive to multi-family housing in which units require two to three bedrooms as opposed to one bedroom for senior housing. In addition, Mr. Mann explained that the Illinois Housing Development Authority does not allow multiple projects of the same type under one set of funding and the intention behind this request is to bring as much investment as possible to Peoria with one round of funding.

Commissioner Unes asked Mr. Mann if they would be willing to consider something other than senior housing for this lot.

Mr. Willis stated that the project type is set in stone for this round of funding, but if they wait until next year for funding, they may be willing to consider other options.