

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.

Chairperson Wiesehan opened the public hearing at 4:31 PM.

Pam White objected to the request to building senior housing in the area. Ms. White spoke about her childhood and the community of Peoria she grew up in. Ms. White read the email she sent to Mr. Naven (see Exhibit 5). Ms. White encouraged the Commission to defer this case to the next meeting.

Commissioner Unes began to make a motion to defer but the public hearing was still open, and more people wanted to speak.

Clyde Gulley encouraged the Commission to defer this case. Mr. Gulley spoke about past conversations he has had with the City regarding development in the Southern neighborhoods of Peoria. Mr. Gulley stated there were plans drawn up that never came to fruition and hopes the same does not happen with this project.

Ms. Genzel stated that they are invested in revitalizing neighborhoods and will canvass this area to see what residents want to do beyond housing.

With no further public testimony, public hearing closed at 4:51 pm.

Commissioner Barry read the Findings of Fact.

Motion:

Commissioner Unes made a motion to defer; seconded by Grantham.

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

Chairperson Wiesehan asked the Commissioners what they would like accomplished over the next thirty days.

Commissioner Unes suggested the petitioner study previous development plans for this area and propose something other than senior housing.

Commissioner Grantham suggested the petitioner gathers more community input for development in this area.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Martin made a motion to adjourn; seconded by Commissioner Grantham at 4:58 pm.

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



Grace Burgener, Development Technician

Exhibit 5**Josh Naven**

From: Pam <pamela.tucker.white@gmail.com>
Sent: Thursday, December 1, 2022 12:03 PM
To: Josh Naven
Subject: [External]Special Use PZ-001158-2022 i.e McArthur Corridor

TO: ZONING COMMISSION HOMEOWNER OBJECTION TO SPECIAL USE

Dear Mr. Naven,

Thank you for literally taking the time to address, literally, page-by-page my notes and questions. Your responses were very useful as I am **VEHEMENTLY OPPOSED** to the above proposal as it negatively impacts the character of the current and the future of this neighborhood:

1. Density
2. Access and egress
3. Parking Impacts
4. Lack of Incentives to promote home-ownership
5. Impact on Current businesses
And last but not least
6. **PROPERTY VALUES**

I am the homeowner at 919 McBean Street whose backyard will literally become a 91 space parking lot. Having just paid-off my home after 15 years, the cork isn't even dry yet to be met with this outlandish proposal. It requests over 2X the allowable density and doubles the allowable height within this zoning district not to mention the impact of closing the alley.

This betrays concepts of "New Urbanism". Does not attract future young homeowners to the community. Will not attract seniors due to the density, lack of open-air balconies and green space. I just received in my door a flyer from Crime Stoppers requesting info on a homicide dated 10/24 not 45 ft from my back door. I was shocked to learn that First Responders had not been consulted regarding increased density.

The McArthur Corridor Project is very exciting and long awaited for. Despite a blank slate with the potential of being an award winning City Beautiful nominee, I fear we are off to a bad start. This proposal decreases my property value and is contrary to the character of a potentially vibrant neighborhood.

Have we learned nothing from Joni Mitchell's 60's warning? "They paved paradise to put up a parking lot... Doesn't it always go, you don't know what you've got til its gone. Put up a parking lot" I encourage you to **reject a Special Use** and let's go back to the blank slate and re-consider the future of a community that will attract all city-wide.

As, I am shy, I look forward to hearing input 12/1 by 'stake-holders' and homeowners like myself.

Sincerely,
Pamela M. White