

**PZ 949-2022**

Hold a Public Hearing and forward a recommendation to City Council on the request of Steve Kerr, on behalf of Marcellus Sommerville of Peoria Friendship House, to amend existing Use with Approvals as a Special Use with waivers in a Class R-6 (Multi-Family Residential) District and a Class R-8 (Multi-Family Residential) District for an existing Neighborhood Center to allow parking lot improvements, a new accessory storage structure and to add property to the boundary of the special use for the property located at 800 and 816 NE Madison Ave, 803 and 809 NE Jefferson Ave (Parcel Identification Nos. 18- 03-353-007, 18-03-354-001, 18-03-354-003, 18-03-354-012, 18-03-354-013) with the property to be added located at 724 and 814 NE Madison Ave, 801 and 815 NE Jefferson Ave, and 406 Wayne St (Parcel Identification Nos. 18-03-353-006, 18-03-354-002, 18-03-354-011, 18-03-354-014, and 18-03- 354-009), Peoria IL (Council District 3)

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request. The Friendship House, under prior city code, has Use With Approvals granted. Under the current code, the applicant is requesting a special use with waivers and conditions. The request includes the addition of property to the Neighborhood Center.

The Development Review Board recommends approval of the request with the following conditions and waivers:

Conditions:

1. Submit a parking plan with two bicycle parking spaces and dimensions of parking spaces and access aisles for compliance with Section 8.1 Off-Street Parking and Loading.
2. Replace all non-ADA compliant sidewalks along property frontages.
3. Allow administrative approval for a fence, wall, landscaping, or combination thereof to provide a transitional buffer yard and parking lot perimeter landscaping for the west parking lot, at the corner of NE Madison Ave and Wayne St (Parcel No. 18-03-353-006 and -007).
4. New trees in the ROW must be a species approved by the Public Works Department.
5. For the property on the south side of the alley between Wayne Street and Morgan Street, existing landscaping conditions are accepted, until such lot or lots are developed, at which time, development shall include a landscaping plan. Expansion of the recreational use will be subject to buffering requirements.
6. Obtain a Certificate of Occupancy for Classroom use at 814 NE Madison.
7. Health services in the Neighborhood Center, may not expand beyond the four rooms (570 square feet) originally used for medical purposes at 800 NE Madison. No outdoor signage will be allowed for the health services without special use approval.
8. Any parking lot paving or resurfacing shall be completed by a contractor who is licensed and bonded with the City of Peoria.
9. Site improvements will require stormwater management in accordance with the City's Erosion, Sediment and Stormwater Control Ordinance.

Waivers:

1. Waiver from the Transitional Buffer yard requirement to allow the existing 4ft tall chain link fence in lieu of a solid fence in the buffer yard of 816 NE Madison.
2. Waiver from sign standards for a Residential Special Use to allow continuance of the existing freestanding sign on the corner of 800 NE Madison Ave which may not exceed 24 square feet in area and 6 feet in height and to allow two wall signs consistent with existing sign sizes at 800 NE Madison Ave.
3. Waiver from building envelope standards to allow the setbacks of existing structures on 800, 814, and 816 NE Madison Ave.

Commissioner Ghareeb asked about the ownership of the property with a house on Wayne Street.

Senior Urban Planner, Kerilyn, verified ownership of the house was other than the Peoria Friendship House.

Steve Kerr, applicant, spoke on the technical aspects of the site plan and the scope of work taking place. Property owner has discussed with the Public Works Department to be added to the sidewalk repair program. Mr. Kerr asked the commission to waive the condition to replace all non-ADA compliant sidewalks along property frontages and to waive the parking lot perimeter landscaping and transitional buffer yard requirements for the west parking lot, corner of NE Madison Ave, and Wayne St.

Marcellus Sommerville, CEO of the Peoria Friendship House, spoke on the impact the neighborhood center has on the community and the work they do.

Chairperson Wiesehan asked if Peoria Friendship House has discussed the proposal with the district councilman.

Mr. Kerr replied they intend to contact the councilman after the public hearing.

Chairperson Wiesehan opened the public hearing at 2:10 PM.

Reverend Barry Robinson, representing Warren Danz, asked for clarification that the request would not impact tenant access to adjacent property located at 404 Wayne St.

Ms. Weick read into the record a letter from Tim Herold in opposition to the request. Ms. Weick responded to questions in the letter that pertained to development review items.

Mr. Sommerville responded to questions in the letter regarding property maintenance and level of on-site services.

Commissioner Grantham suggested the applicant talk to the neighborhood association and adjacent property owner.

There being no public testimony, Chairperson Wiesehan closed the Public Hearing at 2:25 PM.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Grantham made a motion to approve as staff recommended, except for condition 3 and adding two waivers, seconded by Commissioner Unes.

1. Eliminate the parking lot perimeter landscaping requirement for the west parking lot, corner of NE Madison Ave and Wayne St.
2. Eliminate the transitional buffer yard requirement for the west parking lot, corner of NE Madison Ave and Wayne St.

The motion was approved unanimously by viva voce vote 7 to 0.

PZ 950-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code relating to Cryptocurrency Mining & Data Centers.

Urban Planner, Blake Eggleston, Community Development Department, read the case into the record and summarized the request.

The Development Review Board recommends approval of the proposed text amendment.

Discussion was held on the proposed definition and what type of uses are included or excluded by the definition.

Kerilyn Weick

From: Herold1961 <herold1961@gmail.com>
Sent: Thursday, July 7, 2022 7:05 AM
To: Leah Allison; Kerilyn Weick
Subject: [External]PZ Commission Hearing Case PZ 949-2022

Please distribute to commission members and read this for Public Comments on case PZ 949-2022 at today's meeting.
Thank you, Tim Herold

Re: Friendship House PZ 949-2022

This organization has not reached out to any of the neighborhood leaders with whom I have spoken. If they had, we would have expressed our opposition to this project. This address is the epicenter of litter and prostitution in the North Valley. They seem to make no attempt at cleaning up litter generated by their clients, and they seem to make no efforts to eliminate illegal activities in their area. There is always garbage in the alley behind their buildings and around their dumpster which is nearly always open. They have had a 4x8 piece of plywood over a low spot near their back door for years. Their buildings and landscaping are not maintained. Weed trees and litter are the primary component of their landscaping. The parking lot across the street is always overgrown and has a dead tree along Wayne Street. The iron rods in the building's exterior walls are rusting and masonry is splitting and delaminating. Fences are rusted and only recently cleared of weed trees. They have a large parking lot across Wayne Street, yet today they parked a large motorhome/bus in front of their building on Madison Avenue apparently for health/medical services.

Why would you approve Special Use Zoning on every parcel, including vacant lots, with no site plans? How do you measure when a Special Use is discontinued for twenty-four consecutive months in which the Special Use expires? **Please deny the special use for all lots on the other side of the alley which surround a single-family home.**

Replace chain link fencing with ornamental aluminum fencing. The building has always looked like a bunker or prison with NO windows: chain link fences don't help this image.

Does the sign waiver include the wooden sign on posts along Wayne Street near the alley? **Please require removal of this sign.**

Please deny the construction of a drive-thru lane! The litter problem created here will only be exacerbated by adding a drive-thru lane for up **231 vehicles per hour on a weekday afternoon!!** They were advised in 1976 "that they cannot use the alley for access since it is unpaved". This traffic will only further decay the alleyway. They have a playground/garden across the alley which would create safety hazards with all the drive-thru traffic to pedestrians between the two properties. With gasoline prices at \$5/gallon, why would we encourage the less fortunate to waste fuel and increase pollution by sitting in drive-thru lanes?

Why are health services being provided from motorhomes in the street? "Health services may not expand beyond the four rooms (570 square feet) originally used for medical purposes. No outdoor signage will be allowed for the clinic without special use approval."

Please clarify that no drug paraphernalia will be distributed from any of these properties!

Please require new pavement and neighbor friendly lighting for the parking lot across Wayne Street. Why isn't' this zoned P-1? Please require adherence to design standards for P1 zoning, specifically 4.7.4.D.2 This lot is an eyesore with all the overgrown cracks: they don't even use it for motorhomes to provide services.

Thank you,

Tim Herold
1525 NE Madison Ave, Peoria, IL 61603