

Chairperson Wiesehan opened the public hearing at 4:52 pm.


With no public testimony, public hearing was closed at 4:52 pm.

Commissioner Heard read the Findings of Fact.

Motion:

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

The motion was approved by viva voce vote 4 to 0.

 **PZ 1158-2022** – *Deferred from the December 2022 meeting*

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, 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 the record and summarized the request to obtain a special use with waivers to build apartments.

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 five bicycle parking spaces.

Jane Genzel, petitioner, was present and discussed how the proposed development plan was drafted to meet the goals of two of the City's revitalization plans: the Near South Side Plan and the MacArthur Corridor Plan (see Exhibit 15). Ms. Genzel provided a timeline of development, discussed the aesthetic changes on the revised plans, and outlined the building amenities.

Commissioner Grantham left the meeting at 4:59 pm.

Discussion was held between Commissioner Barry and Charlie Johnson, of Pivotal Housing Partners, regarding the "COM" abbreviation used to identify community space on the site/floor plan.

Chairperson Wiesehan opened the public hearing at 5:08 pm.

With no public testimony, public hearing was closed at 5:08 pm.

Commissioner Barry read the Findings of Fact.

Motion:

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

The motion was approved by a viva voce vote 4 to 0.