



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Josh Naven)
DATE: December 1, 2022
CASE NO: PZ 1158-2022

REQUEST: 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)

SUMMARY OF PROPOSAL

The applicant is requesting a Special Use to establish apartments in the Class CN (Neighborhood Commercial) District with structure height and density waivers.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Applicant is proposing 54 apartments with a density waiver.	Applicant notes the waiver is needed to make construction financially viable.	Apartments are allowed as a special use in the noted zoning district with a maximum density of 15.02 DU/AC. The proposed density is 37.33 DU/AC which is over twice the allowed density.
Building Height	Applicant is proposing a four-story building.	Applicant notes the waiver is needed to make construction financially viable.	Maximum height in the noted zoning district is two stories. This request doubles the allowable height within the zoning district.
Parking	91 private parking spaces are proposed on the site while encroaching into the 15-foot required parking setback.	Applicant notes the reduction to a five foot setback is needed to make construction financially viable.	Five bicycle parking space are required.
Landscaping	Landscaping is proposed to be compliant with requirements at time of development.	None	A landscaping plan in compliance with the Unified Development Code is required prior to issuance of a building permit.
Site Lighting	Site Lighting is proposed to be compliant with requirements at time of development.	None	Site lighting is required to be compliant prior to issuance of a building permit.
Fenestration	Applicant is proposing a mixed-use building.	None	Detailed building plans are required prior to issuance of a building permit.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Site Layout	Applicant is proposing a mixed-use building.	None	Detailed site plans are required prior to issuance of a building permit.

BACKGROUND

Property Characteristics

The subject property is currently vacant. The property is in the Class CN (Neighborhood Commercial) District. Surrounding zoning is Class CN (Neighborhood Commercial) District to the north and south; Class R-8 (Multi-Family Residential) District to the southeast, and Class R-4 (Single-Family Residential) District to the east and west. Surrounding land use is residential in all directions with commercial uses towards the north and south along MacArthur Highway.

The subject property is located within the MacArthur Corridor Plan area which was adopted by City Council as an amendment to the Comprehensive Plan on 12/10/2019. The plan notes this site as the location for two projects listed below with adjacent mixed use:

1. Project A – Community Air Market
2. Project B – South Village Plaza

History

Zoning class has been residential with commercial zoning along the MacArthur Highway frontage from 1931 to 1963. Zoning class has been commercial from 1963 to present.

Date	Zoning
1931 - 1958	C (Apartment); E (Commercial) & H (Business)
1958 - 1963	C (Apartment); E (Commercial) & H (Business)
1963 - 1990	C3 (General Commercial)
1990 - Present	CN (Neighborhood Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	No	Add five bicycle parking spaces.
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	NA	NA
Conforms to all district regulations	No	Increase density to 37.33 DU/AC & allow a five foot parking setback.
Comprehensive Plan Critical Success Factors	Yes	Reinvest in Neighborhoods
City Council Strategic Plan Goals	Yes	Grow Peoria

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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:

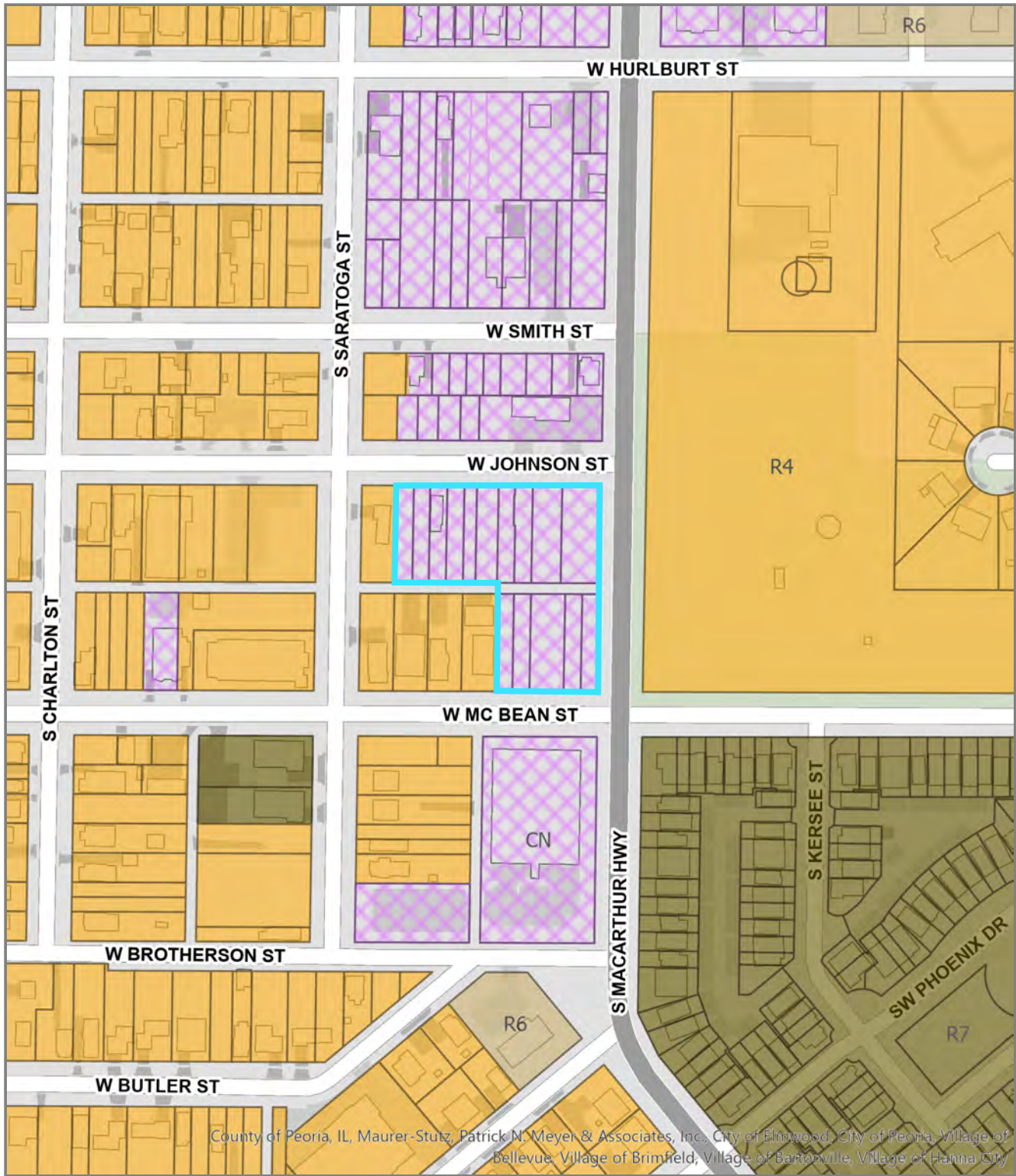
1. All remaining zoning regulations shall be met. An amendment to the special use shall be required if additional waivers are requested at time of development.
2. Add five bicycle parking spaces.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Image
3. Photos – Existing Conditions
4. Preliminary Site Plan
5. Applicant Attachments

Zoning Map



County of Peoria, IL, Maurer-Stutz, Patrick M. Meyer & Associates, Inc., City of Elmwood, City of Peoria, Village of Bellevue, Village of Brimfield, Village of Bartonville, Village of Hanna City



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. - Peoria County GIS Division

Map Scale
1 inch = 282 feet
11/10/2022

Aerial Map



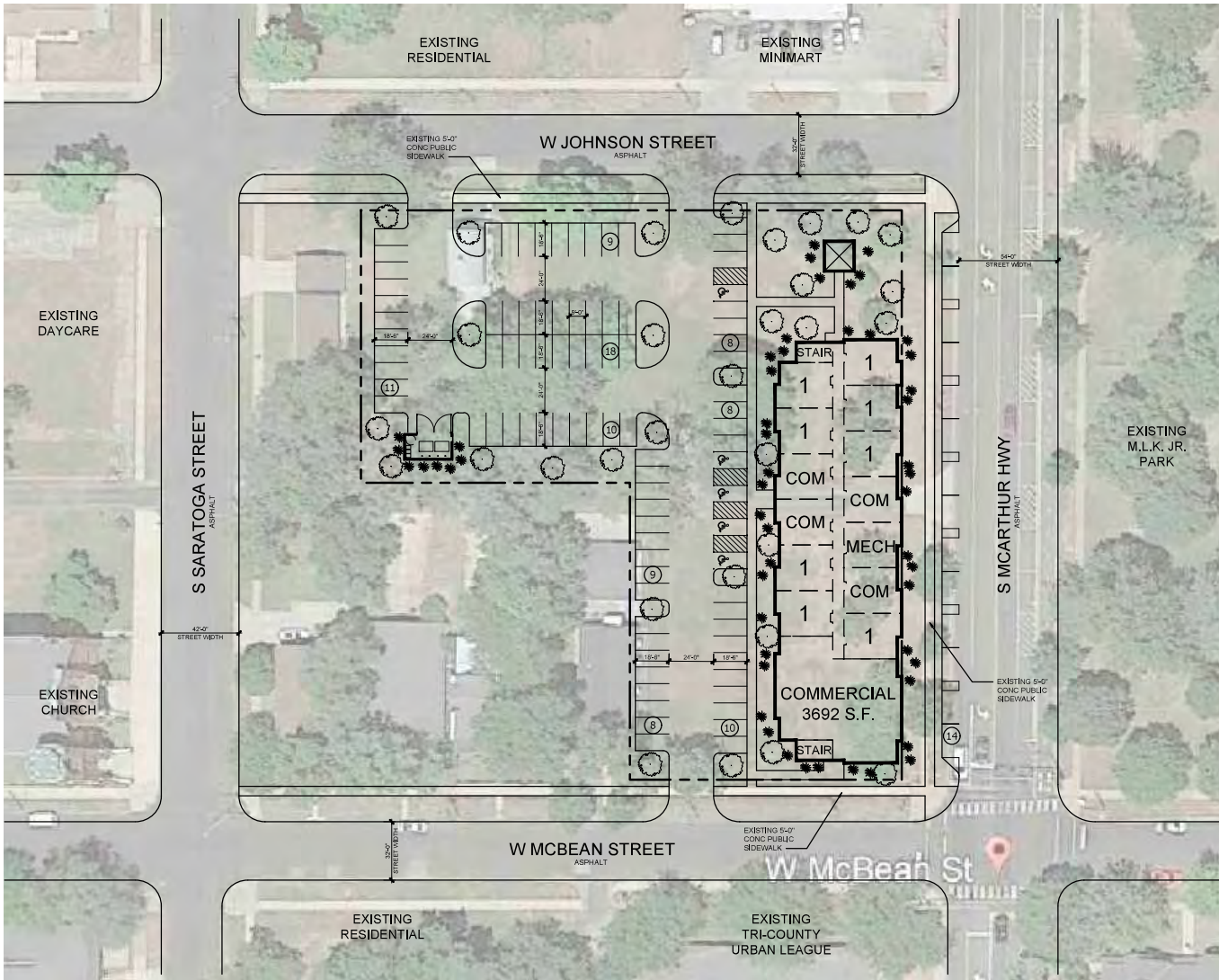
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Photo of Site

Street View





PROPOSED UNIT MIX:
 1 BEDROOM / 1 BATH - 50 UNITS
 2 BEDROOM / 1 BATH - 6 UNITS
 TOTAL - 56 UNITS

BUILDING BREAK-DOWN:
 4-STORY - ELEVATORED BUILDING

SITE INFO:
PARKING
 - PROVIDED 91 SPACES (5 ACCESSIBLE)
 - ADDITIONAL 14 STREET SPACES AVAILABLE

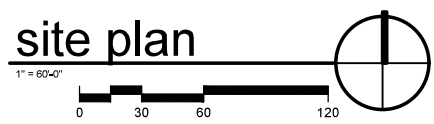
SITE AREA
 - 1.5 ACRES


SITE PLAN ZONING NOTES:

LANDSCAPING
 THE LANDSCAPING DEPICTED IS SCHEMATIC IN NATURE AND THE SITE WILL FOLLOW ALL ZONING ORDINANCE REQUIREMENTS FOR LANDSCAPING, SCREENING, AND BUFFERING

LIGHTING
 ALL LIGHTING WILL MEET THE ZONING ORDINANCE AND WILL UTILIZE LED BULBS WITH DARK SKY RATED FIXTURES. THE LIGHTING LEVELS ACROSS THE SITE WILL AVERAGE 1 FOOTCANDLES WITH A ZERO FOOTCANDLE LEVEL AT THE PROPERTY LINE.

BUILDING
 OVERALL BUILDING SQUARE FOOTAGE: 58,624 S.F.



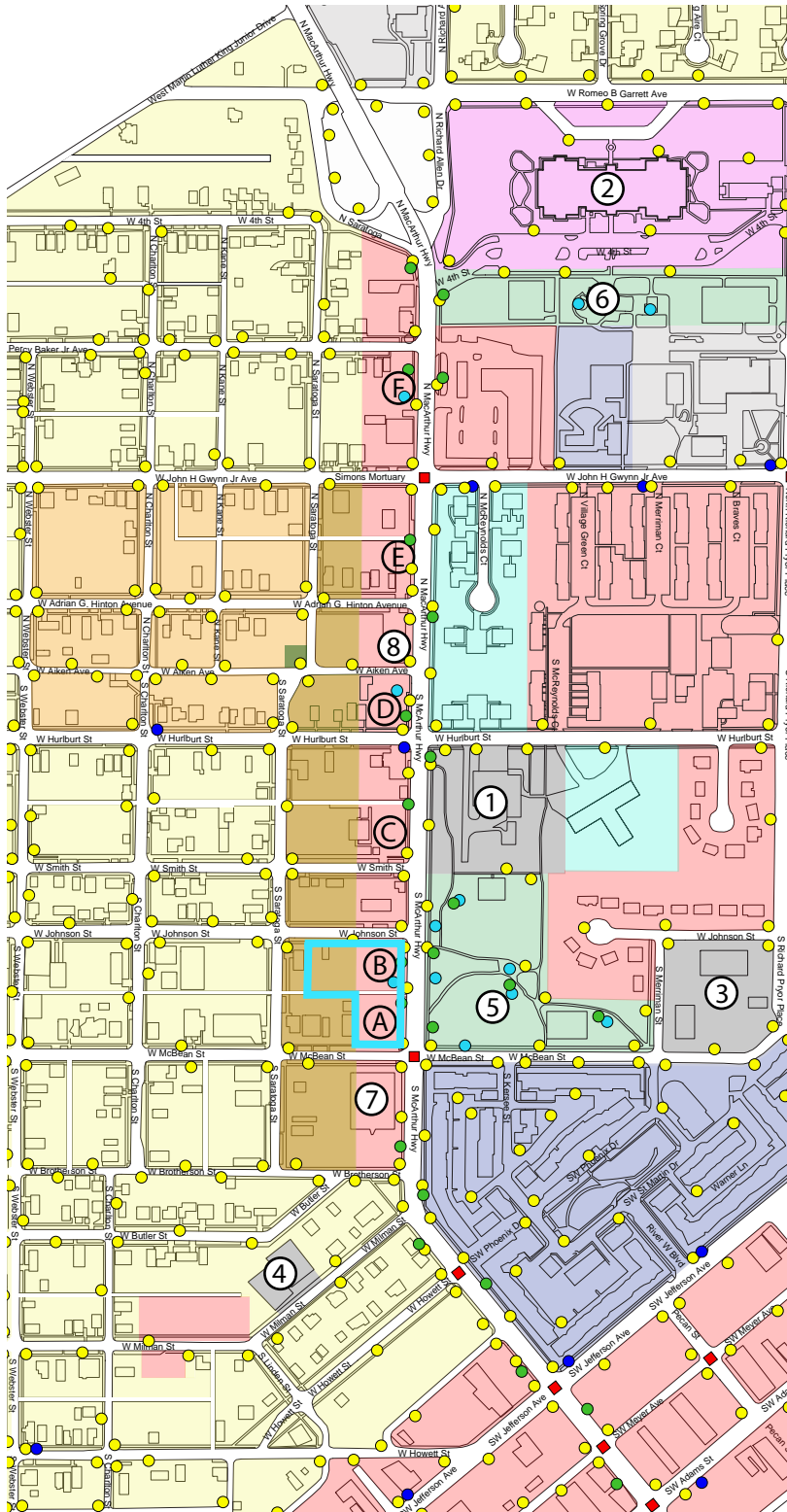
EXTERIOR FINISH LEGEND	
	FACE BRICK VENEER: GLEN - GERY CHICAGO SERIES, COLOR: "GARRISON GREY"
	FIBER CEMENT SIDING - BOARD AND BATTEN STYLE: JAMES HARDIE 4'X8' FLAT PANEL, COLORS: "NAVAJO BEIGE"
	FIBER CEMENT SIDING - LAP STYLE: JAMES HARDIE 6" REVEAL, COLORS: "MOUNTAIN SAGE"



BUILDING ELEVATION

1/20"=1'-0"

A
02



Legend



- Recreational
- Workforce Housing
- Park
- Commercial
- Mixed Use
- Young Professional Housing
- Religious
- Educational
- Senior Citizen Housing
- Civil
- Multifamily Housing

Existing Assets

- ① Fire Department
- ② Valeska Hinton School
- ③ PCCEO Headquarters
- ④ PCCEO Headstart
- ⑤ Martin Luther King Jr. Park
- ⑥ John Gwynn Park
- ⑦ Urban League
- ⑧ NAACP

Proposed Assets

- Ⓐ Community Air Market
- Ⓑ South Village Plaza
- Ⓒ Arts & Culture Center
- Ⓓ Art Garden
- Ⓔ Health & Fitness Center
- Ⓕ Food Truck Lot

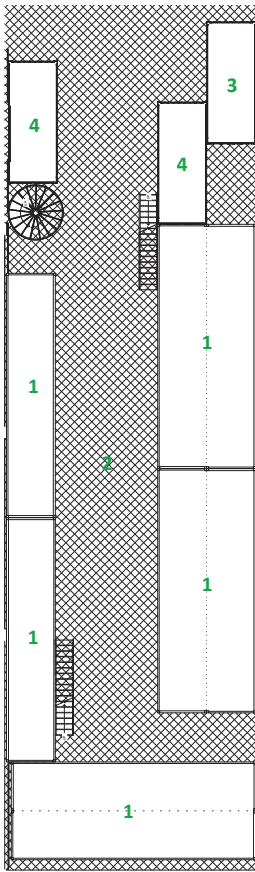
Community Components

- Recycling/Waste Receptacles
- Outdoor Seating
- Bus Stops
- Street/Pedestrian Lights
- Traffic Lights
- Community Garden

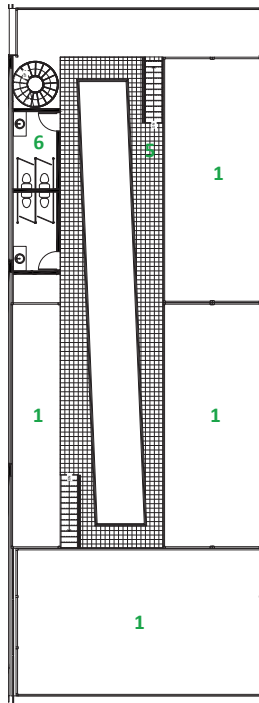
Fig. 020: Detailed Revitalization Map

Proposed Commercial and Community Assets

Community Air Market



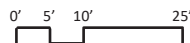
1st Floor Plan



2nd Floor Plan

Legend

- 1 - Vendor Space
- 2 - Courtyard
- 3 - Recycling Center
- 4 - Storage
- 5 - Catwalk
- 6 - Restroom



The Community Air Market is a bazaar-style market that has the primary role of “grocery store” for the South Village community. In addition to providing local produce and food, the configuration and construction also allow for small pop up shops to be leased for local entrepreneurs to sell their wares.

Potential Partnerships:

- LISC
- Local Foods/Local Places
- (Food Equity Center)
- Zion Coffee Bar

Square Footage Analysis:

- 13 Vendor Spaces
- 5-615 SF Retail Spaces
- 2-150 SF Retail Spaces
- 5-296 SF Retail Spaces
- 1-926 SF Retail spaces
- 1-150 SF Recycling Center



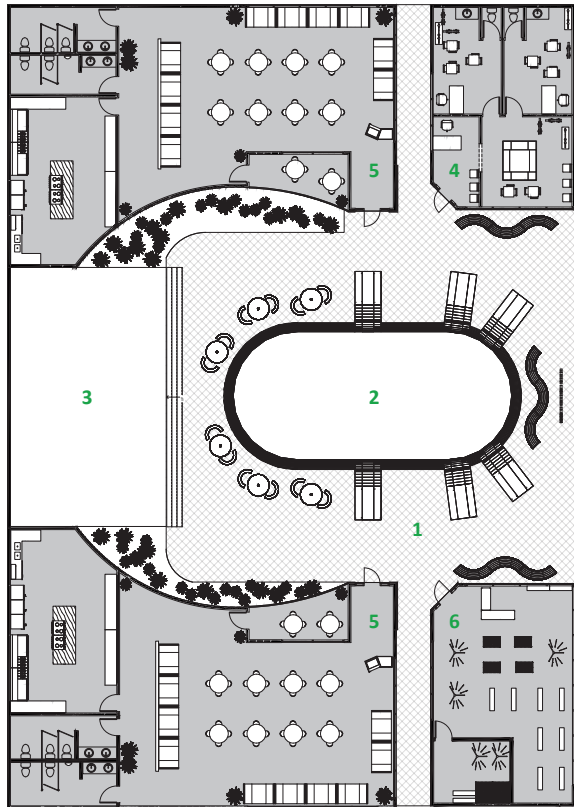
South Village Plaza



The South Village Plaza will serve as a recreational hub for the area. The commercial aspects divide the lot into two medium-sized restaurants and two retail spaces. the plaza will be an attractive draw to bring customers into the businesses and the backdrop of the plaza interior will afford a lively and engaging view from the street.

Potential Partnerships:
 -Peoria Parks District
 -Peoria Civic Center

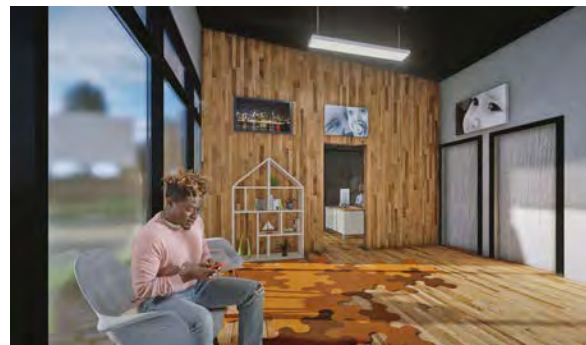
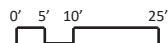
Square Footage Analysis:
 4 commercial Spaces
 1-931 SF Retail Space
 1-853 SF Daycare
 1-2,698 SF Retail Spaces
 1-2,469 SF Dining Spaces



1st Floor Plan

Legend

- 1 - Vendor Space
- 2 - Courtyard
- 3 - Recycling Center
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MacArthur Sr Flats

Planning and Zoning Commission Application
Requested Waiver and Additional Information

Introduction

This project was conceived and designed with the revitalization of the South Village neighborhood in mind. The goal is not only to create stable affordable housing to allow South Villagers 55 and up to continue their long tenure, but also to kick start redevelopment. The location on the south side of the MacArthur Corridor Comprehensive Plan and across the street from Martin Luther King Jr. Park means that this project will stabilize a vacant and become a beacon to other development. The project will have frontage the length of MacArthur and will dramatically update the streetscape. Its size and scope will signal that the South Village is coming back and the close to \$15 million dollar investment is concrete proof that plans are coming to fruition. The proposed project meets many of the objective of the MacArthur Corridor Comprehensive Plan, but it directly addresses 3 of the objectives head-on.

1. *Housing #3- Update the quality of housing by increasing the percentage of new construction.* 75% of the housing stock in zip code 61605 was built prior to 1975 and much of it has been neglected. This project will contribute new construction units in an area that has seen little to no new construction in the past 5 years.
2. *Economic Opportunity #5- Increase access to stable housing for residents through long-term leasing.* This project will provide stable affordable long-term lease options for residents of South Village. This property will ensure that existing residents and people of similar socio-economic backgrounds can afford to live in new high-quality housing and take advantage of the resurgence of the South Village in the future.
3. *Mobility #2 - Create a community livable and accessible to people of all ages.* This project will provide ADA accessible units for south village residents 55 years and older. The South Village is an aging community and given the size of the baby boomer generation, we believe that percentage will continue to grow over the coming years. Many of these seniors are beginning to age out of their single-family homes or are no longer willing or able to perform the maintenance required by a single-family home but want to stay in the area. This project will provide a high - quality, sustainable option for community members to age in place and stay connected to their roots and new residents to discover the south village for themselves as they age.

According to the surveys and interviews conducted as part of MacArthur Corridor Comprehensive Plan, "Quality housing is of paramount importance to the south village area". The energy-efficient, resilient housing that will be created as part of this project will make use of vacant land to deliver just what was asked for and ignite further development.

Special Use and Waiver

This application requests a special use – permission to build residential multi-family on Neighborhood Commercial zoned lot. Residential is allowed as a special use in Neighborhood Commercial zoning designation and we believe that granting the special use requested in this application will spur other

commercial development in the area. Residential development at the proposed site will increase the population density, and therefore the consumers that will frequent local businesses.

We are also requesting two waivers as part of this application 1) to be allowed to build a 4-story building; and 2) to be allowed to build a zero-foot front yard setback for the portion of the building with frontage directly on MacArthur. The zero-foot setback will contribute to the MacArthur Ave streetscape being a commercial first corridor and Martin Luther King, Jr Park across the street will prevent the minimal setback from even feeling cavernous. The 4-story building is critical to the feasibility of this project. Not only does the project require scale to make construction financially viable, but it also needs scale to support the Monday through Friday staffing that will maintain its safety, quality, and curb appeal. While it is taller than its neighbors, the 4-story design will serve as beacon that development in the south village is moving forward, and in this case, upward.

Who We Are

Peoria Opportunities Foundation (POF) is a mission driven nonprofit developer. They recently built 30 units of affordable housing in the East Bluff. POF does more than build affordable housing. They are on



the ground making their community a better place. For example, POF staff regularly connects East Bluff residents to community services and other housing opportunities. From 2015 to 2018, POF worked on a neighborhood revitalization project with a consortium of partners including Peoria LISC, the City of Peoria, IFF, METEC, Navicore, PCCEO. The project was funded by the Illinois Attorney General and created 11 new homeowners. POF renovated five homes and coordinated the sale of 11 homes, working with the first-time home buyer, realtor, counseling agency and lender. POF's East Bluff Mural Project complemented both of these housing projects.

Pivotal Housing Partners is passionate about improving the quality of life and promoting stability for our residents while enhancing neighborhoods through affordable housing. Francis Senior lofts in Jackson, Michigan is a senior project located just south of downtown Jackson. The project has 11 one-bedroom and 34 two-bedroom units serving 30% and 60% AMI population. In addition, the project has 3,730 sq ft of commercial space on first floor.

Pivotal partnered with Jackson Housing Commission on this project. The project has a fitness center and a computer learning center. Under a comprehensive empowerment plan, residents are provided services related to employment, education, Daycare, financial literacy, Health & Wellness, and other regularly scheduled activities. This project has 7 project-



based vouchers from Jackson Housing Commission and has Federal Home Loan Bank funding in addition to conventional Perm Loan. The project successfully went through Subsidy Layering Review and is operating at 95% occupancy. Pivotal and POF will be able to recreate this success because partners bring skills, experience, expertise, relationships and passion that complement each other.

The partnership brings together the local expertise of POF with Pivotal's multi-state experience. POF has been able to leverage local resources, like TIF funding and City HOME funds used in East Bluff Homes. Pivotal has sufficient scale that our funding applications and financial modeling is subject to multiple levels of quality control and the analyst team all have programs in which they are experts. This kind of specialization, combined with the additional collaboration with POF, distinguishes this partnership and will lead to the exploration of every possible source of financing to bring this project to fruition.