



# 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 1150-2022

**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 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)

**SUMMARY OF PROPOSAL**

The applicant is requesting to rezone the subject property to Class R-8 (Multi-Family Residential) District. (Site #2)

**BACKGROUND**

**Property Characteristics**

The subject property is currently vacant. The property is in the Class R-4 (Single-Family Residential) District. Surrounding zoning is Class R-4 (Single-Family Residential) District in all directions. Surrounding land use is residential in all directions.

The subject property is located within the Near Southside Housing Needs Assessment and Community Revitalization Plan area which was adopted by City Council as an amendment to the Comprehensive Plan on 3/22/2022.

**History**

Zoning class has consistently been residential.

Date	Zoning
1931 - 1958	B (Two Family Dwelling)
1958 - 1963	B (Two Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (Single-Family Residential)

**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 Community Development Dept. Review
<u>LaSalle Factor #1:</u> Existing uses of and zoning of nearby property.	Yes
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning.	Yes
<u>LaSalle Factor #3:</u> Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.	Yes
<u>LaSalle Factor #4:</u> Relative gain to the public as compared to the hardship imposed on the individual property owner.	Yes

Standard	Standard Met Community Development Dept. Review
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	Yes
<u>LaSalle Factor #6</u> : Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.	NA
<u>LaSalle Factor #7</u> : Public need for the proposed use.	Yes
Comprehensive Plan Future Land Use Designation	Medium Density Residential

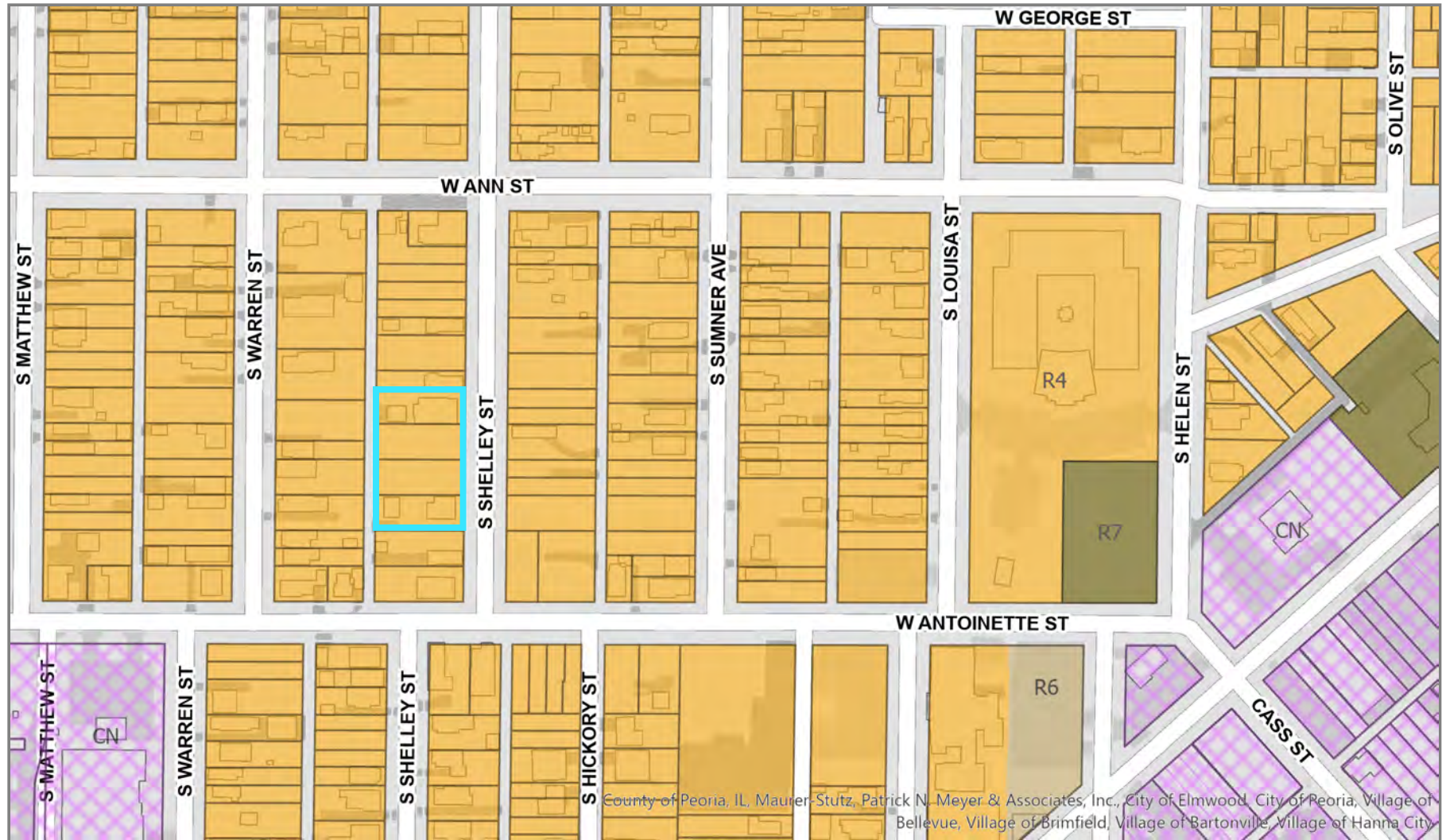
**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

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

**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Image
3. Preliminary Site Plan
4. Project description and supporting documents

# Zoning Map



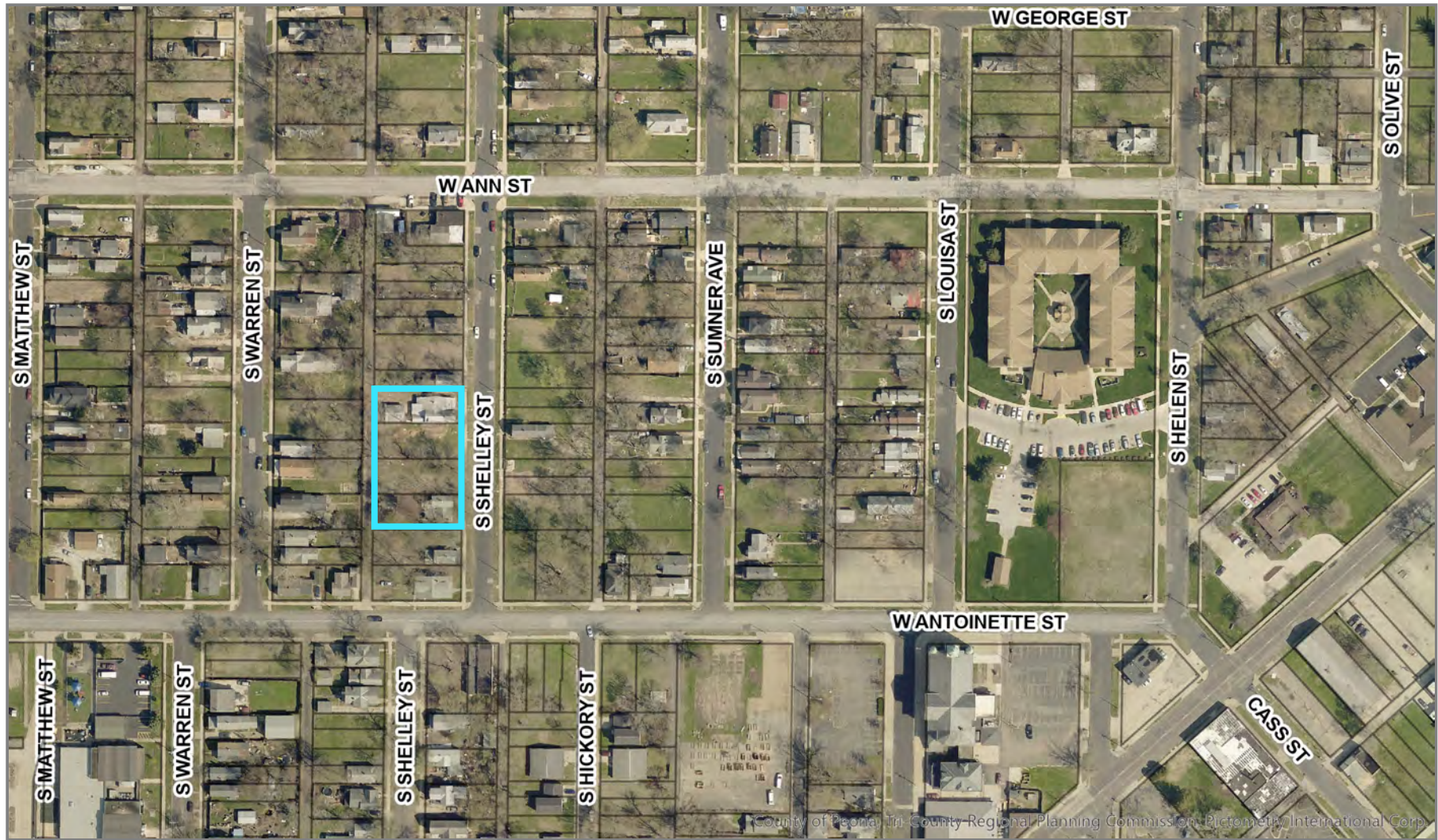
County of Peoria, IL, Maurer-Stutz, Patrick N. Meyer & Associates, Inc., City of Elmwood, City of Peoria, Village of Bellevue, Village of Brimfield, Village of Bartonville, Village of Hanna City



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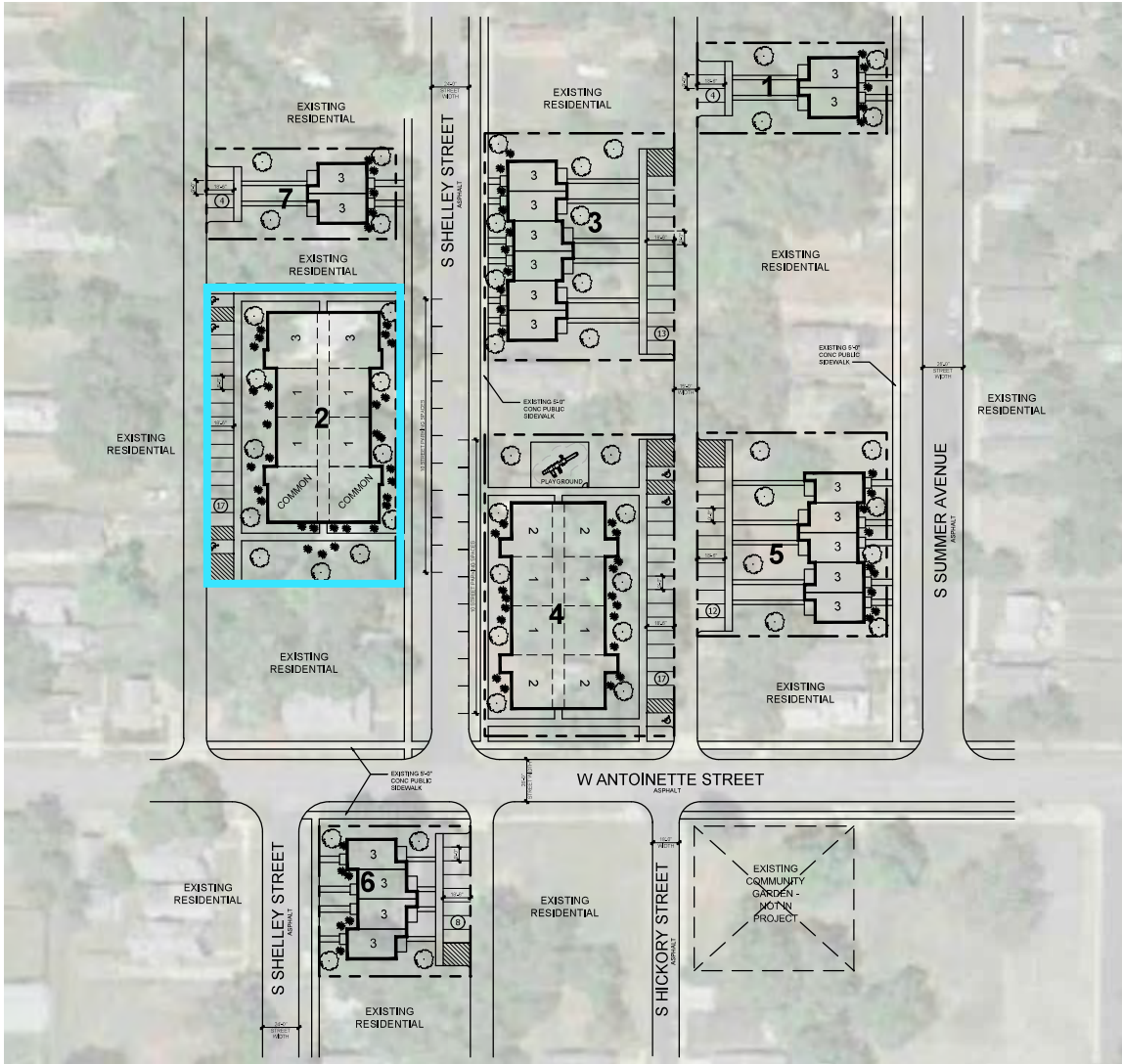
Map Scale  
**1 inch = 282 feet**  
11/10/2022

# Aerial Map



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**PROPOSED UNIT MIX:**  
 1 BEDROOM / 1 BATH - 16 UNITS  
 2 BEDROOM / 1 BATH - 8 UNITS  
 3 BEDROOM / 2 BATH - 25 UNITS  
 TOTAL - 49 UNITS

**BUILDING BREAK-DOWN:**  
 2-STORY - GARDEN WALK-UPS / 2-STORY TOWNHOMES

**SITE INFO:**  
**PARKING**  
 - PROVIDED 79 SPACES (7 ACCESSIBLE)  
 - 20 STREET PARKING SPACES AVAILABLE FOR LOTS 2 AND 4

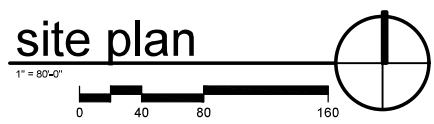
**SITE AREA**  
 - 2.49 ACRES

**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: 60,458 S.F.  
 LOT 1 - 2,528 S.F.  
 LOT 2 - 18,974 S.F.  
 LOT 3 - 7,584 S.F.  
 LOT 4 - 17,468 S.F.  
 LOT 5 - 6,320 S.F.  
 LOT 6 - 5,506 S.F.  
 LOT 7 - 2,528 S.F.  
 TOTAL - 60,548 S.F.



## EXTERIOR FINISH LEGEND

	HATCHING INDICATES NEW STONE VENEER (ST-1) 56%
	HATCHING INDICATES NEW 5' FIBER CEMENT SIDING (FCS-1) 33%
	HATCHING INDICATES NEW FIBER CEMENT SHAKE SIDING (FCS-2) 11%
	HATCHING INDICATES NEW DIMENSIONAL SHINGLES ROOFING (DS-1)



## BUILDING 2 ELEVATION

1/16"=1'-0"

1  
03



# 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 1152-2022

**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 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)

**SUMMARY OF PROPOSAL**

The applicant is requesting a Special Use to establish six townhomes in the Class R-4 (Single-Family Residential) District with a density waiver. (Site #3)

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Applicant is proposing six townhomes. (Site #3)	Increase density from 11.62 to 34.8 DU/AC	The proposed density of the development is approximately 34.8 DU/AC which is three times the allowance in the R4 District of 11.62 DU/ AC. The current site would allow only two dwelling units if the current density requirement was met.
Parking	13 private parking spaces are proposed on the site.	None	One bicycle parking space is 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.
Design Standards	Applicant is proposing adjoining townhomes as detailed in the preliminary site plan as attached.	None	Detailed building plans are required prior to issuance of a building permit.
Site Layout	Applicant is proposing six townhomes.	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 R-4 (Single-Family Residential) District. Surrounding zoning is Class R-4 (Single-Family Residential) District in all directions. Surrounding land use is residential in all directions.

The subject property is located within the Near Southside Housing Needs and Community Revitalization Plan area which was adopted by City Council as an amendment to the Comprehensive Plan on 3/22/2022.

**History**

Zoning class has consistently been residential.

Date	Zoning
1931 - 1958	B (Two Family Dwelling)
1958 - 1963	B (Two Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (Single-Family Residential)

**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 one bicycle parking space.
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 34.8 DU/AC.
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 townhomes with a density waiver to 34.8 dwelling units per acre including the following condition:

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 one bicycle parking space.

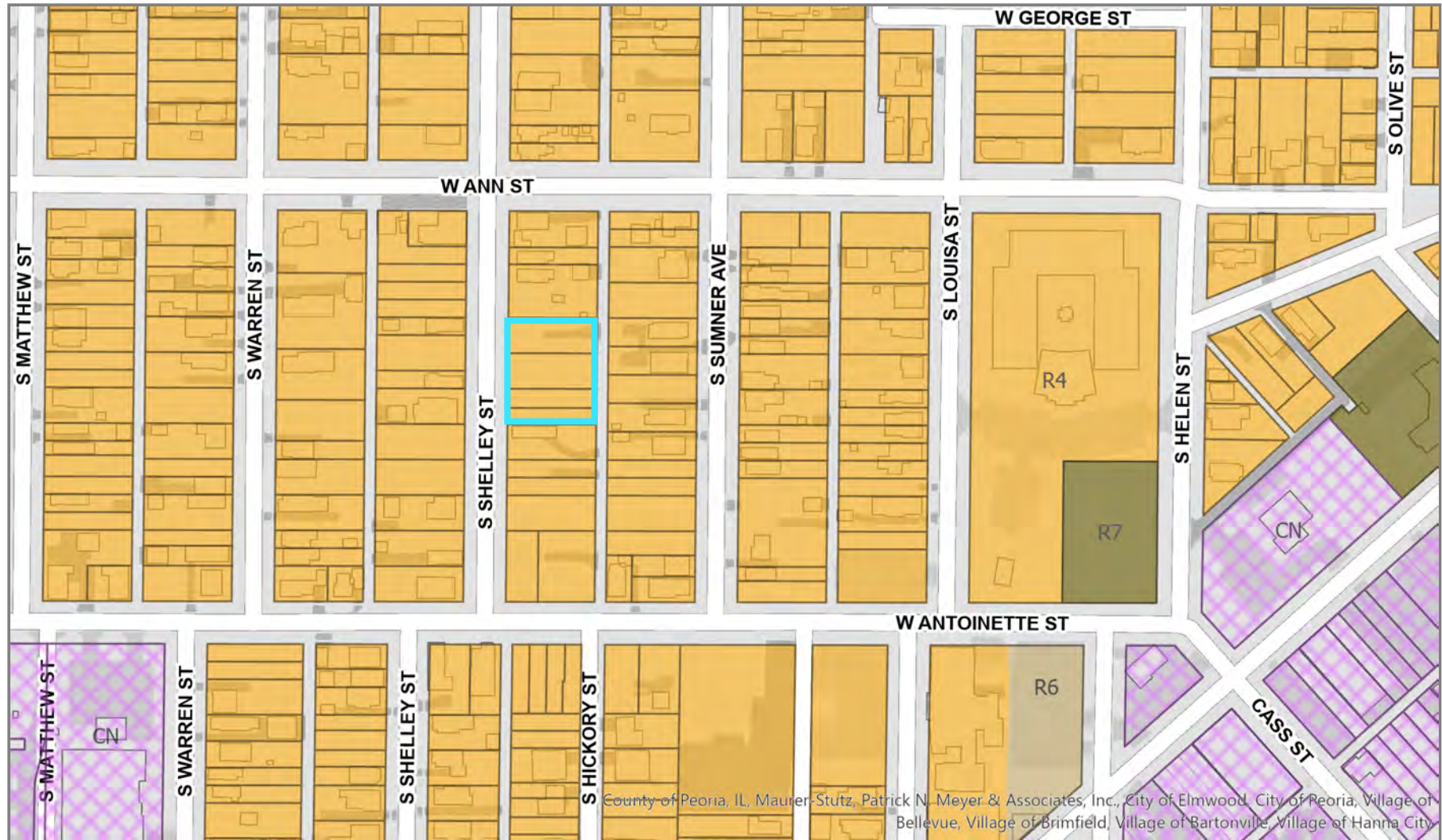
**NOTE:** If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Image
3. Photos – Existing Conditions
4. Preliminary Site Plan
5. Project description and supporting documents



# Zoning Map



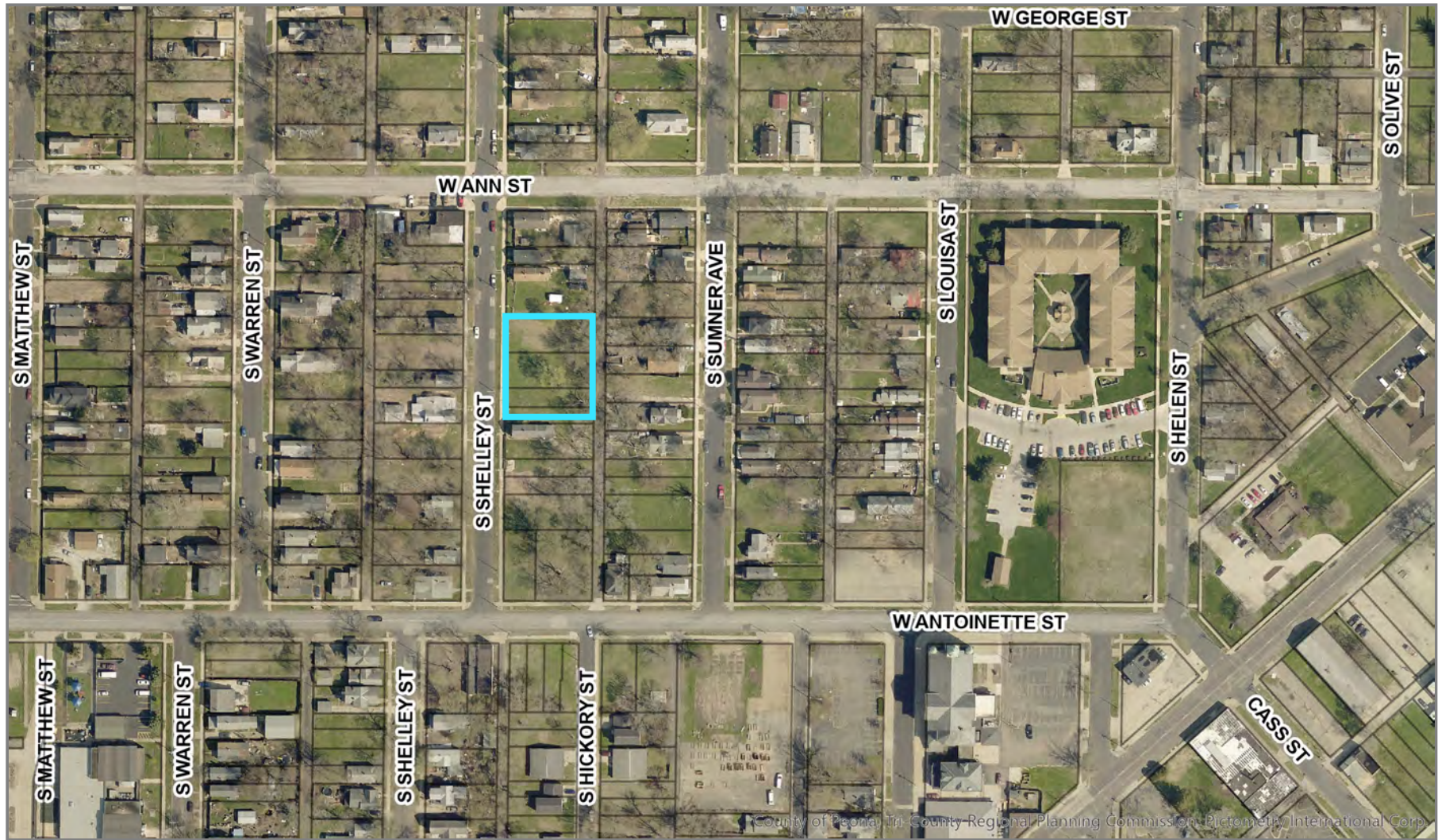
County of Peoria, IL, Maurer-Stutz, Patrick N. Meyer & Associates, Inc., City of Elmwood, City of Peoria, Village of Bellevue, Village of Brimfield, Village of Bartonville, Village of Hanna City



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Map Scale  
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# Aerial Map



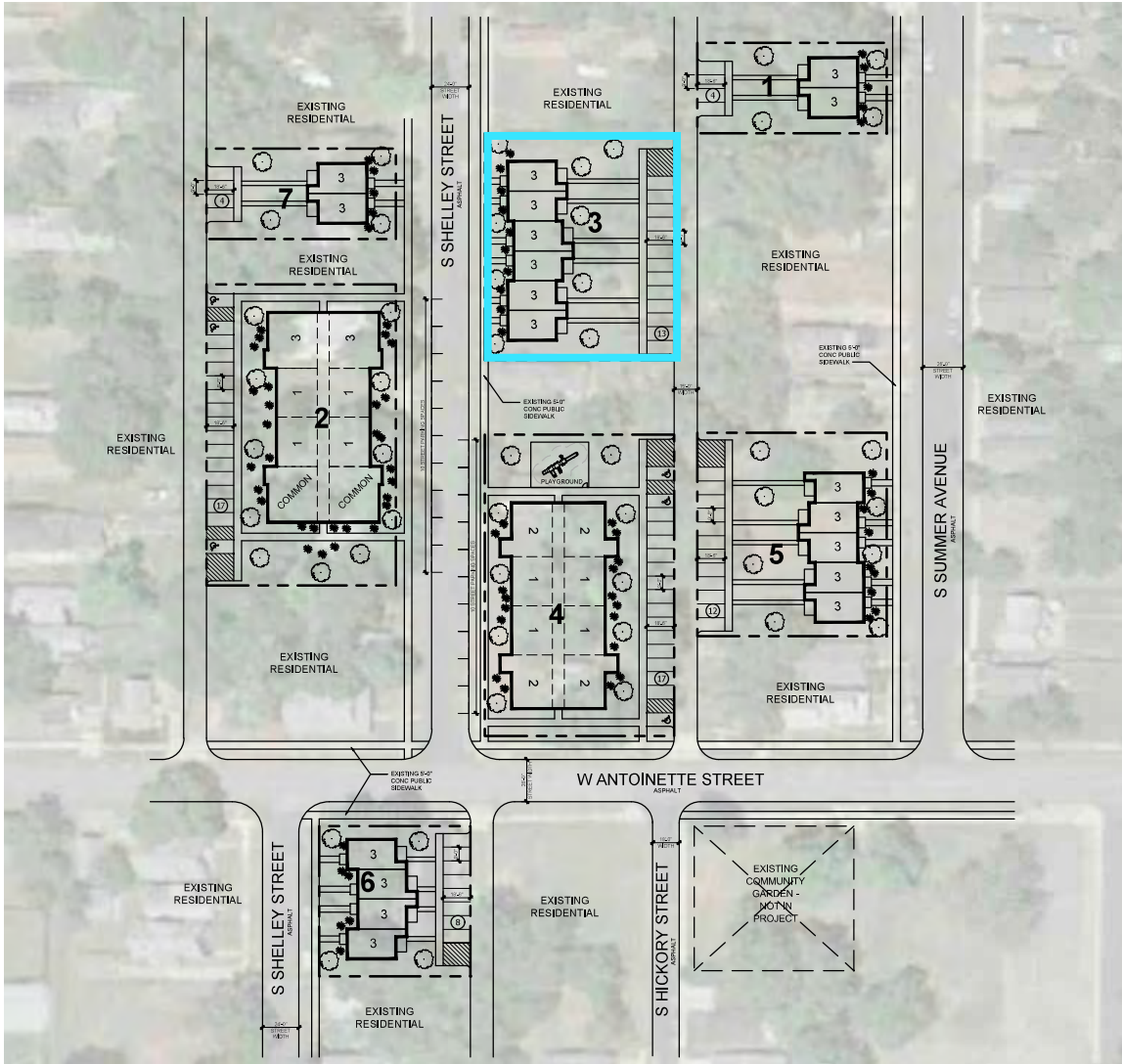
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Photos of Site

Street View





**PROPOSED UNIT MIX:**  
 1 BEDROOM / 1 BATH - 16 UNITS  
 2 BEDROOM / 1 BATH - 8 UNITS  
 3 BEDROOM / 2 BATH - 25 UNITS  
 TOTAL - 49 UNITS

**BUILDING BREAK-DOWN:**  
 2-STORY - GARDEN WALK-UPS / 2-STORY TOWNHOMES

**SITE INFO:**  
**PARKING**  
 - PROVIDED 79 SPACES (7 ACCESSIBLE)  
 - 20 STREET PARKING SPACES AVAILABLE FOR LOTS 2 AND 4

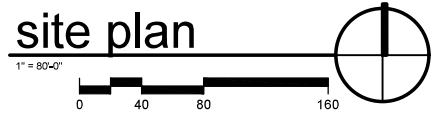
**SITE AREA**  
 - 2.49 ACRES

**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: 60,458 S.F.  
 LOT 1 - 2,528 S.F.  
 LOT 2 - 18,974 S.F.  
 LOT 3 - 7,584 S.F.  
 LOT 4 - 17,468 S.F.  
 LOT 5 - 6,320 S.F.  
 LOT 6 - 5,506 S.F.  
 LOT 7 - 2,528 S.F.  
 TOTAL - 60,548 S.F.



EXTERIOR FINISH LEGEND	
	FACE BRCK VENEER: GLEN -GERY CHICAGO SERIES, COLOR: "GARRISON GREY"
	FIBER CEMENT SIDING - LAP STYLE: JAMES HARDIE 6" REVEAL, COLORS: "BOOTHBAY BLUE"
	FIBER CEMENT SIDING - LAP STYLE: JAMES HARDIE 6" REVEAL, COLORS: "NAVAJO BEIGE"



# BUILDING 3 ELEVATION

1/8"=1'-0"

1  
04



## CHURCHVIEW GARDEN HOMES

peoria, illinois

10.18.22  
exterior elevations (4)

© 2022 Pivotal Housing Partners LLC



# 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 1153-2022

**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 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)

## SUMMARY OF PROPOSAL

The applicant is requesting to rezone the subject property to Class R-8 (Multi-Family Residential) District. (Site #4)

## BACKGROUND

### Property Characteristics

The subject property is currently vacant. The property is in the Class R-4 (Single-Family Residential) District. Surrounding zoning is Class R-4 (Single-Family Residential) District in all directions. Surrounding land use is residential in all directions.

The subject property is located within the Near Southside Housing Needs and Community Revitalization Plan area which was adopted by City Council as an amendment to the Comprehensive Plan on 3/22/2022.

### History

Zoning class has consistently been residential with some commercial zoning at the northeast corner of the S Shelley and W Antoinette intersection.

Date	Zoning
1931 - 1958	B (Two Family Dwelling) & F (Commercial)
1958 - 1963	B (Two Family Dwelling) & F (Commercial)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (Single-Family Residential)

## 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 Community Development Dept. Review
<u>LaSalle Factor #1:</u> Existing uses of and zoning of nearby property.	Yes
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning.	Yes
<u>LaSalle Factor #3:</u> Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.	Yes

Standard	Standard Met Community Development Dept. Review
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	Yes
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	Yes
<u>LaSalle Factor #6</u> : Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.	NA
<u>LaSalle Factor #7</u> : Public need for the proposed use.	Yes
Comprehensive Plan Future Land Use Designation	Medium Density Residential

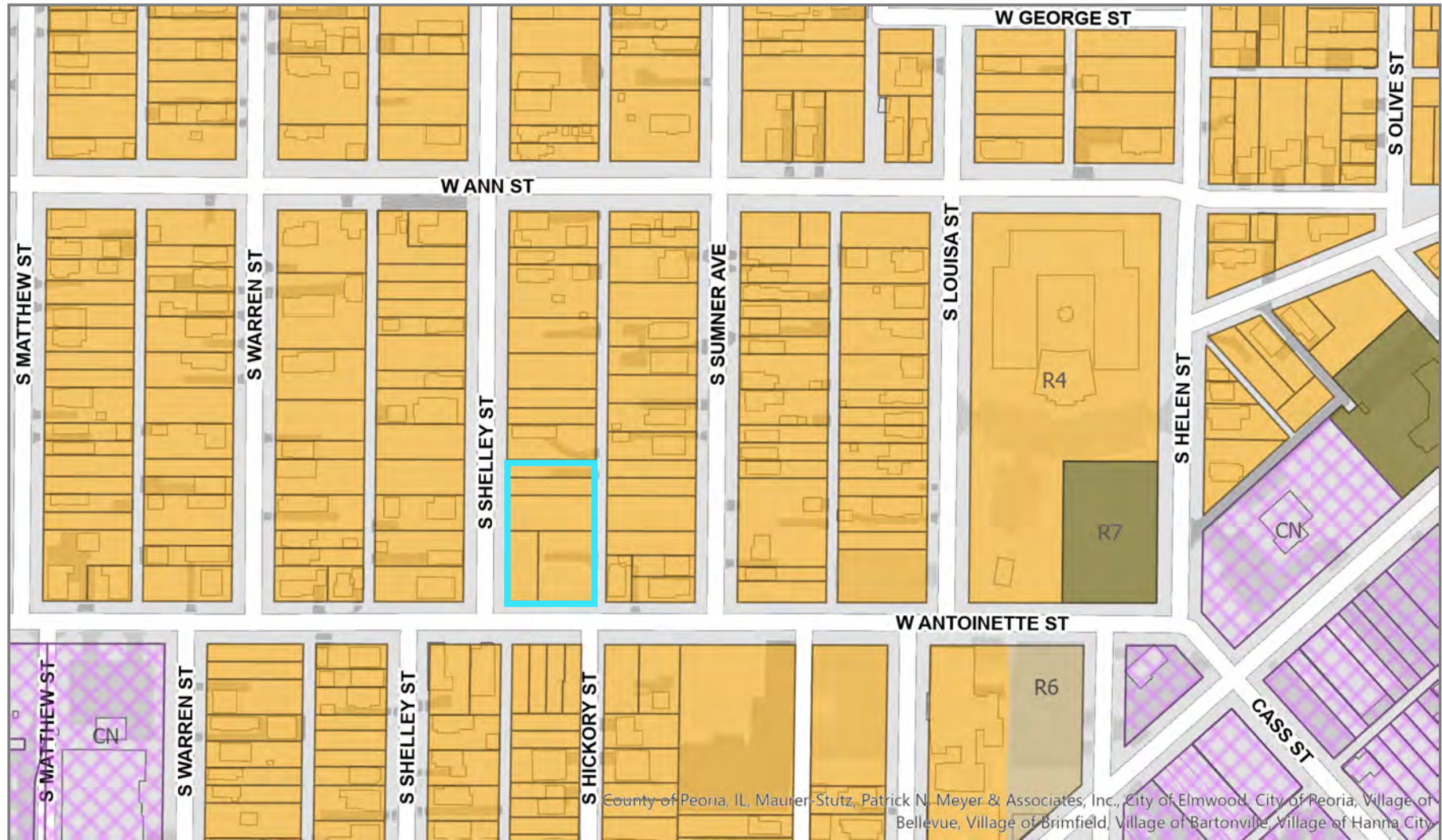
**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

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

**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Image
3. Preliminary Site Plan
4. Project description and supporting documents

# Zoning Map



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

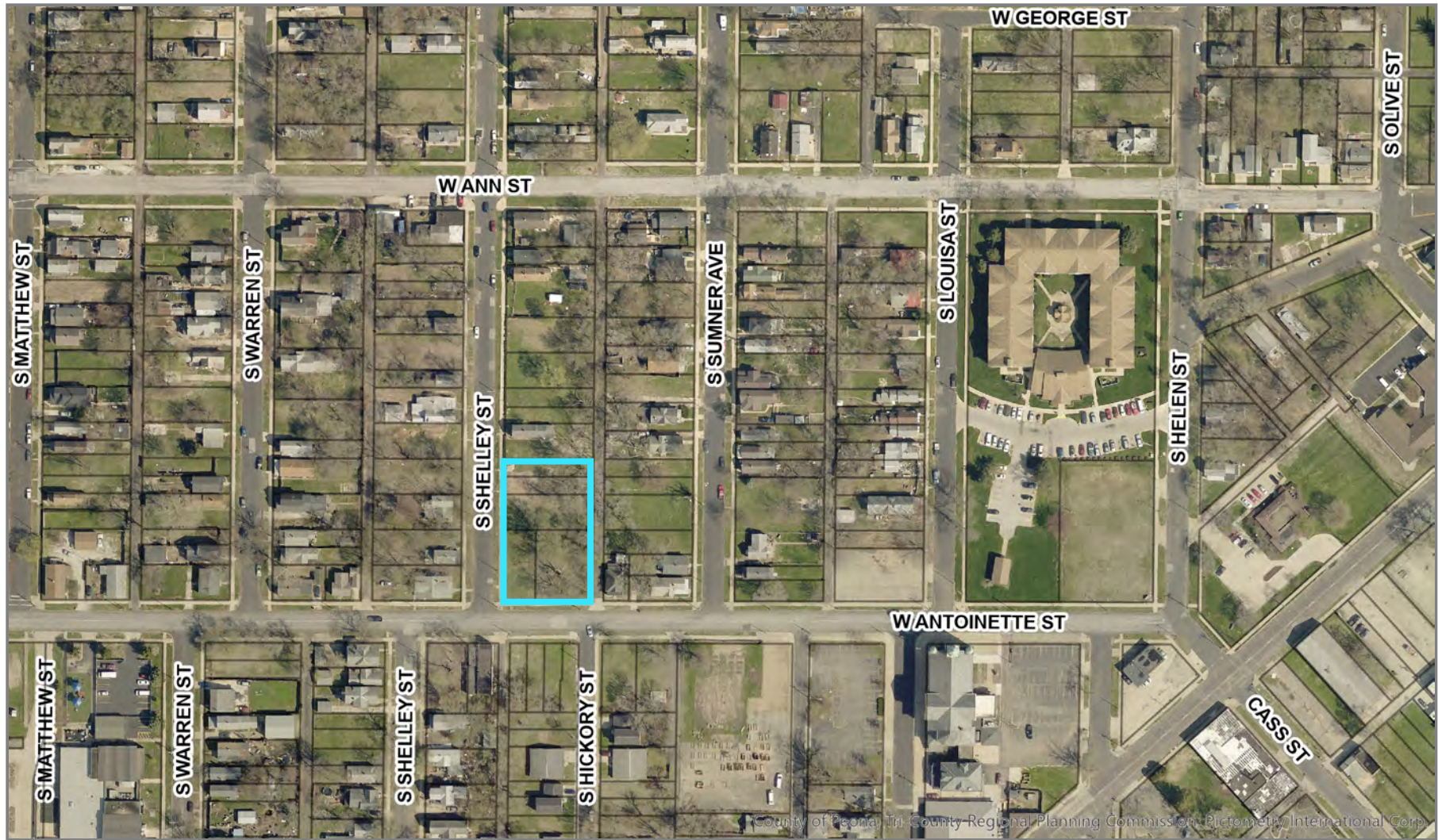


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Map Scale  
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# Aerial Map



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**BUILDING BREAK-DOWN:**  
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**SITE INFO:**  
**PARKING**  
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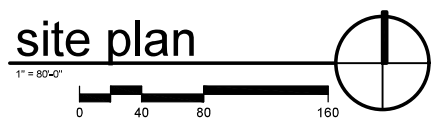
**SITE AREA**  
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**SITE PLAN ZONING NOTES:**





**LANDSCAPING**  
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 TOTAL - 60,548 S.F.



## EXTERIOR FINISH LEGEND

	HATCHING INDICATES NEW STONE VENEER (ST-1) 56%
	HATCHING INDICATES NEW 5' FIBER CEMENT SIDING (FCS-1) 33%
	HATCHING INDICATES NEW FIBER CEMENT SHAKE SIDING (FCS-2) 11%
	HATCHING INDICATES NEW DIMENSIONAL SHINGLES ROOFING (DS-1)



## BUILDING 2 ELEVATION

1/16"=1'-0"

1  
03



# 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 1154-2022

**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 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)

**SUMMARY OF PROPOSAL**

The applicant is requesting a Special Use to establish five townhomes in the Class R-4 (Single-Family Residential) District with a density waiver. (Site #5)

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Applicant is proposing five townhomes. (Site #5)	Increase density from 11.62 to 34.5 DU/AC	The proposed density of the development is approximately 34.5 DU/AC which is just under three times the allowance in the R4 District of 11.62 DU/ AC. The current site would allow only one dwelling unit if the current density requirement was met.
Parking	12 private parking spaces are proposed on the site.	None	One bicycle parking space is 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.
Design Standards	Applicant is proposing adjoining townhomes as detailed in the preliminary site plan as attached.	None	Detailed building plans are required prior to issuance of a building permit.
Site Layout	Applicant is proposing five townhomes.	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 R-4 (Single-Family Residential) District. Surrounding zoning is Class R-4 (Single-Family Residential) District in all directions. Surrounding land use is residential in all directions.

The subject property is located within the Near Southside Housing Needs and Community Revitalization Plan area which was adopted by City Council as an amendment to the Comprehensive Plan on 3/22/2022.

**History**

Zoning class has consistently been residential.

Date	Zoning
1931 - 1958	B (Two Family Dwelling)
1958 - 1963	B (Two Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (Single-Family Residential)

**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 one bicycle parking space.
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 34.5 DU/AC.
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 townhomes with a density waiver to 34.5 dwelling units per acre including the following conditions:

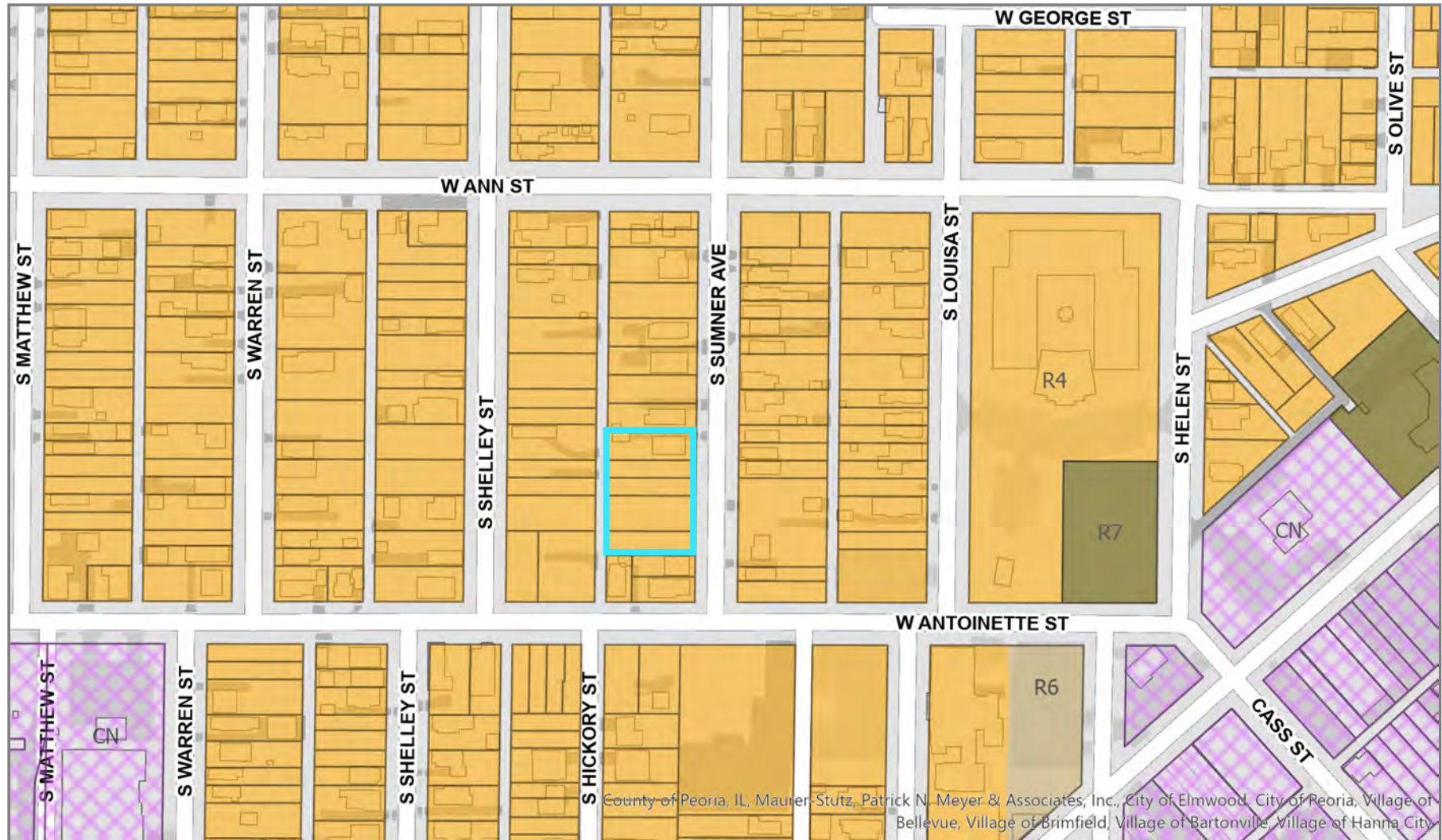
1. All remaining zoning regulations shall be met. An amendment to the special use shall be required if additional waivers are requested at time of development.
2. Add one bicycle parking space.

**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. Project description and supporting documents

# Zoning Map



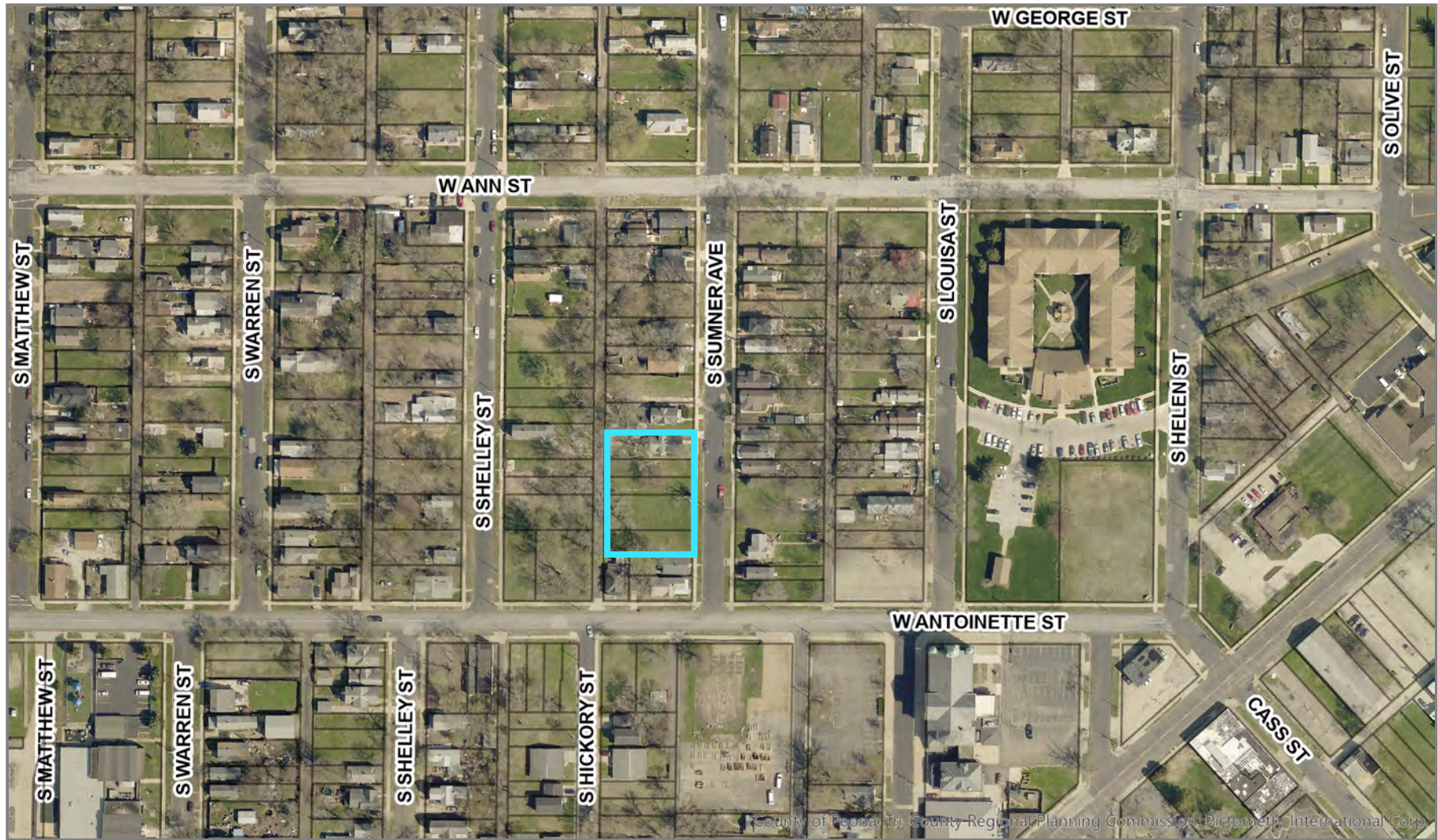
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11/10/2022

# Aerial Map



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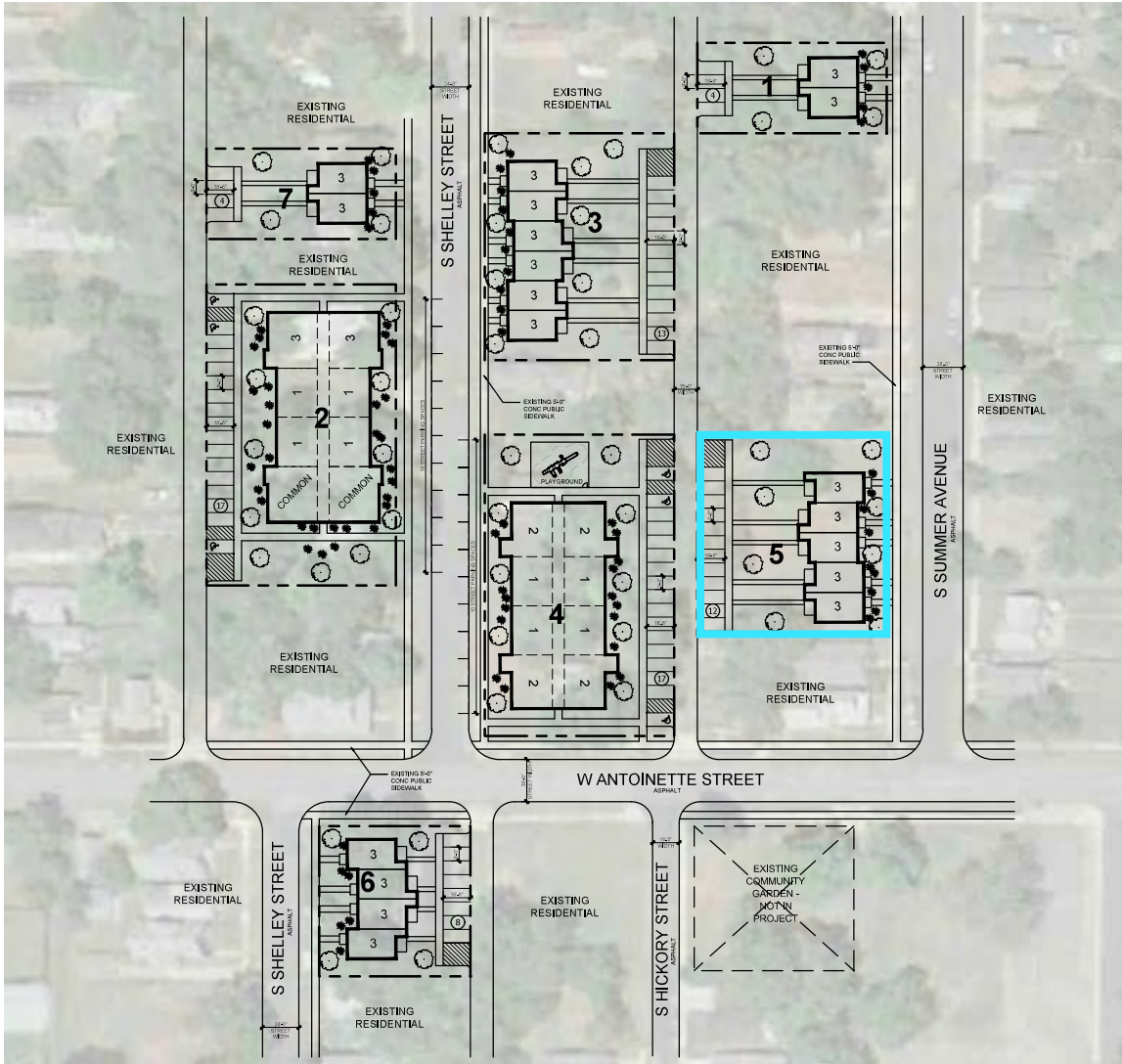
Map Scale  
**1 inch = 282 feet**  
11/10/2022

Photos of Site

Street View







**PROPOSED UNIT MIX:**  
 1 BEDROOM / 1 BATH - 16 UNITS  
 2 BEDROOM / 1 BATH - 8 UNITS  
 3 BEDROOM / 2 BATH - 25 UNITS  
 TOTAL - 49 UNITS

**BUILDING BREAK-DOWN:**  
 2-STORY - GARDEN WALK-UPS / 2-STORY TOWNHOMES

**SITE INFO:**  
**PARKING**  
 - PROVIDED 79 SPACES (7 ACCESSIBLE)  
 - 20 STREET PARKING SPACES AVAILABLE FOR LOTS 2 AND 4

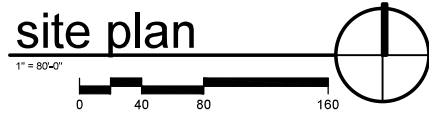
**SITE AREA**  
 - 2.49 ACRES

**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

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 OVERALL BUILDING SQUARE FOOTAGE: 60,458 S.F.  
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### EXTERIOR FINISH LEGEND

-  FACE BRICK VENEER: GLEN -GERY CHICAGO SERIES, COLOR: "GARRISON GREY"
-  FIBER CEMENT SIDING - LAP STYLE: JAMES HARDIE 6" REVEAL, COLORS: "BOOTHBAY BLUE"
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## BUILDING 5 ELEVATION

1/8"=1'-0"

1  
06



# 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 1155-2022

**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 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)

**SUMMARY OF PROPOSAL**

The applicant is requesting a Special Use to establish four townhomes in the Class R-4 (Single-Family Residential) District with a density waiver. (Site #6)

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Applicant is proposing four townhomes. (Site #6)	Increase density from 11.62 to 31.6 DU/AC	The proposed density of the development is approximately 31.6 DU/AC which is over twice the allowance in the R4 District of 11.62 DU/ AC. The current site would allow only one dwelling unit if the current density requirement was met.
Parking	8 private parking spaces are proposed on the site.	None	One bicycle parking space is 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.
Design Standards	Applicant is proposing adjoining townhomes as detailed in the preliminary site plan as attached.	None	Detailed building plans are required prior to issuance of a building permit.
Site Layout	Applicant is proposing four townhomes.	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 R-4 (Single-Family Residential) District. Surrounding zoning is Class R-4 (Single-Family Residential) District in all directions. Surrounding land use is residential in all directions.

The subject property is located within the Near Southside Housing Needs and Community Revitalization Plan area which was adopted by City Council as an amendment to the Comprehensive Plan on 3/22/2022.

**History**

Zoning class has consistently been residential with some commercial zoning at the northeast corner of the S Shelley and W Antoinette intersection.

Date	Zoning
1931 - 1958	B (Two Family Dwelling) & F (Commercial)
1958 - 1963	B (Two Family Dwelling) & F (Commercial)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (Single-Family Residential)

**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 one bicycle parking space.
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 31.6 DU/AC.
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 townhomes with a density waiver to 31.6 dwelling units per acre including the following conditions:

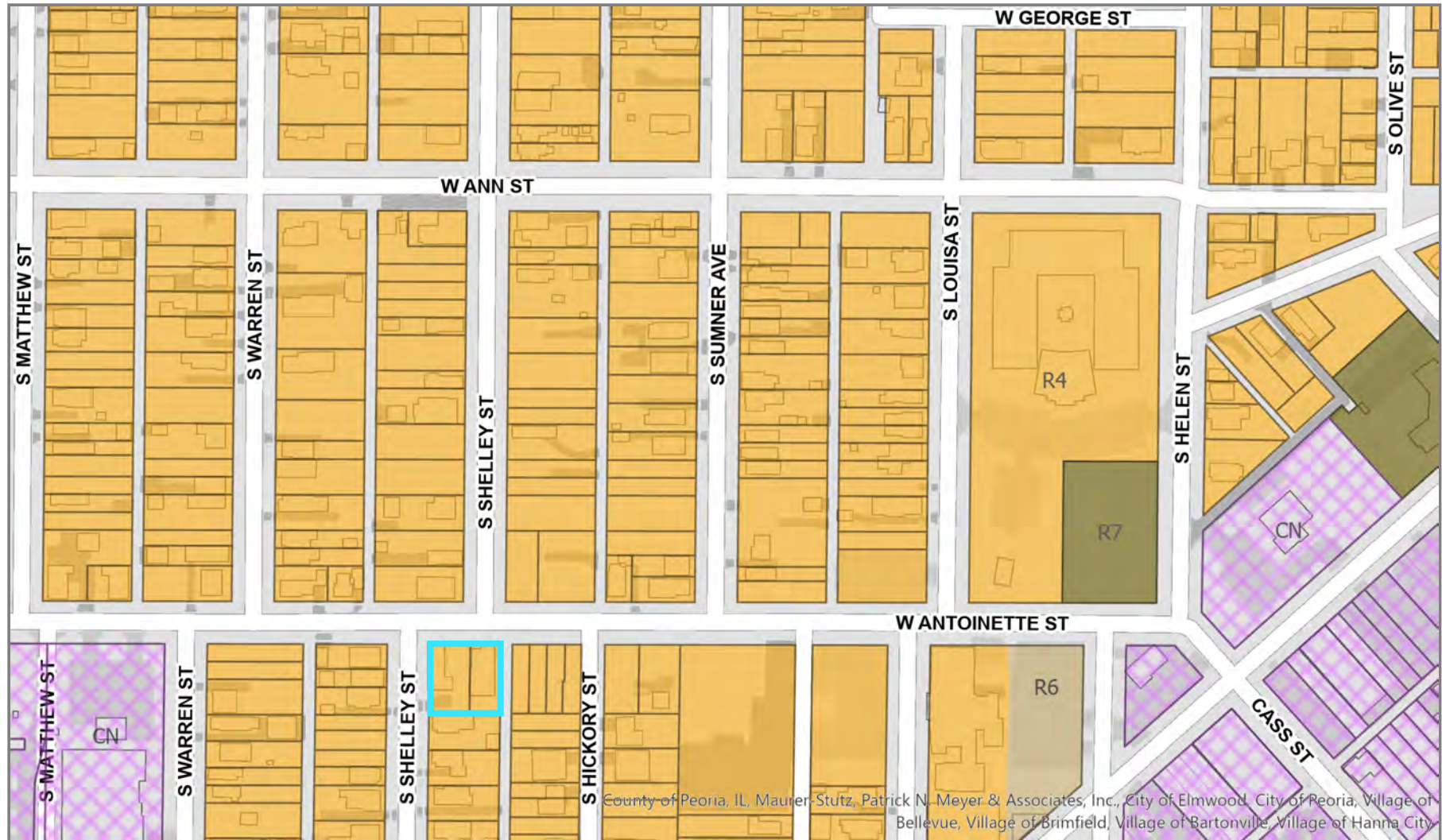
1. All remaining zoning regulations shall be met. An amendment to the special use shall be required if additional waivers are requested at time of development.
2. Add one bicycle parking space.

**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. Project description and supporting documents

# Zoning Map



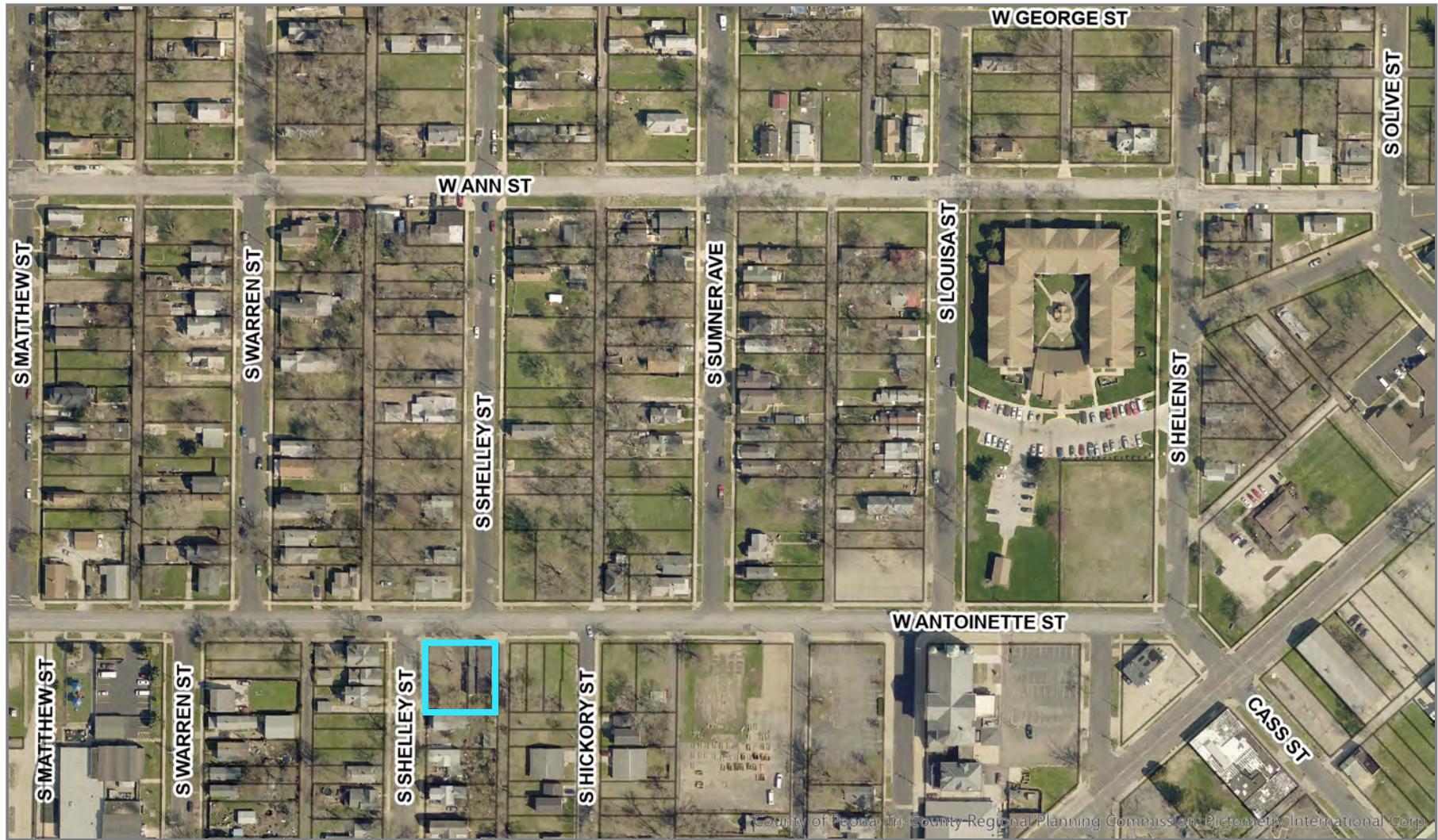
County of Peoria, IL, Maurer-Stutz, Patrick N. Meyer & Associates, Inc., City of Elmwood, City of Peoria, Village of Bellevue, Village of Brimfield, Village of Bartonville, Village of Hanna City



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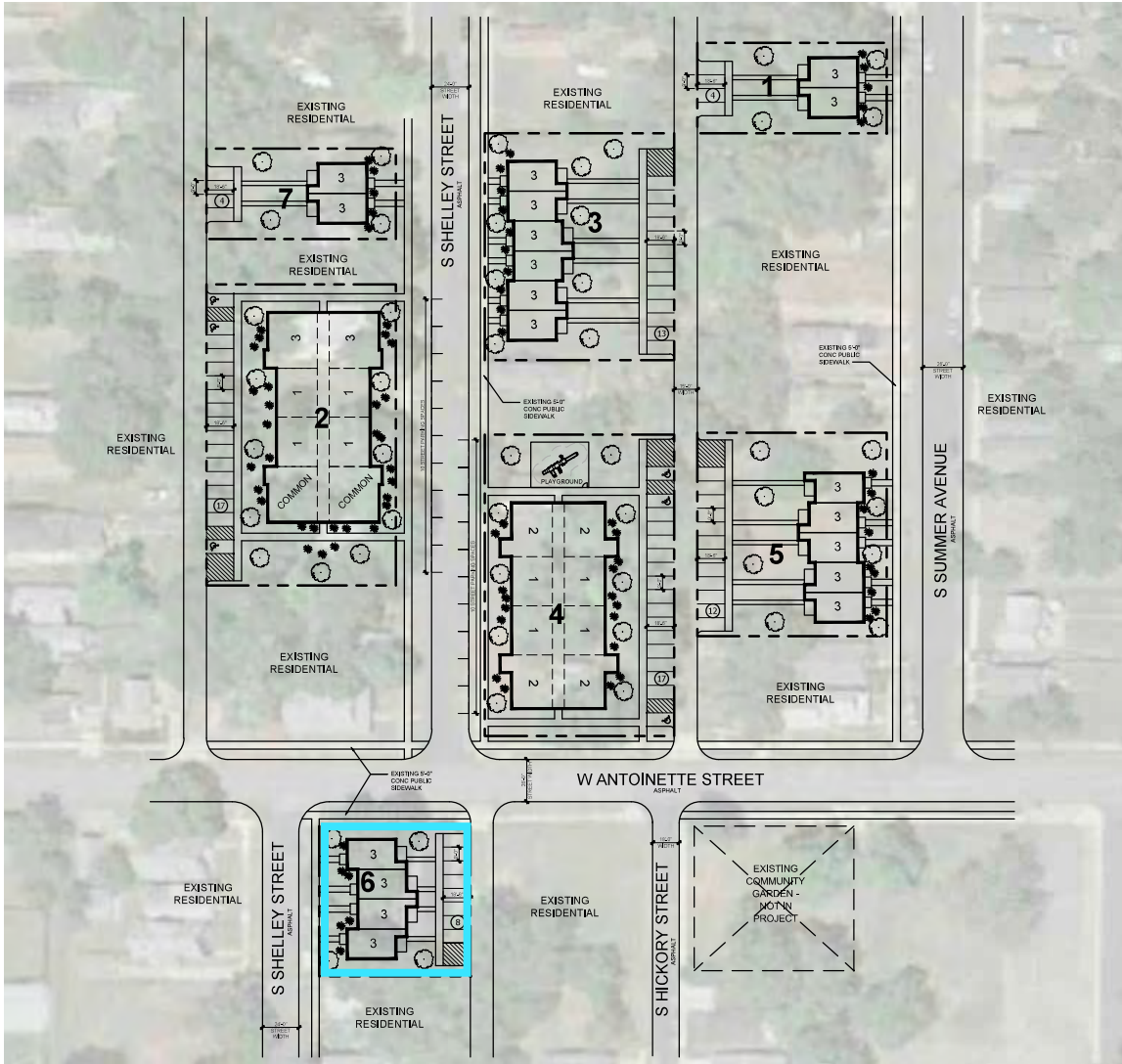
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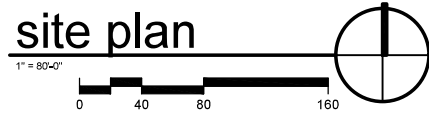
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# BUILDING 6 ELEVATION

1/8"=1'-0"

1  
07



# GOALS & RECOMMENDATIONS

Throughout the spring of 2020, the Community Revitalization project's core planning group met with City planning staff to review the overall results of this planning effort and discuss goals and recommendations for the strategy areas. During these meetings, the planning team reviewed the findings of the Community Revitalization Plan process to evaluate the existing conditions, needs, and vision for the Near Southside and the City of Peoria overall.

The Near Southside is a unique community holding a diversity of assets, goals, developmental potential. The following pages highlight recommendations to address some of the most salient and pressing conditions of the area and the city overall as identified by the City of Peoria and the core planning team. The recommendations listed below are intended to draw upon the existing conditions and assets of the Near Southside and work in conjunction to help the City of Peoria prioritize development objectives that may result in effective outcomes for the strategy areas with the most efficient use of time and resources. Recommendations were developed and informed through the many components of this study, including its planning and funding review, demographic, economic, and housing analyses, Housing Stock Survey, public meetings, and Community Needs Assessment Survey. The recommendations contained in the following pages are intended to establish a vision and prioritized development goals for the City of Peoria overall.





# NEAR SOUTHSIDE: COMMUNITY REVITALIZATION STRATEGY AREA

## SUMMARY

The Near Southside has historically been a community in which a suite of planning endeavors and revitalization activities have been focused. Sitting in close geographic proximity to many resources and amenities and having one of the most active and organized communities served by a strong group of critical community-based organizations, the Near Southside is a close-knit, strong community whose many assets include its coalition of community advocates and leaders. Revitalization activities that span the past decade (and beyond) have resulted in improvements to the amenities, accessibility, and resources offered to the residents of the Near Southside. It is this plan's full intention to align with the recommendations, and goals already identified by the community's residents throughout its past planning and organizing initiatives, and to catalyze further development and growth that is fully aligned with that vision. The recommendations made by this Community Revitalization Plan for the continued development of the Near Southside are fully supportive of and seek to align with those identified by IDG's SOUTH VILLAGE REVITALIZATION: MACARTHUR CORRIDOR COMPREHENSIVE PLAN & SOUTH VILLAGE IMPLEMENTATION PLAN. The majority of the recommendations listed below are drawn directly from IDG's planning effort, but equally support the findings and priorities identified throughout this revitalization plan, with specific emphasis on providing safe, affordable, and quality housing opportunities for the Near Southside's residents. Various recommendations listed below were chosen specifically from those identified by IDG for their ability to simultaneously address some of the most pertinent community needs illuminated throughout various components of this study while supporting and celebrating the identity and rich history of the Near Southside community.

## RECOMMENDATIONS

1	UPDATE THE QUALITY OF HOUSING BY INCREASING THE PERCENTAGE OF NEW CONSTRUCTION, WITH PARTICULAR FOCUS ON THE REDEVELOPMENT OF PROPERTIES OWNED BY PUBLIC ENTITIES
2	INCREASE ACCESS TO STABLE HOUSING FOR RESIDENTS THROUGH LONG-TERM LEASING AND A FOCUS ON HOMEOWNERSHIP
3	ENGAGE FINANCIAL LITERACY AND HOUSING COUNSELING SERVICES TO ASSIST RESIDENTS THAT ARE INTERESTED IN HOMEOWNERSHIP OPPORTUNITIES
4	ATTRACT NEW BUSINESSES TO THE NEAR SOUTHSIDE AND ENCOURAGE ALIGNMENT WITH EMPLOYMENT PIPELINES AND JOB TRAINING OPPORTUNITIES THAT CREATE A PLACE FOR EXISTING RESIDENTS TO LEARN NEW SKILLS
5	PROVIDE LEASABLE OFFICE SPACE TO SUPPORT SMALL BUSINESSES AND STARTUPS WITHIN THE COMMUNITY
6	PROTECT AND PRESERVE LOCAL HERITAGE AND HISTORICAL NARRATIVE, AND BUILD PARTNERSHIPS WITH PUBLIC AND PRIVATE ENTITIES THAT CAN INVEST AND ENHANCE THE CULTURAL SIGNIFICANCE OF THE AREA
7	PROVIDE RESOURCES TO IMPROVE PHYSICAL AMENITIES, INCLUDING INFRASTRUCTURE AND CITY SERVICES
8	ENSURE THAT OLDER ADULTS LIVING IN THE COMMUNITY HAVE HOUSING NEEDS MET, AND PURSUE ADEQUATE HOUSING MODIFICATION PROGRAMS AND NEW DEVELOPMENTS TO ENSURE THAT OLDER RESIDENTS CAN REMAIN IN THE COMMUNITY

# Churchview Garden Homes

Planning and Zoning Commission Application

Requested Waiver and Additional Information

## Introduction

This project was conceived and designed with the community in mind. A survey of residents conducted in 2019 as part of the IHDA Near Southside Housing Needs Assessment and Community Revitalization Plan found that Affordable Housing was the second most desired area of development and that 40% of residents desired rental housing. That same study found that over 64% of renters in the area are cost burdened and the area average family size of 3.6 to 3.9 family members per household is higher than the City, County, and national average. The proposed project includes a much higher than normal proportion of 3-bedroom townhomes to account for this demand.

A thoughtful infill like this development will signal the rejuvenation of the near southside and the \$16 million dollar investment will be a signal to homeowners, home builders, and developers that plans to revitalize the neighborhood are being implemented. The rezoning of Site 2 and 4 allow for increased density and allow the special use for Sites 3, 5, and 6 to permit townhome buildings are critical to bringing this project to fruition.

The proposed project directly addresses the first and second goals of the IHDA Near Southside Housing Needs Assessment and Community Revitalization Plan, which are echoed by Housing #3 and Economic Opportunity #5 goals of the MacArthur Corridor Comprehensive Plan.

1. Update the quality of housing through 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 more new construction units than have been built in the last 5 years.
2. Increase access to stable housing 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.

This project aims to capitalize on its proximity to St. Ann's Garden of Hope and promote a sustainable lifestyle. The energy-efficient units will be Enterprise Green Communities Certified and renewable ready, positions these units for future and responding to one of the key recommendations in the MacArthur Corridor Comprehensive Plan. Infill development was recommended by both studies and the proposed project will activate almost all of the vacant land on the 900 block of Shelley St and Summer Ave that is not being used for the Garden of Hope. This project seeks to bring affordable family housing to an area of the near south that is overdue for reinvestment and is close enough to extend the redevelopment momentum of the warehouse district, all while preserving affordability.

## Zoning Map Amendment – Site 2 and 4

This application requests a zoning map amendment for Sites 2 and 4 of the proposed development. In order to achieve the number of units required for the project to be financially viable, two small apartment buildings are proposed. The zoning map amendment from R4 to R8 allows for more cost-

efficient building, especially for smaller units. Both buildings have been designed to fit the look and feel of the neighborhood. From the street they will appear to match the adjacent townhomes proposed as part of this project and each property will maintain setbacks and yards consistent with the R4 zoning.

### Special Use and Waiver – Site 3, 5, & 6

This application requests a special use – permission to build new construction townhomes on a R4 zoned lot – for Sites 3, 5, and 6 of the proposed development. We are also requesting as part of this application for the density requirement of the R4 zoning designation be waived for these projects. The proposed townhome configuration is significantly more cost-efficient than building individual single-family homes and critical to the project moving forward. The proposed townhomes have been designed with the existing building stock in mind and will fit in aesthetically with the surrounding homes.

### 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. Enclave II at Winston - Salem shows Pivotal's commitment towards community development along with its ability to collaborate with local non-profit and making project financially viable through multi layered financing. The project has 9% LIHTC equity, market rate debt, city HOME funds, Neighborhood Stabilization Fund from county and WHLP loan. Pivotal partnered with North Carolina Housing Foundation, Inc, a non-profit organization based in Winston-Salem.

The Enclave II at Winston-Salem is a 96-unit, family-oriented development in the City of Winston-Salem. The design includes a mix of 1-, 2-, and 3-bedroom units contained within four 3-story garden walkup buildings. Each unit will feature an energy efficient design and a comprehensive list of modern unit amenities. Some of the amenities included in each home are energy efficient appliances, ceiling fans, washer/dryer connections, private entries, patios, porches, additional storage and attached garages. This beautiful community also offers a covered picnic area with grills, playground, fitness center, computer room, clothes care center, and a community room.



Several full-service grocery stores, as well as various shops, entertainment and restaurants are all located within a few miles of the site. In addition, North Forsyth High School, Northwest Middle School, Old Town Elementary School, and Wake Forest University are located within 4 miles of the site.

The partnership brings together the local expertise of POF with Pivotal 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.